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Mr Phil Miles

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**DATE:** 18th November 2020

Dear Sir/Madam

**Mid Sussex Ref:** AP/20/0053

**Planning Inspectorate Ref:** APP/D3830/W/20/3261311

**Land At:** Land At Birchgrove Road Horsted Keynes West Sussex

**Proposed Development:** Outline planning application for up to 32 new dwellings, comprising 90% affordable housing units, and 10% open market units, with access from Birchgrove Road, open space, associated infrastructure and landscaping. All matters reserved except for access

**Appeal By:** Fairfax Acquisitions Limited

**Start Date:** 4th November 2020

I am writing to let you know that an appeal has been made to the Secretary of State in respect of the above site. The appeal follows the refusal of planning permission DM/19/4276 by this Council.

The appeal will be determined on the basis of an inquiry. You will be advised of the date and venue when the arrangements have been finalised. The procedure to be followed is set out in The Town and Country Planning Appeals (Determination by Inspectors) (Inquiries 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.

If you wish to make comments, or modify/withdraw your previous representation, 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 to:

**Mr Robert Wordsworth  
Planning Inspectorate  
3/26 Hawk Wing  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN**

Your representation must reach the Planning Inspectorate not later than **9th December 2020**. Any representations submitted after the deadline will not usually be considered and will be returned. All representations must quote the Planning Inspectorate's Reference APP/D3830/W/20/3261311 / .

The Planning Inspectorate will not acknowledge representations. They will, however, ensure that your letter is passed on to the Inspector dealing with the appeal.

Copies of the appeal form, appellants grounds of appeal, together with other documents which the Local Planning Authority will be submitting to the Planning Inspectorate may be inspected at these offices during normal office hours or through the Council's website [www.midsussex.gov.uk/planningregister](http://www.midsussex.gov.uk/planningregister) and select the 'Appeals' button and enter the reference **AP/20/0053** in the search field. An explanatory booklet "Guide to taking part in planning appeals" is available via the GOV.UK website at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>.

Yours faithfully



Divisional Leader for Planning and Economy

NEIGH