

Owner/Occupier

Our Ref: 171532

Please ask for: Ms Kelly Gibbons

Direct Line / Extension: 01432 261781

20 January 2020

Dear

**TOWN AND COUNTRY PLANNING ACT 1990  
APPEAL UNDER SECTION 78****APPLICATION NO & SITE  
ADDRESS:  
DESCRIPTION:**

**171532 - Land North of Viaduct, Adjoining Orchard  
Business Park, Ledbury, Herefordshire,  
Site for a mixed use development including the erection  
of up to 625 new homes (including affordable housing),  
up to 2.9 hectares of B1 employment land, a canal  
corridor, public open space (including a linear park),  
access, drainage and ground modelling works and other  
associated works. The proposal is for outline planning  
permission with all matters reserved for future  
consideration with the exception of access.**

**APPELLANT:  
APPEAL REFERENCE:  
APPEAL START DATE:  
WEBSITE LINK:**

**Bloor Homes Western .  
APP/W1850/W/20/3244410  
17 January 2020  
<https://www.herefordshire.gov.uk>**

I refer to the above details. An appeal has been made to the Secretary of State, against Herefordshire Council, for the following reason: **Refusal of Planning Permission** 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.

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, unless you withdraw your representation by **21 February 2020**.

If you wish to make comments or modify/withdraw your previous representation or check the progress of the appeal you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments (you must provide 3 copies) to: Ms Leanne Palmer - Room 3/J, The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN.

**All representations must be received by 21 February 2020.** 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 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.

All documents will be published to the Council's website. Appeal documentation can be viewed on the Council's website by using the following link <https://www.herefordshire.gov.uk/>. If you do not have access to the Internet, access is available at Herefordshire Council Customer Service Centres - to check opening times please ring 01432 260000.

The Council will also be producing a Statement of Case, however the deadline for submission to the Planning Inspectorate is the same as that for any comments you may wish to make. It may not therefore be possible to read the Council's Statement prior to making your comments.

Guidance on communicating with the Planning Inspectorate electronically can be found at: <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>. 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 by contacting Herefordshire Council.

When the appeal has been determined the decision will be published on the Council's website and online at <https://acp.planninginspectorate.gov.uk> [www.gov.uk/appeal-planning-inspectorate](https://www.gov.uk/appeal-planning-inspectorate).

All personal data held is processed in accordance with data protection law. For further information please see our website [https://www.herefordshire.gov.uk/info/200142/planning\\_services/62/apply\\_for\\_planning\\_permission/3](https://www.herefordshire.gov.uk/info/200142/planning_services/62/apply_for_planning_permission/3)

Yours sincerely,

**Mrs Wendy Schenke**  
**Technical Support Officer**