



STATERA
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The Planning Inspectorate
Temple Quay House
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Temple Quay
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BS1 6PN

By online portal only.

Date: 17th February 2025

Dear Sir/Madam,

**Section 78 Appeal against refusal to grant planning permission for the development of a Battery Energy Storage System (BESS) (LPA Ref: 23/03875/APP)
Land at Rookery Farm, Granborough, Buckinghamshire, MK18 3NJ**

On behalf of the Appellant, East Claydon Storage Limited, please find enclosed an Appeal in respect of the proposed development on land at Rookery Farm, Granborough, Buckinghamshire, MK18 3NJ. The site is located entirely within Buckinghamshire Council (formerly Aylesbury Vale). The Appeal is submitted against the Council's decision to refuse planning application 23/03875/APP for the following development:

"Development of a battery energy storage system (BESS), connected directly to the national Grid with associated infrastructure including access, drainage and landscaping (amended plans received)."

In accordance with Article 37 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 we enclose the following documents:

- 1 Completed appeal form;
- 2 The Appellants Statement of Case;
- 3 A copy of a draft Statement of Common Ground;
- 4 A copy of the Council's Decision Notice (ref. 23/03875/APP);
- 5 A copy of the original planning application form and ownership certificate sent to the LPA;
- 6 A Site Location Plan; and
- 7 A list and copies of all plans, drawings and documents sent to the Council as part of the application, together with all related correspondence with the Council relating to the application



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Core Documents

A full list of submitted Core Documents is included within the associated file transfer link.

Formal Request for Appeal by Hearing

Given the nature of the proposal, and the reason for refusal, we consider that the hearing route is the most appropriate means of determining this Appeal. The Appellant's Statement of Case (item 2 above) explains the reason why we consider this to be the case.

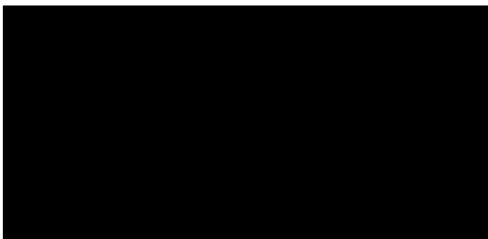
As required, we have sent the full appeal submission along with a copy of this letter to the Council on the 17th February 2025 for their information.

Proposed Timing of Hearings

The Appellant is also involved in a separate Planning Inquiry for which dates have yet to be scheduled by the Planning Inspectorate (reference APP/Q3115/W/24/3358132). Given that members of the same project team will be required to attend this separate Inquiry, the appellant would be grateful if the future Inquiry date for APP/Q3115/W/24/3358132, and the limited availability of the project team on those dates, be borne in mind by the inspectorate when considering potential future dates for the East Claydon appeal hearings.

We trust we have provided all the necessary documentation to progress the Appeal. Should you have any queries, please do not hesitate to contact me.

Yours Sincerely



Chris Palmer BSC(Hons) MSc MRTPI

Planning Lead
Statera Energy Ltd