

Planning and Development

Development Management



Cherwell

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Please ask for:

Direct Dial: **01295 227006**

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Our Ref: **22/01340/OUT**

24 April 2026

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 – Appeal against Refusal

Appellant's Name: Tritax Symmetry Ardley Ltd

Proposal: Application for outline planning permission (all matters reserved except means of access (not internal roads) from B4100) for the erection of buildings comprising logistics (use class B8) and ancillary offices (use class e(g)(i)) floorspace; energy centre, hgv parking, construction of new site access from the B4100; creation of internal roads and access routes; hard and soft landscaping; the construction of parking and servicing areas; substations and other associated infrastructure.

Location: Os Parcel 6124 East of Baynards Green Farm, Street to Horwell Farm, Baynards Green

Parish(es): Stoke Lyne

Appeal Reference: 6005951

Appeal Start Date: 16/04/2026

I am writing to let you know that an appeal has been made to the Secretary of State for Communities and Local Government in respect of the above site. The appeal follows refusal of a Planning 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. We will write to you again to inform you of the date for the Inquiry once the arrangements have been made. Any comments that may have been made following 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 make any additional comments, or withdraw or modify your previous representation, you can do so online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.

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 send your comments to: The Planning Inspectorate, c/o QUADIENT, 69 Buckingham Avenue, Slough, SL1 4PN

All representations must be received by the Planning Inspectorate within 5 weeks from the Appeal Start date at the top of this letter. 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.

Documents relevant to the appeal can be viewed by accessing the planning file via the Council's online services at <https://planningregister.cherwell.gov.uk/>

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.

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.

The appeal decision will be published on the Planning Inspectorates website <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference> once it is issued.

Yours faithfully

Appeals Administration