

**Inquiries and Major Casework Team**  
**The Planning Inspectorate**

27 January 2023

**via Appeals Casework Portal**

Dear Planning Inspectorate

**Planning Appeal - Application Reference: 22/02771/OUT**  
**Land to the north of Cambridge North Station, Cambridge**

We act for Brookgate Land Limited in respect of the above planning appeal, which was submitted on 23 January 2023.

We enclose the email received from the Planning Inspectorate confirming submission of the appeal.

We have not yet received a PDF appeal form or reference number from the Planning Inspectorate. Having spoken with your officers on numerous occasions throughout this week and corresponded with them via email, we understand:

1. The appeal was correctly submitted.
2. Due to the size of the essential documents, that were submitted with the appeal in line with the Planning Inspectorate's requirements, the Planning Inspectorate has been unable to process the appeal through its system.
3. This is due to an issue with the Planning Inspectorate's website, not the appeal submission.

Your officers have asked that to resolve this issue we undertake the following:

1. Resubmit the appeal form with all essential supporting documents other than the essential documents required at items 5a and 6a of the appeal form (being, 5a: copies of all plans, drawings etc sent to the LPA as part of the application; and 6a: any additional plans, drawings etc which did not form part of the original application).
2. Independently send the items at 5a and 6a to the validation team via a We Transfer.

As explained above, this request from the Planning Inspectorate has been devised over multiple telephone calls between our Katrina Aslan-Tipler and the following officers at the Planning Inspectorate:

- Mark Baker
- Hanny Birse
- Cecile Leblond.

We enclose email correspondence relating to this discussion.

We look forward to receipt of the Start Date in due course.

As acknowledged by your officers, we would reiterate the importance of the Start Date for the Appeal reflecting the fact the appeal was validly submitted on 23 January and the reason for this resubmission relates entirely to an issue with the Planning Inspectorate's IT system.

Should you have any queries, please contact Katrina Aslan-Tipler of Mills & Reeve using the details above.

Yours faithfully

*Mills + Reeve LLP*

**Mills & Reeve LLP**  
Encs

## Megan Watson

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**From:** Katrina Aslan-Tipler  
**Sent:** 27 January 2023 15:23  
**To:** Planning Inspectorate  
**Cc:** Peter Seaborn  
**Subject:** RE: Your ticket 27805 has been updated Re: Appeal Submission [M&R-FirmDMS.FID38446294]

Dear Mark, Cecile and Hanny

Thank you for your emails below and your time on the phone this morning and every day this week. To clarify our latest discussions:

1. The appeal was correctly submitted on the portal, see extract below.

The screenshot shows the 'Appeals Casework Portal' interface. At the top right, there are navigation links: Home, My Details, Log Out, Help, and Language. Below these is the text 'Customer Support: England 0303 444 5000 Wales'. A status message on the right says 'You are currently logged'. The main heading is 'Existing appeals' with a sub-note: 'Items are automatically deleted from your account 1 year after submission.' Below this is a search bar with a 'Search' button and a 'Clear' button. The search results are displayed in a table with the following data:

Name	Last Updated	View	Submission Type
Cambridge North	23-01-2023 16:03	<a href="#">View Submission</a>	Appeal

At the bottom left of the table, there is a page indicator '1' and at the bottom right, the text 'Your search has ret'.

2. Due to the size of the essential documents, that were submitted with the appeal in line with the Planning Inspectorate's requirements, the Planning Inspectorate has been unable to process the appeal through its system. Contrary to Mark's suggestion in the email below, the issue is not with too many documents/ non-essential documents, but with essential documents.
3. This is due to an issue with the Planning Inspectorate's website, not the appeal submission.

You have asked that to resolve this issue we undertake the following:

1. Resubmit the appeal form with all essential supporting documents other than the essential documents required at items 5a and 6a of the appeal form (being, 5a: copies of all plans, drawings etc sent to the LPA as part of the application; and 6a: any additional plans, drawings etc which did not form part of the original application).
2. Independently send the items at 5a and 6a to the validation team via a We Transfer.

We will arrange for this to happen today.

As agreed, the submission date should be treated as 23 January 2023 and the appeal start date should reflect this.

Whilst writing, we note that in Mark's email below he makes reference to the deadline for the appeal having passed. We confirm this is incorrect and the deadline has not yet passed.

With kind regards

Katrina

**Katrina Aslan-Tipler**

Senior Associate  
for Mills & Reeve LLP

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**From:** Planning Inspectorate <enquiries@planninginspectorate.gov.uk>

**Sent:** 27 January 2023 12:21

**To:** Katrina Aslan-Tipler <katrina.aslan-tipler@mills-reeve.com>

**Subject:** Your ticket 27805 has been updated Re: FW: Appeal Submission [M&R-FirmDMS.FID38446294]

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Dear Katrina Aslan-Tipler,

Your ticket 27805 has been updated.

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**Cecile Leblond** (The Planning Inspectorate)

27 Jan 2023, 12:21 GMT

Dear Katrina Aslan-Tipler

Thank you for contacting the Planning Inspectorate.

Please accept my sincerest apologies, I have been made aware that We Transfer links are accepted, but only when sent directly to the Validation Team.

The guidance on hyperlinks does not apply to WeTransfer to the Validation Team but this information was not shared with me until now, apologies for the confusion.

I hope this is helpful.

