

Date: 30 April 2021

The Occupier

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Development Management

Department of Place

3rd Floor

Bolton Town Hall

Bolton BL1 1RU

Tel: 01204 336000

www.bolton.gov.uk

Dear Sir/Madam

Town and Country Planning Act 1990

Appeals by Peel Investments (North) Ltd and Northstone Development Ltd.

Site Addresses: Land off Victoria Road, Horwich, BL6 5PH and Land at Victoria Road, Horwich, Bolton BL6 5PH

Appeal references: APP/N4205/W/20/3256381 (LEAD CASE) and APP/N4205/W/3266030

I refer to the above, combined, planning appeals, made to the Secretary of State against the Council's refusal of outline planning applications 07245/19: outline application for the erection of up to 276no. dwellings together with associated works (access details only) and 09488/20: outline application for the erection of up to 150 residential dwellings with an area of ecological and recreational greenspace and associated works (access details only) at land off Victoria Road, Horwich.

An Inspector appointed by the Secretary of State will hold an Inquiry opening on ~~Monday~~ ^{Tues} **18th May 2021 at 10:00** (sitting for 6 days) to decide the appeal. The Inquiry will be held as a virtual event run by an Inspector in the normal way, but with the parties invited to join via Microsoft Teams or telephone.

Documents relating to the appeal can be viewed on the Council website

www.bolton.gov.uk/planning **under planning applications 07245/19 and 09488/20.**

Anyone wishing to attend the inquiry must make that interest known to the Planning Inspectorate Case Officer as soon as possible prior to the Inquiry, either by email or telephone after reading the Inquiry Attendance Information set out below. When contacting the Case Officer, it would be helpful if you could confirm whether you want to take an active part in the proceedings or anticipate attending just as an observer (see below).

Inquiry Attendance Information

Before deciding whether to take an active part in the Inquiry, you need to think carefully about the points you wish to make. All written submissions from application and appeal

stage will be taken into account by the Inspector and re-stating the same points won't add any additional weight to them.

If you feel that taking part in the Inquiry is right for you in whatever capacity, you can participate in a number of ways:

To take part using video, participants will need to have access to Microsoft Teams (via an app or web browser). This link gives further information on how to use this. <https://support.office.com/en-us/teams>. Alternatively you can take part by telephone. Calls would be to an 020 number which will incur charges <https://www.gov.uk/call-charges>

If you just wish to observe the event, you should make that clear in your response to the Case Officer.

If you wish to take an active part in the proceedings, please make clear in your response whether you wish only to appear at the Inquiry and make a statement, or whether you would also wish to ask questions on particular topics.

If you want to take an active part but feel unable to for any reason, and/or the points you want to make are not covered in the evidence of others, consider whether someone else could raise them on your behalf.

Registered participants in whatever capacity will receive individual joining instructions, providing details of any requirements, guidance and support, whether joining by Teams or telephone.

You should note that the event will be recorded by the Planning Inspectorate for training and quality assurance purposes.

Case Officer contact at the Planning Inspectorate: Kerr Brown Tel: 0303 444 5243.
Email: kerr.brown@planninginspectorate.gov.uk

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in enforcement appeals" booklets free of charge on GOV.UK at: www.gov.uk/government/collections/taking-part-in-a-planninglisted-building-or-enforcement-appeal

When made, the decision will be published on GOV.UK at <https://www.gov.uk/appeal-planning-inspectorate>

Yours faithfully

Development Management
Department of Place
Bolton Council
Email: planning.control@bolton.gov.uk