

James Stannard

From: North3 <north3@planninginspectorate.gov.uk>
Sent: 30 September 2025 13:32
To: James Stannard
Subject: RE: URGENT - APP/H1033/W/25/3372294 - HPK/2024/0100 - Cote Bank Farm

Good afternoon,

I have had confirmation that this extension can be granted.

Kind Regards

Daisy Casemore

From: James Stannard <James.Stannard@highpeak.gov.uk>
Sent: 30 September 2025 12:36
To: Casemore, Daisy <DAISY.CASEMORE@planninginspectorate.gov.uk>
Subject: URGENT - APP/H1033/W/25/3372294 - HPK/2024/0100 - Cote Bank Farm
Importance: High

Daisy

I have tried the direct line given for you on the Start Letter however it comes up as being an invalid line.

The appellant has introduced new documentation that was previously not submitted with the application and not provided this to the LPA at the time of submitting their Statement of Case, contrary to relevant procedural guidance.

Can you please therefore confirm that the LPA will be granted additional time to submit our Statement of Case?

We are of the view that an additional 21 days beyond the current deadline would be reasonable and appropriate, given that the additional landscape and visual assessment submitted by the appellant has been received approximately 3 weeks after the Statement of Case was received.

Given the short timelines involved, can I have a response to my email below as a matter of urgency please, ideally by close of play today?

Regards

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
Tel: **07976 753958**
www.highpeak.gov.uk | Follow HPBC on [Twitter](#) | [Facebook](#)
www.staffsmoorlands.gov.uk | Follow SMDC on [Twitter](#) | [Facebook](#)

Please note that my working days are Monday-Thursday

From: James Stannard
Sent: 29 September 2025 13:51
To: daisy.casemore@planninginspectorate.gov.uk
Subject: APP/H1033/W/25/3372294 - HPK/2024/0100 - Cote Bank Farm

Good Afternoon Daisy

In relation to this email, the appellant refers to a Landscape and Visual Impact Assessment within their Statement but I can't see that this has been made available to the LPA.

As such, I don't think it is fair or reasonable to expect the LPA to fully consider this crucial piece of information in just over a week, where the views of the Peak District National Park Authority will also be relevant.

Can you please therefore confirm that the Planning Inspectorate will grant an extension to the LPA's Statement of Case deadline to allow the whole of the appellant's submission which is currently absent to be fully considered?

Kind Regards

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
Tel: **07976 753958**
www.highpeak.gov.uk | Follow HPBC on [Twitter](#) | [Facebook](#)
www.staffsmoorlands.gov.uk | Follow SMDC on [Twitter](#) | [Facebook](#)

Please note that my working days are Monday-Thursday

From: Casemore, Daisy <DAISY.CASEMORE@planninginspectorate.gov.uk>
Sent: 24 September 2025 12:20
To: Planning (HPBC) <planning@highpeak.gov.uk>
Cc: planning@planningdesign.co.uk
Subject: RE: APP/H1033/W/25/3372294 HPK/2024/0100 Cote Bank Farm, Unnamed Road From Stubbins Lane To Tithe Barn Farm, Chinley

Good morning

Please see the email below and send this asap.

Kind regards

Daisy

From: Casemore, Daisy
Sent: 16 September 2025 11:51
To: 'planning@highpeak.gov.uk' <planning@highpeak.gov.uk>
Cc: 'planning@planningdesign.co.uk' <planning@planningdesign.co.uk>
Subject: APP/H1033/W/25/3372294 HPK/2024/0100 Cote Bank Farm, Unnamed Road From Stubbins Lane To Tithe Barn Farm, Chinley

Dear Sir / Madam,

I am writing further to our letter 04 September 2025 in which we confirmed receipt of the above appeal and requested completion of our questionnaire.

I would now be grateful if you could submit the documents as outlined in our letter. I would appreciate if these documents could be submitted within 1 week.

I have cc'd in the appellant to this email for their information.

Kind regards

Daisy Casemore
North3 Case Officer
Planning Inspectorate
Email: Daisy.Casemore@planninginspectorate.go.uk

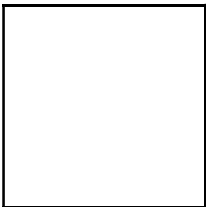
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