Yours sincerely,

Cecile Leblond

Customer Team

The Planning Inspectorate

Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

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Twitter: @PINSgov



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**Mark Baker (The Planning Inspectorate)**

27 Jan 2023, 11:47 GMT

Dear Katrina

Thank you for your email and subsequent telephone call.

As confirmed during our telephone conversation and in the reply from Hanny to you yesterday, the appeal was submitted with too many documents attached and now needs to be resubmitted with only the essential supporting documents as listed on the appeal form. Additional documents can then be submitted by a follow up email. These can be submitted via a Zip file such as WeTransfer provided that they can be opened by us without the need for a login or password to access them.

I note your concerns about having duplicate appeals and the deadline for the appeal submission now having passed. This is to confirm that following your resubmission and once you receive the follow up email with your appeal reference number you can then email us your additional documents together with your original submission receipt and we will forward these to our validation team so that they can see the evidence including the date of your original submission when they work through the validation checks for the appeal. It's worth flagging up the duplicate appeal in this email so that the closure action on the other appeal can be completed.

I hope this is helpful to you

Thank You

Mark Baker

Customer Team

The Planning Inspectorate

Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

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**Katrina Aslan-Tipler**

26 Jan 2023, 17:41 GMT

Hi Hanny

Thank you for your email and your ongoing assistance with this matter.

We are naturally concerned that having received the confirmation of submission below on Monday, the PDF appeal form and reference have still not arrived.

Thank you for your colleague's suggestion to address this matter. Our concern with their suggested approach below is that we have already submitted the appeal and received confirmation of that, so we don't understand why your colleague suggests a second appeal is submitted (with fewer documents attached initially)?

As your colleagues can access the documents, could one possible solution be for your team to process the submission without the 5a and 6a documents and for these to be emailed separately by us, as suggested? Hopefully without the quantity of documents at 5a and 6a the appeal form will then be able to be processed? Please can you confirm?

Please can you also confirm that the appeal will be treated as valid from the date of submission (Monday 23 January) and the start date will not be delayed due to the technical issues you have outlined.

I look forward to hearing from you as a matter of urgency.

With kind regards

Katrina

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Senior Associate  
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**Hanny Birse (The Planning Inspectorate)**

26 Jan 2023, 14:29 GMT

Dear Katrina,

I hope you are well.

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Further to your conversation with my colleague this morning, the System Support team have been in touch and confirmed that the size of the appeal and large number of appeal documents may well be the cause of the difficulty in submission. They have tried to resubmit it themselves but it has unfortunately failed.

They have suggested that if possible you submit the appeal with only the core documents, and once you receive your confirmation and reference number you may send the rest of the documents to the Validation Team directly at [cat@planninginspectorate.gov.uk](mailto:cat@planninginspectorate.gov.uk)

I realise that given the number of documents associated with the appeal this may not be the most convenient mode of submission, and do apologise for any inconvenience caused as a result.

I hope this is helpful nonetheless.

Kind regards,

Hanny Birse

Customer Team

The Planning Inspectorate

Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

<https://www.gov.uk/government/organisations/planning-inspectorate>

Twitter: @PINSgov



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**Hanny Birse (The Planning Inspectorate)**

24 Jan 2023, 12:12 GMT

Dear Katrina,

Thank you for sending this over.

I am afraid that as I am not yet able to view the appeal within our database it has not yet been uploaded. I must advise that you wait for the email confirming receipt and your reference number for the appeal. Should this not arrive in the next few days I would advise contacting [PCU@planninginspectorate.gov.uk](mailto:PCU@planninginspectorate.gov.uk) to ask for an update.

I am sorry to not be of more help at this time.

Kind regards,

---

Hanny Birse

Customer Team

The Planning Inspectorate

Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

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Twitter: @PINSgov



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**Katrina Aslan-Tipler**

24 Jan 2023, 09:40 GMT

Hi Hanny

Thank you for your time on the phone just now. As discussed, I have received the email below confirming submission, but not received the PDF appeal form.

Information that may assist your search:

**Appellant:** Brookgate Land Limited on behalf of the Chesterton Partnership

**Address:** Land to the north of Cambridge North Station

**LPA:** South Cambridgeshire District Council

**LPA reference:** 22/02771/OUT

If it would help to discuss further, please call me on my mobile below.

With kind regards

Katrina

**Katrina Aslan-Tipler**

Senior Associate

for Mills & Reeve LLP

**T:**+441223222362

**M:**+447442277400

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**From:** [noreply@planninginspectorate.gov.uk](mailto:noreply@planninginspectorate.gov.uk) <[noreply@planninginspectorate.gov.uk](mailto:noreply@planninginspectorate.gov.uk)>

**Sent:** 23 January 2023 15:59

**To:** Katrina Aslan-Tipler <[Katrina.Aslan-Tipler@mills-reeve.com](mailto:Katrina.Aslan-Tipler@mills-reeve.com)>

**Subject:** Appeal Submission





# The Planning Inspectorate Yr Arolygiaeth Gynllunio

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## Appeals Casework Portal

Thank you for submitting your Planning appeal to The Planning Inspectorate.

We are currently processing your appeal form and, if successfully submitted, the next communication you will receive from us will be an email with your unique appeal reference number and a PDF copy of your form.

For further advice you can contact our Customer Support Team ([see here for hours of service](#)) on 0303 444 5000 or [pcs@planninginspectorate.gov.uk](mailto:pcs@planninginspectorate.gov.uk)

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Kind Regards  
The Customer Team

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