

17<sup>th</sup> August 2023

Ms Alison Bell  
Planning Inspectorate  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

By e-mail

Dear Ms Bell,

**RE: APPEAL AGAINST THE REFUSAL OF CHERWELL DISTRICT COUNCIL TO GRANT OUTLINE PLANNING PERMISSION FOR THE ERECTION OF UP TO 230 DWELLINGS AND THE CREATION OF A NEW VEHICULAR ACCESS FROM CAMP ROAD AND ALL ASSOCIATED WORKS WITH ALL MATTERS RESERVED APART FROM ACCESS**

**APPEAL ADDRESS: LAND AT OS PARCEL 1570 ADJOINING AND WEST OF CHILGROVE DRIVE AND ADJOINING AND NORTH OF, CAMP ROAD HEYFORD PARK**

**APPELLANTS: K AND S HOLFORD, A AND S DEAN, N GILES AND A BROADBERRY**

**LPA REFERENCE 21/04289/OUT, PINS REFERENCE APP/C3105/W/23/3326761**

I refer to the enclosed letter dated 15<sup>th</sup> August 2023 from Cherwell District Council (the "LPA") notifying Dorchester Regeneration of the appeal. I understand that the Inquiry date is scheduled to start on 5<sup>th</sup> December 2023 and is currently scheduled for five sitting days.

I write on behalf of Dorchester Living, which forms part of the Dorchester Group of Companies who own the adjacent former RAF Upper Heyford site. Dorchester Living made robust objections on the planning application, which the LPA will have forwarded to you as part of the first stage appeal documentation. I do not propose to repeat the representations here. I write to respectfully request that Dorchester Living *be granted Rule 6 status* in the above referenced appeal for the reasons set out below.

The appeal site directly abuts Heyford Park, an evolving and sustainable settlement of the regeneration of former RAF Upper Heyford which is being comprehensively delivered by Dorchester Living.

In particular, Heyford Park is the subject of an allocation for a comprehensive mixed-use development within Policy Villages PV5 of the Adopted Cherwell Local Plan 2011-2031. Whilst the appeal site abuts the "areas with potential for development" on the associated Proposals Map it is not allocated for development.

The appeal proposal is opportunistic in nature and bears no relationship with our carefully planned and now established community at Heyford Park. Our representations on the planning application, including the associated technical evidence, were clearly compelling in terms of the LPAs decision to refuse the application. In particular, we demonstrated that the appellants erroneously relied upon all our previously agreed transport mitigation works having been implemented as the baseline against which to assess impacts.

In view of the above, Dorchester Living is strongly of the view that it can assist the Inspector on a range of planning matters, especially the harms that would arise from the appeal proposals, in the context of its well-established delivery record at Heyford Park.



I look forward to receiving confirmation that Dorchester Living have received Rule 6 status shortly. Please do not hesitate to contact me if you have any queries in the interim.

I can also confirm that we would be fully compliant with all relevant Inquiry Regulations and would submit all documentation and evidence in a timely and professional manner.

Yours faithfully,

A handwritten signature in purple ink, appearing to read "Gavin Angell".

pp Gavin Angell

**Development Director**

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