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15th November 2021

Dear Paula,

Thank you for asking Context Planning to provide a fee proposal to represent Leigh-on-Mendip Parish Council (PC) in respect of the forthcoming planning appeal at 'Land at Quarry Lane' (2020/1877/OTS).

I understand that you would like a fee proposal in respect of making a written representation at the stage when public comments are sought but also a cost for acting on behalf of the PC at the public inquiry.

The below is a breakdown of the costs for each stage;

Review the appellant's statement of case, the statement of common ground and the Council's refusal grounds and preparation of appeal statement supporting reasons for refusal 1,4 and potentially 5 - **£2,100 + VAT**

The appellants are seeking a 4 day public inquiry. The final day of which would likely involve conditions and the legal agreement being discussed, the Inspector undertaking an accompanied or (un-accompanied) visit to the site and closing arguments being heard on both sides. On this basis I wouldn't foresee it being necessary for me to attend this day of the inquiry.

The public inquiry would allow the PC, or a representative should you wish to instruct me, to address the Inspector on each of the topics, as well as in respect of the overall planning balance and how this should be struck. The Council would give evidence first on a topic by topic basis and thereafter the appellant's witnesses would be called on a similar basis.

As part of the overall process, as well making representations to the Inspector, it is also possible for an interested party to ask questions of the witnesses (normally the appellant's witnesses). I should note that as the PC are not a 'rule 6' party they cannot call witnesses or formally cross examine the appellant's witnesses.

The public inquiry process, as you know, is quite involved. It would require preparation of material in advance of the public inquiry to present, along with attendance at the event to engage in the process. On the assumption that attendance for 3 days of the public inquiry might be required, along with preparation time, I would suggest a fee would be in the region of **£3,600-3,900 + VAT**



In terms of participation at the public inquiry, a further option would be for me to attend the first day and give a statement on behalf of the PC. I would then be cross examined by the appellant's barrister. The fee for this would be **£1,300 + VAT** (presuming that I had been instructed to make a written representation to the appeal, as outlined above).

If there is anything further that I can provide at this point, or if you wish to discuss the fee proposal, please do not hesitate to contact me.

Kind regards

A handwritten signature in black ink, appearing to read "Mark Reynolds".

Mark Reynolds BSc MSc MRTPI (Chartered Town Planner)
Director Context Planning Ltd

