



The Planning Inspectorate

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Mr Mark Joslin
Farsley Residents Action Group
c/o 62 Bagley Lane
Farsley
Leeds
LS28 5LY

Your Ref:
Our Ref: APP/N4720/A/13/2200640

05 April 2016

Dear Sir,

Town and Country Planning Act 1990
Appeal by Thornhill Estates
Site Address: Land Off Bagley Lane/Calverley Lane, Rodley, Leeds

Following a High Court challenge to the Secretary of State's decision on this appeal dated 10 March 2015 the Court has ordered that the appeal be re-determined. This does not necessarily mean that the Secretary of State will reach a different overall decision. I am the Case Officer dealing with the appeal. If you have any questions, please contact me.

As confirmed in the Secretary of State's letter of 9 March 2016 (enclosed) the inquiry will be reopened. The Inspector/Secretary of State will consider any relevant evidence previously submitted, unless it is expressly superseded by its originator during this 're-determination' process.

The Planning Inspectorate, on behalf of the Secretary of State, invites you to send further representations (including any statement of case and copies of any documents to which you intend to refer) covering the following;

- a) any implications of the judgment which led to the quashing of the Secretary of State's decision (*Thornhill Estates v Secretary of State for Communities and Local Government & Ors*) on the evidence that was before the Inspector and before the Secretary of State;
- b) the housing requirement figure to be applied in redetermining this case and whether there is a demonstrable five year supply of deliverable housing sites;
- c) Any other material change in circumstances, fact or policy, that may have arisen since his decision of 10 March 2015 and which the parties consider to be material to his further consideration of this appeal.

Please let me have 3 copies of your representations within 21 days of the date of this letter. If I receive no representations or comments by that date, I will assume that you do not intend to make any.

Please can you also discuss the potential inquiry duration with the appellant and LPA and seek to mutually agree an inquiry date within this 21 day period.

I have sent a similar letter to the appellant and LPA.

Yours sincerely,

Elizabeth Humphrey

Elizabeth Humphrey

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - www.planningportal.gov.uk/planning/appeals/online/search