



# The Planning Inspectorate

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Your Ref: 22/00252/COU  
Our Ref: APP/L1765/C/23/3320888

The Planning Officer  
Winchester City Council  
Planning Department  
City Offices  
Colebrook Street  
Winchester  
Hampshire  
SO23 9LJ

24 April 2023

Dear Sir/Madam,

Town and Country Planning Act 1990  
Appeal by Mr Joe Keet  
Site Address: Land at 12 Firgrove Lane (Land Adjacent to 7A The Old Piggery),  
North Boarhunt, FAREHAM, Hampshire, PO17 6JU

I refer to the Enforcement appeal form received on 24 April 2023.

We have checked the documents submitted and confirm that the appeal is valid. If the appointed Inspector confirms that this may not be the case we will write to you again. In completing the appeal form you have not stated or indicated that you wish to appeal ground (a), that planning permission should be granted for the breach alleged in the notice.

Therefore, the planning merits and any subsequent ground (a) appeal (Ground (a) - that planning permission should be granted (or that the condition or limitation referred to in the enforcement notice should be removed) cannot be considered by the Inspector. The appeal will only be determined on the grounds of appeal as submitted on the appeal form.

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

For the LPA - If you consider the appeal should follow a different procedure than the appellant's preferred procedure as indicated on the appeal form, please confirm on the questionnaire as part of the appeal timetable after the start letters have been issued, setting out your reasons clearly. The Enforcement case team (on behalf of the Secretary of State) will review all evidence and make a decision on the procedure, our decision will be confirmed to you and the appellant

Your appeal(s) will now await the appointment of a case officer and Inspector. When available we will write to you starting the appeal (the 'start' letter) setting out details of the timetable, procedure and event details.

## Appeals Casework Portal

Details of the appeal will be available to view on the Appeals Casework Portal as soon as a 'start' letter has been issued.

## Important information

The Planning Inspectorate deals with over 20,000 appeals a year in locations all over England. We are experiencing a high demand on our resources and unfortunately this is causing a delays in dealing with our casework. We are putting measures in place to deal with the current delays including the recruitment of additional resources and the introduction of new working practices and hope to recover our position soon.

We are unable to respond to any queries on delays for specific cases. General information about average times is available [here](#). We would also ask you to use our appeals portal for submission of any required documents. This will ensure that all documents are associated with the correct case file. Sending document to us by email or post can lead to delays in the processing of your appeal.

We will write to you again when we are in a position to start the appeal.

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

Yours sincerely,

***Enforcement Appeals Officer***  
Enforcement Appeals Officer

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

*Where applicable, 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>*