



# The Planning Inspectorate

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Mr Harry Hembery  
Sustainable Places Planning Advisor  
Environment Agency  
Rivers House East Quay  
Bridgewater  
Somerset  
TA6 4YS

Your Ref:

Our Ref:

Date:

APP/D0121/W/24/3343144

30<sup>th</sup> September 2024

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Dear Mr Hembery,

**Town and Country Planning Act 1990**  
**Appeal by: Persimmon Homes Severn Valley**  
**Site Address: Land at Rectory Farm (North), Chescombe Road, Yatton**

The Inspector conducting the above Inquiry has asked me to write to you as follows.

The Inspector is aware of the exchange of letters between you and Mr Simon Bunn of North Somerset Council dated 26 September 2024. He has noted your comment that your position statement was sent to the Planning Inspectorate on 5 July 2024 and has seen a copy of the covering letter. It appears to him that the position statement was not copied to the appellant at the time. It only came to their attention on Day 3 of the Inquiry.

The Inspector notes that you would have been able to provide an officer to attend the Inquiry on Tuesday 1 October 2024. However, he is concerned that this timescale would not have given your officer time to prepare properly. You should already have been informed via the Council that flood risk will not now be considered until a later date.

The intention is that the Inquiry will deal with other matters this week and will then adjourn until 27 – 29 November when flood risk will be dealt with. It is intended that the flood risk witnesses would be heard in the following order: Mr Bunn (for the Council), your witness, then Mr Mirams (for the appellant).

**The Inspector therefore requests that your officer attends the Inquiry on 27 November 2024. It may be that the flood risk evidence takes more than one day but it is not expected to last more than two days.** It would be helpful to the Inquiry if your officer is able to answer questions from the appellant, as well as any questions from the Inspector. In general, at planning Inquiries, evidence that has been cross-examined will carry greater weight than evidence that has not. You will also have the opportunity to ask questions of the appellant's witness, should you so choose.

The Inspector was not aware of your position statement until Day 3 of the Inquiry. Now that he is aware of it, he is seeking to ensure that your evidence is examined in a way that will assist him in coming to conclusions on these matters.

**Please could you confirm whether your officer will be able to attend the Inquiry as set out above.**

Yours sincerely

*Helen Skinner*

Inquiries & Major Casework