

COMPANY A

[REDACTED]
Sent: Thursday, November 2, 2023 4:25 PM

To: Sinead Burrows [REDACTED]

Subject: RE: *URGENT* Planning Inspectorate ROW/3295824: Footpath at Babis Lane, 30 metres north-west of 31 Coombe Road, PL12 4ES

Dear Sinead

Thank you for your email.

I do have experience of this kind of matter and a couple of years ago attended a hearing at the Saltash Guildhall for 4 days on a Town and Village Green Application.

I am interested why Cornwall Council no longer want to promote their own case – it would have been to their committee with a recommendation for approval based on the user evidence submitted. We need to know what has changed and whether we can present the case in a way that will secure confirmation of the order.

In matters such as this as the order is based on user evidence – the first thing to do is to look at Cornwall's committee report and the user evidence forms submitted to get an idea of the case.

To put together a statement of case is perhaps the easiest document – if you are to promote the order then we will need to engage with the users who have filled in evidence forms and see who is prepared to appear at the hearing and present their evidence. In essence we need to prove that the route has been used for 20 years without interruption or permission and that the landowner has effectively allowed the use of the route.

Before I can act -, I need to do conflict checks to ensure we at [REDACTED] do not act for the Landowner – if you can let me know his/her name we can do that.

In terms of a costing it is best to split the job into chunks

The first issue is to understand the case and to advise you whether I consider we can present a robust case - this is probably going to take 4-5 hours work at a cost of £1,500 plus VAT.

If we then proceed to draft a statement of case is probably 2-3 hours work – around £750 plus VAT

It is the next stage of the process where it can get costly – we will need to prepare statements from the best users to appear at the hearing – there usually take 2-3 hours for each statement – alternatively we could lead users through the evidence from their forms- but this is not as effective usually

We will then have to prepare for the hearing – consider and scrutinise any evidence from the landowner who opposes the application. Again 4-5 hours work.

There is then appearing at the hearing – at this stage we do not know how long this will be – but a usual rate for me will be £1,500 per day plus VAT.

I have tried to break it down for you – I am happy to have a telephone call with you to clarify any items you require.

I hope this gives you a start!

Regards

