



The Planning Inspectorate

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Our Ref: APP/C3430/W/24/3344658

Mr Jake Farmer
DLP Planning Ltd
Unit 107 Clerkenwell Workshops
27-31 Clerkenwell Close
London
EC1R 0AT

09 July 2024

Dear Mr Farmer,

Town and Country Planning Act 1990
Appeal by Anglo ES Levedale Ltd, C/O Mr James Stone of Anglo Renewables Ltd
Site Address: Land on the southwest side of Levedale Road, Penkridge,
Staffordshire, ST18 9AH

Thank you for your Planning Appeal which has been checked and considered valid. If we later find out that this is not the case, then I will write to you. I am the case officer, if you have any questions, please contact me.

If you have not already sent copies of your appeal form, full statement of case, draft statement of common ground and other relevant documents to the local planning authority (LPA), please do so immediately.

Please familiarise yourself with the relevant guidance if you are new to making an appeal.

www.gov.uk/government/publications/planning-appeals-procedural-guide

SPEEDING UP DECISIONS ON APPEALS NEEDING HEARINGS

The Planning Inspectorate is committed to speeding up decisions on appeals that need a hearing. As of 1 April 2022, all validly received planning appeals that require a hearing will be subject to stricter timescales and will follow a timetable that adopts the principles set out in the Rosewell independent review of planning appeal inquiries.

Please read the contents of this letter carefully as it sets out details of the timetable and a date for the event. The event date is fixed and cannot be changed as it is based on Inspector availability. Our intention is to determine your appeal within 24 weeks of it being considered valid.

The Procedure and the Starting date

We currently assess your appeal as suitable for following the Hearing procedure.

The date of this letter is the starting date for the appeal. The timetable for the appeal begins from this date.

The Inspector and Hearing date

The Inspector appointed to decide the appeal is A Berry MTCP (Hons) MRTPI and the hearing will open at 10:00 on Tuesday 22nd October. We currently anticipate 1 sitting day(s) and, unless you are advised otherwise, the format of the event will be an in-person, face to face event, at a venue to be determined by the Local Planning Authority (LPA). However, you should also provide the LPA with an email address in the event the hearing needs to move online and be virtual.

The timetable

Your appeal should follow the timetable below:

By 16 July 2024

The LPA should send us both a copy of their completed appeal questionnaire and supporting documents. They should also write to potential interested parties and notify them of your appeal and the deadline below to comment on it.

By 13 August 2024

The LPA should send me the completed and agreed statement of common ground, listing all matters that are not only agreed, but also confirming areas where there is disagreement, along with a statement of case should they wish to submit one.

This is also the deadline by which all interested party comments in writing should be received.

At least 2 weeks in advance of the hearing opening

The LPA have until this deadline to notify interested parties of the hearing date and all the other arrangements for the event.

Planning obligations - section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', must be agreed by all relevant parties, signed, and submitted to me no later than 2 weeks before the hearing opens.

Statutory parties

'Statutory parties' are owners or tenants of the application/appeal site who made comments within the time limit on the application, or who do so on appeal. You will be able to confirm whether there were any statutory parties at application stage by checking the LPA's questionnaire. You must send any statutory party a copy of your full statement of case as soon as is practicable.

Withdrawing your appeal

If you decide to withdraw your appeal, please contact me immediately using the email address provided above. You must confirm your decision in writing, and it would be helpful if you could provide reasons why you are withdrawing.

Costs

The relevant guidance for making a costs application can be found at GOV.UK

[planningguidance.communities.gov.uk/blog/guidance/appeals](https://www.gov.uk/planningguidance/communities.gov.uk/blog/guidance/appeals).

You are advised to read this guidance very carefully as it contains important information about how one party to an appeal might have to pay another party's costs. You should be aware that withdrawal at any stage in the proceedings without good reason, may result in a successful application for costs. A successful application is also possible should an event be adjourned because of the submission of late evidence.

Additionally, a Planning Inspector or the Secretary of State may on their own initiative make an award of costs, in full or in part, if they judge that a party has behaved unreasonably resulting in unnecessary appeal expense.

Yours sincerely,

Nadia Hussain

Nadia Hussain

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>