



HOUSE OF COMMONS
LONDON SW1A 0AA

The Rt Hon Sajid Javid MP
Secretary of State for Communities and Local Government
Department for Communities and Local Government
2 Marsham Street
London
SW1P 4DF

Our ref: AB/1702

23

February 2017

Dear Sajid,

Appeal Ref: APP/J3015/W/16/3154282

Land at Field Farm, Ilkeston Road, Stapleford, Nottinghamshire NG9 8JJ

I am writing to you following The Planning Inspectorate's decision to uphold an appeal from Westerman Homes to build 118 houses on land at Field Farm.

You may know that Field Farm has been a matter of serious contention in Broxtowe for some time; Broxtowe Borough Council's previous Labour and Liberal Democrat administration went against the wishes of local residents to allocate Green Belt land at Field Farm for the development of 450 houses and despite successfully getting the application 'called in' in 2013, the Planning Inspectorate sided with the council.

The Conservatives took control of Broxtowe Borough Council in 2015 and although they were unable to overturn the decisions made by the previous administration, they assured residents that any development on Field Farm would be of a suitably high standard to justify the sacrifice of such a large part of Green Belt.

Broxtowe Borough Council rejected the developer's proposals to build 118 houses as part of the first phase of the Field Farm development. I understand the plans were universally criticized by local residents and councillors as being of poor quality. This led to the appeal above.

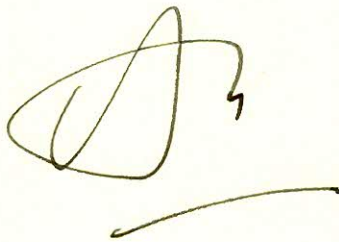
Despite strong local opposition to the proposals put forward by Westerman Homes, which included representations from Broxtowe Borough Council, Town Councils, action groups and community groups, the Planning Inspectorate has decided in favour of the developer.

Understandably, my constituents and borough councillors are frustrated and angry at the Planning Inspector's decision. Not only was the Local Authority representing the views of residents but they are still being held accountable for the poor decisions of a previous administration. This is made clear by the Planning Inspector's appeal decision which concluded that the Council would have been familiar with the quality of houses built by the developer when it allocated outline planning permission. There is no appreciation that this unpopular decision was made by a different Council which went on to lose control in the 2015 council elections.

Given the Planning Inspector's decision, there are concerns that any future development on Field Farm will be 'developer-led' and the Local Authority will have lost all control over what is built and where. I would be grateful for any assurance you can provide that future developments on Green Belt Land must be controlled by the relevant Local Planning Authority.

Furthermore, Broxtowe Borough Council, who again are bound by housing targets accepted by their predecessors, have done good work in trying to save as much of the little Green Belt as possible. I know any assistance your Department can provide moving forward would be very much appreciated.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Anna Soubry', with a horizontal line underneath.

Rt Hon Anna Soubry MP

Cc. Cllr Richard Jackson, Leader of Broxtowe Borough Council
Cllr John Longdon and Cllr Richard Macrae, Borough Councillors for Stapleford North