|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Planning and Development** | | | |  | |
| **Development Management** | | | |
|  |  | |  | | Bodicote House  Bodicote  Banbury  Oxfordshire  OX15 4AA  www.cherwell.gov.uk |
| Please ask for: | |  | Direct Dial: | | ***01295 227006*** |
| Email: | | [***Submit.appeal@cherwell-dc.gov.uk***](mailto:Submit.appeal@cherwell-dc.gov.uk) | Our Ref: | | ***22/02866/OUT*** |

23rd August 2023

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990 – Appeal against Refusal**

|  |  |
| --- | --- |
| **Appellant’s Name:** | Archstone Ambrosden Ltd, Bellway Homes Ltd and Ros |
| **Proposal:** | OUTLINE planning application for up to 120 dwellings, vehicular and pedestrian access off Ploughley Road, new pedestrian access to West Hawthorn Road, surface water drainage, foul water drainage, landscaping, public open space, biodiversity and associated infrastructure. Access off Ploughley Road is not reserved for future consideration |
| **Location:** | Land East Of, Ploughley Road, Ambrosden |
| **Parish(es):** | Ambrosden |
| **Appeal Reference:** | APP/C3105/W/23/3327213 |
| **Appeal Start Date:** | 22 August 2023 |

I am writing to let you know that an appeal has been made to the Secretary of State for Communities and Local Government in respect of the above site. The appeal follows refusal of a Planning Application.

The appeal is to be decided at a Public 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.

I will write to you again to inform you of the date for the Inquiry once the arrangements have been made. Any comments that may have been made following the original application for planning permission will be forwarded to the Planning Inspectorate and copied to the appellant and will be taken into account by the Inspector in deciding the appeal.

Should you wish to make any additional comments, please use the Planning Inspectorate’s online appeals service. You can find the service on the Appeals Casework Portal – see https://acp.planninginspectorate.gov.uk. If you do not have access to the internet, you can send your comments to Rebecca Luxton, The Planning Inspectorate, Room Temple Quay House, 2 The Square, Bristol, BS1 6PN.

Please ensure that any further comments you may wish to make are received at the Planning Inspectorate by 26 September 2023 at the latest. If comments are submitted after the deadline, the Inspector will not normally look at them and they will be returned.

The Planning Inspectorate will not acknowledge representations. However, they will ensure that letters received by the deadline are passed onto the Inspector dealing with the appeal. Documents relevant to the appeal can be viewed by accessing the planning file via the Council’s online services at https://planningregister.cherwell.gov.uk/.

A leaflet offering further guidance is available free of charge by contacting the Council on the above telephone number or online at https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal

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.

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.

The appeal decision will be published on the Planning Inspectorates website https://www.gov.uk/planning-inspectorate once it is issued.

Yours faithfully

**Appeals Administration**