



Planning Inspectorate

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Andrew Mott
Exagen Development Limited

Your Ref:
Our Ref: APP/P2935/W/25/3376986

14 January 2026

Dear Andrew Mott,

Town and Country Planning Act 1990
Appeal by Andrew Mott
Site Address: Land at Whittonstall, Consett, Northumberland, DH8 9LQ

Thank you for your Planning Appeal(s). I am the case officer, if you have any questions, please contact me. I have checked the papers and confirm that the appeal(s) is valid. If I later find out that this is not the case, I will write to you again.

If you have not sent copies of your appeal form(s), full statement of case and other relevant documents to the local planning authority (LPA), please do so immediately.

The procedure and starting date

In accordance with s319A of the Act we have applied the criteria and considered all representations received, including your preferred choice. We consider that the Written representations procedure is suitable and we intend to determine this appeal(s) by this procedure.

The date of this letter is the starting date for the appeal(s). The timetable for the appeal(s) begins from this date.

Sending documents to us and looking at the appeal(s)

A timetable is set out below. No reminders will be sent, and any documents sent after the deadlines will normally be returned.

You can use the Internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is <https://www.gov.uk/appeal-planning-inspectorate>.

If emailing documents, please use the email address above. If posting documents please send 2 copies of everything. Whichever method you use, please make sure that all

documents/emails are clearly marked with the full reference number.

Guidance on communicating with us electronically can be found at: <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.

Timetable

The following documents must be sent within this timetable.

By 21 January 2026

The LPA send to me and to you, a copy of their completed appeal questionnaire and supporting documents.

By 18 February 2026

The LPA send me their statement if their appeal questionnaire does not give full details of their case. I will send you a copy of any LPA statement. I will also send a copy of any comments I receive from other interested persons or organisations to both you and the LPA.

By 04 March 2026

You and the LPA should send me any final comments you may have on any representations from interested persons or organisations. You may also comment on matters arising from any statement submitted by the LPA, but this is not an opportunity to add to your full statement of case or to present new evidence. I will send you a copy of any final comments received from the LPA for your information.

Site visit

We will arrange for one of our Inspectors to visit the appeal site. If the Inspector needs to be accompanied by the main parties, or requires you to give him/her access to the site, we will send you details of these arrangements nearer the time. If, however, an unaccompanied site visit can be made you will not be informed in advance and the Inspector should not be approached should you happen to observe him/her whilst he/she is conducting the site visit. Inspectors will not accept any documents from you or discuss the merits of the appeal(s) at the site visit.

Up to date information about waiting times for appeals can be found on our "[Appeals: average timescales](#)" page on GOV.UK.

Withdrawing your appeal(s)

If you decide to withdraw your appeal(s), please contact me immediately on the telephone number or email address provided. You must confirm your decision in writing.

Costs

Costs can be awarded in this type of appeal. Details of this can be found on GOV.UK: <http://planningguidance.communities.gov.uk/blog/guidance/appeals/>. You are advised

to read this guidance very carefully as it contains important information about how one party to an appeal might have to pay another party's costs. You should be aware that withdrawal at any stage in the proceedings without good reason, may result in a successful application for costs. A successful application is also possible should an event be adjourned because of the submission of late evidence.

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.

Further information

Further information about the appeals process can be accessed at GOV.UK - <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>. I recommend that you read the relevant guidance.

Yours sincerely,

Michael Joyce

Michael Joyce

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>