



Department for  
Communities and  
Local Government

Mrs E Palmer-Barnes  
Senior Planning Officer  
Broxtowe Borough Council  
Council Offices  
Foster Avenue  
Beeston  
Nottingham NG9 1AB

Please ask for: Dave Moseley  
Tel: 0303 444 8064  
Email: dave.moseley@communities.gsi.gov.uk  
Your ref: pabc@broxtowe.gov.uk  
Our ref: NPCU/CONS/J3015/71965

Date: 29 July 2013

Dear Mrs Palmer-Barnes

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 77  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2010  
TOWN AND COUNTRY PLANNING (INQUIRIES PROCEDURE) (ENGLAND)  
RULES 2000**

**APPLICATION FOR PLANNING PERMISSION FOR RESIDENTIAL  
DEVELOPMENT FOR UP TO 450 DWELLINGS, FIELD FARM, ILKESTON  
ROAD, STAPLEFORD – APPLICATION NUMBER 11/00758/OUT**

1. I am directed by the Secretary of State to refer to the above named planning application.
2. The Secretary of State's policy is to be very selective about calling in planning applications. He will, in general, only take this step if planning issues of more than local importance are involved. Having regard to this policy, the Secretary of State is of the opinion that the application is one that he ought to decide himself because he considers that the proposal may conflict with national policies on important matters. The Secretary of State accordingly directs, under his powers in section 77 of the 1990 Act, that the application shall be referred to him instead of being dealt with by the Local Planning Authority.
3. To consider all the relevant aspects of the proposed development, the Secretary of State has decided to hold a local inquiry. For the purposes of the 2000 Rules this letter is the "relevant notice" that an inquiry is to be held and the date of this letter is the "starting date". All the arrangements for holding the inquiry will be made by the Planning Inspectorate in Bristol.

4. The Planning Inspectorate will write to you shortly about the procedure for determining the called-in application. It will proceed under the "bespoke" arrangements and you may like to be aware of the Good Practice Advice Note about Bespoke Casework:

[http://www.planningportal.gov.uk/uploads/pins/gpa\\_05.pdf](http://www.planningportal.gov.uk/uploads/pins/gpa_05.pdf)

5. The original application, together with any plans and other documents accompanying it which have not already been supplied to this Office (including any related certificates and correspondence), should now be sent to the following address:-

The Planning Inspectorate  
c/o Paul Bennett  
4/02 Kite Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

6. Should you have any questions about Bespoke Casework, please contact The Planning Inspectorate (email [paul.bennett@pins.gsi.gov.uk](mailto:paul.bennett@pins.gsi.gov.uk) or telephone 0303 444 5230).

7. On the information so far available to the Secretary of State, the matters which he particularly wishes to be informed about for the purposes of his consideration of the application are its consistency with the development plan for the area; its conformity with the policies set out in the National Planning Policy Framework on delivering a wide choice of high quality housing and on protecting Green Belt land and any other matters the Inspector considers relevant.

8. This is to be taken as the Secretary of State's statement under rule 6(12) of the 2000 Rules.

9. In accordance with rule 6(1) and (2), the local planning authority shall ensure that two copies of a statement of case are received by the Secretary of State, and one copy has been received by any statutory party as defined in rule 2 within six weeks of the starting date (***unless the Planning Inspectorate notifies you otherwise as the bespoke arrangements will apply – you may wish to contact them***). Your attention is drawn to rule 6(11). The Secretary of State will comply with rule 6(4).

10. You will be required to submit a statement of case, and the Planning Inspectorate will write to you about this. The statement of case should contain the full particulars of the case which you propose to put forward at the inquiry and a list of any documents to which you intend to refer or put in as evidence. If you are proposing to give evidence, or call another person to give evidence, at the inquiry by reading a written statement (i.e. proof of evidence), your attention is drawn to rule 13.

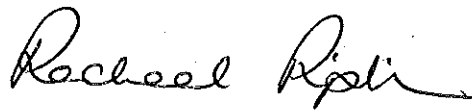
11. Your attention is drawn to rules 4 and 6(2), in particular to the requirement upon your Council to inform forthwith the Secretary of State of the names and addresses of any statutory parties.

12. Your attention is also drawn to the provisions in rule 14 of the 2000 Rules that the local planning authority and the applicant shall together prepare an agreed statement of common ground and ensure that a copy is received by the Secretary of State and by any statutory party within 6 weeks of the starting date (unless the Planning Inspectorate notifies you otherwise, as the bespoke arrangements will apply – you may wish to contact them).

13. The Secretary of State has powers to withdraw a direction made under section 77 of the 1990 Act and he would consider doing so if there is a change in circumstances to justify him taking this step. An example of such circumstances may be where there are changes to the development plan which mean that the possible conflicts with planning policies existing at the time of call-in are no longer present.

14. In pursuance of Article 25 of the 2010 Order, the Secretary of State hereby directs the Council not to grant planning permission, without specific authorisation, for any development which is the same kind as that which is the subject of the application referred to above on any land which forms part of, or includes, the site to which the application relates until the Secretary of State has issued his decision on this application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rachael Pipkin', written in a cursive style.

**Rachael Pipkin**

Authorised by the Secretary of State to sign in that behalf

