Derby City Council

The Owner/Occupier
Royal Hill Farm
Royal Hill Road
Derby
DE21 7AG

Your ref:
Our ref: 23/01631/OUT
Date: 18th February 2025
Contact: Isabel Howdon-Bancroft
Telephone: 01332 642129
Email: planning.appeals@derby.gov.uk

Dear Sir/Madam,

Town And Country Planning Act 1990

Planning Appeal by – Miller Homes Limited,

Address of site appeal relates:	Land To The West Of Royal Hill Road Derby
Proposed Development:	Outline application for residential development including access arrangements - up to 90 dwellings
Appellant's Name:	Miller Homes Limited
Appeal Ref Number:	APP/C1055/W/24/3356476
Appeal Starting Date:	24th December 2024.

If you are not the owner of the property you occupy, would you please pass this letter on to your landlord or his or her agent.

An Inspector appointed by the Secretary of State will hold a Public Inquiry at:

Council Chamber
Council House
Corporation Street
Derby
DE1 2FS

Starting on **15th April 2025 starting at 10:00 .**

You are reminded that the appellant has appealed to the Secretary of State against the Council's refusal of planning permission for application reference: 23/01631/OUT

In addition to comments already submitted, interested members of the public may attend the inquiry and, with the agreement of the Inspector, will be allowed to give their views.

If you would like to see details of the Council's decision and the appellant's reasons for appealing, they are available for inspection on the Council's eplanning service:

www.eplanning.derby.gov.uk/online-applications/plan/23/01631/OUT

The appellant has submitted amended access and landscaping plans as part of the appeal. These will be considered by the inspector during the inquiry.

If you wish to make comments on the revised plans, please submit your comments to the Planning Inspectorate within 28 days of this letter using the Planning Inspectorate Appeals Casework Portal at https://acp.planninginspectorate.gov.uk/

The Council and the appellant will also be producing proofs of evidence including summaries of the proofs and a statement of common ground and these documents will be also be available for public inspection on the Council's eplanning service four weeks before the start date of the inquiry.

If you wish to speak during the inquiry it would be helpful if you can let me know in advance so I can provide the inspector with a list of speakers, and he can gauge how long to allow for representations during the event.

If you have any additional needs or require information on facilities available for people with disabilities at the Council offices, or have any other questions about the Public Inquiry please contact me on the email address at the top of this letter.

The Planning Inspectorate has published a Guide to taking part in Planning Appeals which is available at https://www.gov.uk/government/publications/planning-appeals-dealt-with-by-an-inquiry-taking-part

Yours sincerely

Isabel Howdon - Bancroft

Isabel Howdon-Bancroft
Planning Support Officer