



Dummer Parish Council  
94 Windermere Avenue  
Basingstoke  
RG22 5JH

Planning Ref: 20/02162/OUT 18 November 2021  
BDBC Appeal Ref: 21/00047/REF  
Inspectorate Appeal Ref: APP/H1705/W/21/3284753

**TOWN AND COUNTRY PLANNING ACT 1990  
APPEAL UNDER SECTION 78**

Dear Sir/Madam,

**Location:** Land At Oakdown Farm A30 Dummer Basingstoke  
Hampshire

**Proposal:** Outline planning application for the demolition of three dwellings, out-buildings and related structures and construction of commercial and industrial units including mezzanine floorspace (use class B8) with ancillary offices (use class B1), associated infrastructure works (including parking and landscaping), and full details of site levels, drainage and diversion of underground pipe-line. All matters reserved except for access arrangements.

**Appellant's name:** Newlands Property Developments LLP (SPV Equites  
Newlands (Ba

**Appeal start date:** 11 November 2021

I refer to the above details. An appeal has been made to the Secretary of State against the decision of Basingstoke and Deane Borough Council to refuse permission for the proposed development described above.

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.

If you wish to make comments, or modify/withdraw your previous representation, you can do so on the Planning Portal at <https://acp.planninginspectorate.gov.uk> . If you do not have access to the internet, you can send **three** copies to:

Mrs A Bell  
The Planning Inspectorate  
Room 3/O  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

**All representations must be received by 16 December 2021.** 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.

The appeal documents are available for inspection on the Councils website at <http://planning.basingstoke.gov.uk/online-applications/>. The appellants grounds of appeal are available to view now. The councils statement of case will be published by **18 December 2021**.

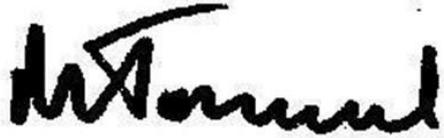
You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from the Planning Portal at

<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published on the Planning Portal.

If you have any queries or require further information, please contact Planning Development Support on 01256 845765 or email [appeals@basingstoke.gov.uk](mailto:appeals@basingstoke.gov.uk).

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. Arnold', written in a cursive style.

Planning and Development Manager