



Department for
Communities and
Local Government

Mr James Cutting
Planning Strategy Manager
Suffolk County Council
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

Our ref: APP/J3530/W/15/3138710

31 August 2017

Dear Sir,

**LOCAL GOVERNMENT ACT 1972, SECTION 250(5)
TOWN AND COUNTRY PLANNING ACT 1990 (SECTION 78)
APPEAL BY CHRISTCHURCH LAND & ESTATES (FELIXSTOWE) LTD
AT CANDLET ROAD, FELIXSTOWE, SUFFOLK, IP11 9RD
APPLICATION REF: DC/15/1128/OUT**

APPLICATION FOR A PARTIAL AWARD OF COSTS

1. I am directed by the Secretary of State to refer to the enclosed letter notifying his decision on the above named appeal.
2. This letter deals with Suffolk County Council's application for a partial award of costs against Christchurch Land & Estates (Felixstowe) Ltd. The application as submitted and Christchurch Land & Estates (Felixstowe) Ltd's response are recorded in the Inspector's Costs Report (CR), a copy of which is enclosed.
3. In planning inquiries, the parties are normally expected to meet their own expenses, and costs are awarded only on grounds of unreasonable behaviour resulting in unnecessary or wasted expense in the appeal process. The application for costs has been considered in the light of the Planning Practice Guidance, the Inspector's Costs Report, the parties' submissions on costs, the inquiry papers and all the relevant circumstances.
4. The Inspector's conclusions are stated at paragraphs CR6-14 of his costs report. He recommended that your application for a partial award of costs be refused.

Department for Communities and Local Government
Maria Stasiak, Decision Officer
Planning Casework
3rd Floor Fry Building
2 Marsham Street
London SW1P 4DF

Tel: 0303 444 1624
Email: PCC@communities.gsi.gov.uk

5. Having considered all the available evidence, and having particular regard to the Planning Practice Guidance, the Secretary of State agrees with the Inspector's conclusions in his report and accepts his recommendation. Accordingly, he has decided that a partial award of costs against Christchurch Land & Estates (Felixstowe) Ltd, on grounds of 'unreasonable behaviour', is not justified in the particular circumstances. The application is therefore refused.
6. This decision on your application for an award of costs can be challenged under section 288 of the Town and Country Planning Act 1990 if permission of the High Court is granted. The procedure to follow is identical to that for challenging the substantive decision on this case and any such application must be made within six weeks from the day after the date of the Costs decision.
7. A copy of this letter has been sent to Christchurch Land & Estates (Felixstowe) Ltd.

Yours faithfully,

Maria Stasiak

Authorised by the Secretary of State to sign in that behalf