



Epping Forest District Council

**Planning Services
Directorate**
Civic Offices,
323 High Street,
Epping,
Essex CM16 4BZ

Telephone: 01992 564000

22 September 2026

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Site Address:	Land East of Tawney Common, Theydon Mount, Epping, Essex, CM16 7PU
Proposal:	Proposed Solar Farm and Battery Energy Storage System (BESS) with ancillary infrastructure including access, landscape and ecology improvements.
Appellant's Name:	Mr Chris Peachey
PINS Appeal Reference:	6013202
Councils Appeal Reference:	AP-13693
Start Date:	21 September 2026
Inquiry/Hearing Date & Time	Tuesday 2nd March 2027 @ 10:00am until Wednesday 10th March
Venue	Epping Council Civic Offices, 323 High Street, Epping, CM16 4BZ

I refer to the above details. An appeal has been made to the Secretary of State against the decision of the Council to refuse planning permission for the proposal above

*The appeal will be determined on the basis of an **Inquiry**. The procedure to be followed is set out in the Town and Country Planning Appeals (Determination by Inspectors) (Inquiry Procedure) (England) Rules 2000, as amended.

For any group or organisation who wish to take an active part in the Inquiry, the opportunity is available to apply for what is known as Rule 6 status. Although unusual, there is also scope for interested individuals to take part on the same basis. Rule 6 status means that you would be able to present your evidence on a formal basis and cross examine the evidence of others. You can find guidance at the following link:

<https://www.gov.uk/government/publications/apply-for-rule-6-status-on-a-planning-appeal-or-called-in-application>

Arrangements for the Inquiry are currently being finalised by the Planning Inspectorate. These will include a pre-Inquiry conference call with the lead parties to deal with procedural and administrative matters, including how the evidence will be heard. As a Rule 6 party, it is anticipated that you would also be a part of that process. If, having read the above guidance, you wish to apply for Rule 6 status and/or have any related questions, you should contact the Planning Inspectorate immediately. If you are interested but are unable to access the guidance electronically, again, you should contact the Planning Inspectorate who will try and assist.

If, having read the above guidance, you wish to apply for Rule 6 status it is essential that you contact the Planning Inspectorate immediately.

Owners and occupiers of property near to the site and others who may be affected by the development may participate in the Appeal (personally or through a representative) and, at the Inspector's discretion, present any evidence they consider should be put before him.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at: <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.

In deciding whether to provide further comments, you are advised that the appellant may have submitted additional evidence that you have not previously seen. Your comments can address such matters. If you do not have access to the internet, you can send your comments to:

Appeal Case Officer's name

The Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

All representations must be received by 5 weeks from the start date. Any representations submitted after the deadline will not usually be considered and will be

returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the PINS appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available for inspection on the Councils Planning Register by using the Councils appeal reference.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.

Yours sincerely

Planning Appeals Team | appealsadmin@eppingforestdc.gov.uk
Epping Forest District Council