

## Prosecutor

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**From:** North 1 <north1@planninginspectorate.gov.uk>  
**Sent:** 15 January 2020 17:02  
**To:** peter@peterhitchenarchitects.co.uk  
**Cc:** planning@hyndburnbc.gov.uk  
**Subject:** Planning Inspectorate ref. 3240964: LAND OFF BACK OWEN STREET, ACCRINGTON (LPA ref. 11/19/0211)  
**Attachments:** [PLANNING OBLIGATION - 500685 - SECTION 106 AGREEMENT \(1\).pdf](#)

Dear Mr Hitchen

The appellant's evidence refers to a Section 106 agreement being in place and the Council's officer report confirms that officers at the time of the decision took account of the inclusion of a Section 106 agreement. However, the attached document received with your appeal appears to be a draft version of a Section 106 agreement that is incomplete (for example - it is undated, has no signatures and both Schedule 1 and the Appendices are missing).

In the above circumstances, please could you confirm whether it is your intention to submit a final version of the Section 106 agreement for the Inspector's consideration. If so, the finalised document should be submitted **by no later than 27 January 2020** to ensure that it is taken into account when the Inspector makes his decision. Our requirements in respect of planning obligations submitted as part of an appeal are set out in Annexe N of the Procedural Guide - Planning appeals - England (August 2019) which is available to download via this link: <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.

Yours sincerely

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Advice about the appeals process is available at:  
<https://www.gov.uk/government/organisations/planning-inspectorate>