

20th February 2023

Development & Regulation

Council Offices
Market Street, Newbury
Berkshire, RG14 5LD

Our Ref: 22/00244/FULEXT

Please ask for: Planning Appeals

Tel: 01635 519111

Email: appeals@westberks.gov.uk

Dear Sir/Madam

Appeal under Section 78 of the Town and Country Planning Act 1990

Site address:	Land Rear Of The Hollies Reading Road Burghfield Common Reading West Berkshire RG7 3BH
Proposal:	Erection of 32 dwellings including affordable housing, parking, and landscaping. Access via Regis Manor Road.
Application reference:	22/00244/FULEXT
Appellant's name:	T A Fisher and Sons Ltd
Appeal reference:	APP/W0340/W/22/3312261
Appeal start date:	13th February 2023

I refer to the above details. An appeal has been made to the Secretary of State against the decision of West Berkshire District Council to refuse planning permission.

The appeal will be determined on the basis of a **hearing**. The procedure to be followed is set out in The Town and Country Planning (Hearings Procedure) (England) Rules 2000, as amended. Arrangements for the hearing are currently being finalised by the Planning Inspectorate. We will write to you again in due course to give you details of the hearing date and venue.

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(s), 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:

Linda Hutton
The Planning Inspectorate
Room 3/D
Temple Quay House
2 The Square
Bristol
BS1 6PN
West1@planninginspectorate.gov.uk

All representations must be received by 20th March 2023. 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 Inspectorate's appeal reference: APP/W0340/W/22/3312261.**

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 at the Market Street Council Offices during normal working hours, or online at <https://publicaccess.westberks.gov.uk> using the Council's application reference: 22/00244/FULEXT.

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 from us.

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

Yours faithfully

Planning Appeals Team