



# The Planning Inspectorate

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Michael Bruce  
Broxtowe Borough Council  
Director Of Planning And  
Development  
Council Offices  
Foster Avenue  
Beeston  
Nottingham  
NG9 1AB

Your Ref: 11/00758/OUT  
Our Ref: APP/J3015/V/13/2202700  
Date: 6 August 2013

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Dear Mr Bruce

**Town and Country Planning Act 1990 - Section 77 and Town and Country  
Planning (Inquiries Procedure) (England) Rules 2000  
Application by W Westerman Ltd  
Site at Field Farm, Ilkeston Road, Stapleford**

I refer to the above called-in planning application and the National Planning Casework Unit's letter of 29 July 2013. I am the case officer.

The Inspector and Secretary of State require hard copies of all documentation that was considered at application stage including representations from interested parties and consultees. Please can the Council and Applicant produce an agreed schedule and submit all documentation to me within 2 weeks from the date of this letter.

All called-in planning applications are now subject to bespoke timetables. Guidance about bespoke programming of called-in applications can be found at the following link [http://www.planningportal.gov.uk/uploads/pins/gpa\\_05.pdf](http://www.planningportal.gov.uk/uploads/pins/gpa_05.pdf). Attached is the format for the bespoke programme. Please suggest dates for those actions which have not been greyed out.

With regard to the anticipated inquiry duration the parties are requested to provide a well informed estimate (ie including Counsel's input) of time required for their own case and to liaise with one another to see how many witnesses each confidently proposes to field and how long they expect cross examination of one another's witnesses will require. The parties should also factor in a reasonable assessment of 3rd party interest, that the Statement of Common Ground will minimise the areas that need to be covered at the inquiry and that the duration should include the time that will be needed for the Inspector to carry out any accompanied site visit. The reason for this level of detail at this stage is to enable accurate forward programming of the Inspector's time, and to seek to ensure, as far as possible, that the risk of adjournment caused by underestimation of the inquiry duration is minimised.



All Regional Strategies (RS) have now been revoked in line with the Government's proposal to abolish Regional Strategies. In the circumstances, you should carefully consider the revocation of the relevant RS specifically in relation to this application and, where necessary, refer to it in your written statement.

You have 2 weeks from the date of this letter in which you can submit a programme agreed with the applicant.

If you do not wish to agree a programme please let me know within the 2 week period. If that is the case, or a programme is submitted which we find unacceptable, we may impose our own programme for this called-in application.

Please note a further letter 'starting' this called-in application will be issued in due course once the bespoke timetable has been agreed and confirmed.

In the meantime, within 2 weeks or the date of this letter you should notify any statutory parties and interested persons who were consulted when the application was made or who made representations that I am now dealing with the case. You should tell them that:-

- i) if they have any comments or representations about this case they should send them to me. I must receive 3 copies of these comments.
- ii) if they want to receive a copy of the decision they must write to me asking for one.
- iii) they may view the documents at your offices.

Please send a copy of the notification letter to me.

If you have any questions, please contact me.

Yours sincerely

Leanne Palmer

Letter ID

*You can use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is -*

*<http://www.pcs.planningportal.gov.uk/pcportal/casesearch.asp>*

*You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button*

**TOWN AND COUNTRY PLANNING ACT 1990**  
**APPLICATION BY W Westerman Ltd**  
**SITE AT Field Farm, Ilkeston Road, Stapleford**

ACTION	TIMETABLE
Start date	
Deadline for comments from interested parties	
Submission of statements of case and statement of common ground	
Pre-inquiry meeting (time, date and venue)	
Submission of proofs of evidence	
Inquiry (time, date and venue)	
Estimated number of sitting days	
Report submitted to Secretary of State on or before (provisional) <sup>1</sup>	
Decision issued on or before	TBA <sup>2</sup>

<sup>1</sup> The date indicated is provisional. The target date for submission of the report to the Secretary of State will be confirmed within 10 working days of the close of the inquiry

<sup>2</sup> In accordance with the requirements of Schedule 2 of the Planning and Compulsory Purchase Act 2004, you will be advised within 10 working days after the close of the Inquiry of the timetable set for the Secretary of State issuing the decision