

I am writing to both parties in exact terms further to the timetable notification that has just been sent out.

I can confirm that **Michael Chalk BSc (Hons) MSc MRTPI** will carry out a Hearing on **Tuesday 27th January 2026**. We currently anticipate **2-3** sitting day(s) will be sufficient and unless you are advised otherwise, the format of the event will be an in-person, face to face event, which will require a suitable venue. Please note that as per our previous communications a joint Hearing will be taking place for both:

Appeal 6001284 (Land at Treading Field, Treading Drain, Tydd St. Giles, Cambridgeshire, PE13 4PL- Fenland District Council)

& Appeal 6001285 (Land east of Guanockgate Road, Nr. Sutton St Edmund, Lincolnshire, PE13 4PY- South Holland District Council).

SPEEDING UP DECISIONS ON APPEALS NEEDING HEARINGS

The Planning Inspectorate is committed to speeding up decisions on appeals that need a hearing. As of 1 April 2022, all validly received planning appeals that require a hearing will be subject to stricter timescales and will follow a timetable that adopts the principles set out in the Rosewell independent review of planning appeal inquiries. **The event date is fixed and cannot be changed** as it is based on Inspector availability and programmed to ensure we meet our aim of issuing a decision within 24 weeks of the appeal being considered as valid.

At 7 weeks from the start date the LPA should send me a copy of the LPA hearing date notification letter along with a list of all those notified of the arrangements.

The letter should cover:

- The name the appeal has been made in, the location of the site and a description of the development
- the powers enabling the Secretary of State or Inspector to determine the appeal and the name of the Inspector
- a clear statement of the **date** and **time** of the hearing and the **venue**, along with an instruction that attendees should register with your Council in advance should they wish to attend (we suggest obtaining a name, email address and details of the attendee's status within the context of the appeal i.e., interested party). *This information will assist the Inspector and will prove useful should the participants need to be contacted ahead of the event e.g., should the event need to move online and be held virtually*
- that anyone wishing to speak at the hearing should make themselves known to the Inspector on the day as the Planning Inspectorate will not respond to requests to speak at the event in advance of the hearing
- All queries relating to the venue should be directed to the local planning authority
- where the appeal documents can be inspected in person (by appointment at the Council Offices)
- a link (via the Council's website) to the appeal documents if published online
- what facilities are available for people with disabilities e.g., parking spaces, venue access and seating arrangements etc
- Planning Inspectorate Reference: **APP/6001284 & 6001285**

If you consider it appropriate, please notify the press of the hearing and, if notice of the hearing is published in the press, send a copy of the notice(s) to me.

Planning obligations - section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', must be agreed, signed and submitted to me **no later than 2 weeks** before the hearing opens.

Costs

The appellant(s) has been directed to GOV.UK for further information regarding costs – planningguidance.communities.gov.uk/blog/guidance/appeals. You should also be aware that costs may be awarded to either party.

Additionally, a Planning Inspector or the Secretary of State may on their own initiative make an award of costs, in full or in part, if they judge that a party has behaved unreasonably resulting in unnecessary appeal expense.

The Appeal decision

The decision is expected to be issued on or before **24th April 2026**.

Yours sincerely