



STROUD DISTRICT COUNCIL

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Appeal Réf. : S.25/076/APPREF
Planning Ref : S.25/0447/OUT
Date : 19th January 2026

Please note that correspondence should be sent direct to the Planning Inspectorate at the address given below quoting their reference: APPEAL 6002408

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING (INQUIRIES PROCEDURE) (ENGLAND) RULES 2000

Appeal By : Clifton Homes (SW) Ltd & Landowners
Site: Land North Of Taits Hill Road Stinchcombe Dursley
Development: Outline planning application with all matters reserved except for access for residential development to provide up to 73 dwellings, public open space, community orchard, and associated access, vehicle parking, and drainage and landscaping works.
Appeal Start Date: 12th January 2026

An appeal has been lodged with the Secretary of State relating to the site quoted above, following the refusal of planning permission for the above-mentioned development proposal. The appeal is to be dealt with at a Public Inquiry and you will be informed of the date of the Inquiry when it has been agreed.

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

All documents relating to an appeal are normally available for public inspection on the Planning website www.stroud.gov.uk using the LPA case reference **S.25/076/APPREF**. The Council's pre-inquiry statements will be available for inspection, at the latest, by **16th February 2026**.

Any comments which were made at the time of the original application for planning permission will be forwarded to the Planning Inspectorate and copied to the appellant and will be taken into account by the Inspector in deciding the appeal. Should you wish to withdraw or modify your earlier comments in any way and/or if you wish to submit further comments you can do so online

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Chief Executive: Kathy O'Leary

at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.by **16th February 2026** quoting their reference **APPEAL 6002408**. In deciding whether to provide further comments, you are advised that the appellant may have submitted additional evidence that you have not previously seen. Your comments can address such matters.

If you do not have access to the internet, you can write direct to the address shown below:

Planning Inspectorate
The Planning Inspectorate
C/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

From 1 April 2024 the Planning Inspectorate will no longer accept interested party comments sent via email. Any comments submitted by email will not be considered and will be returned. Comments from interested parties on appeals will only be accepted through the link to the appeals planning decision service or via letter to the address above.

Any representation received by the Planning Inspectorate after the deadline will not be considered by the Inspector dealing with the appeal and will be returned. The Planning Inspectorate will not acknowledge receipt of your letter, they will, however, ensure that your letter is passed onto the Inspector dealing with the appeal provided, as stated above, that it is received by the deadline.

All views expressed in writing will be disclosed to the parties to the appeal and may be read out at the Inquiry. Please ensure that you only provide information, including personal information belonging to you

You may attend the inquiry if you wish and, at the discretion of the Inspector, take part in the proceedings. Anyone wishing to speak should make themselves known to the Inspector on the day. The Planning Inspectorate will not respond to requests to speak at the event in advance of the meeting.

Information relating to the appeals procedure is available on the Planning Inspectorate's website at www.gov.uk/government/organisations/planning-inspectorate. A leaflet published by the Planning Inspectorate, "Guide to taking part on planning appeals" is available on www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal. It gives information to third parties on planning appeal procedures describing what their personal involvement can be in the various types of appeals.

The Planning Inspectorate has introduced an online appeals service. You can find the service online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.where you can track the progress of an appeal and, if you wish, comment on-line. The Inspectorate may publish details of your comments, on the internet including representations submitted on-line or in writing at the time of the original application.

When the appeal decision has been made it will be published online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.and on Stroud District Councils website www.stroud.gov.uk

Yours sincerely,

Planning Support