

Our Ref: 22/00590/REFUSL

24 October 2022



GREATER CAMBRIDGE
SHARED PLANNING

FILE COPY

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Notification of Planning Appeal

www.scambs.gov.uk | www.cambridge.gov.uk

Dear Sir/Madam

South Cambridgeshire District Council

Notification of a Planning Appeal - Town and County Planning Act 1990

Reference: 22/01703/FUL

Proposal: Change of use of land through intensification to the stationing of caravans for residential purposes, nine dayrooms and the formation of hardstanding ancillary to that use.

Site address: Land To The South Of Chear Fen Boat Club Twentypence Road
Cottenham Cambridgeshire

Appellant: Mr Drew Price and James Ball

Inspectorate Ref: APP/W0530/W/22/3308444

Appeal Start Date: 14th October 2022

I refer to the above details. An appeal has been made to the Secretary of State against the decision of South Cambridgeshire District Council to refuse the application.

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 online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to: The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN.

All representations must be received by 25th November 2022 . 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 comments 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 online at <https://applications.greatercambridgeplanning.org/online-applications/PLAN/22/01703/FUL> .

Due to the impact of Covid-19 our normal arrangements to make appeal documents freely available to view in our offices is not possible at this time.

The Council's Statement should be available by **25th November 2022**.

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.

If you are not the owner of the property to which this letter is addressed, please ensure that the letter is brought to the attention of the owner.

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

Yours faithfully

Alice Young
Senior Planning Officer

Email: Appeals@greatercambridgeplanning.org
Direct dial: 01223 457459