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BY E-MAIL ONLY: leanne.palmer@pins.gsi.gov.uk

27 August 2013

Our ref: MET VT 3027-13-1
Your ref: APP/J3015/V/13/2202700

Dear Ms Palmer

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 77 AND TOWN
AND COUNTRY PLANNING (INQUIRIES PROCEDURE) (ENGLAND)
RULES 2000
APPLICATION BY W WESTERMAN LIMITED FOR PLANNING
PERMISSION FOR RESIDENTIAL DEVELOPMENT FOR UP TO 450
DWELLINGS, FIELD FARM, ILKESTON ROAD, STAPLEFORD**

We refer to the above planning application which was called in by the Secretary of State on 29 July 2013. Please note that we are instructed on behalf of the Applicant, W Westerman Limited.

We are responding to your letter of 6 August 2013 inviting the parties to agree a programme to inform a bespoke timetable in respect of the anticipated inquiry. We have liaised with the local authority in that regard and believe that the views set out in this letter represent a joint view.

The Secretary of State has indicated matters upon which he would wish to be informed for the purposes of consideration of the application in paragraph 6 of the call in letter. The matters referred to relate principally to the conformity of the application with the Development Plan for the area and the NPPF. In paragraph 12 of the call in letter there is reference to the fact that the Secretary of State has powers to withdraw a direction if there is a change in circumstances to justify taking that step.

The application is for a proposal which is currently the subject of a draft allocation in the submitted Aligned Core Strategy. The submitted Core Strategy is due to be

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considered at an Examination which will take place during October and November 2013. Objectors to the application have also indicated their objection to the inclusion of the site within the Core Strategy and their intention to participate at the Examination.

It is therefore anticipated that the issue of the acceptability of this site in the emerging Development Plan and its conformity with the NPPF will be established through the Core Strategy Examination. The outcome of the Examination will be known in the Spring of 2014. Neither the applicant, nor the Council wish to apply resources to an inquiry to examine matters which will be addressed at the Core Strategy Examination. Any inquiry into this application would simply duplicate the consideration that will be given to the site through the Core Strategy.

Accordingly, it is requested that this application be put in abeyance to allow the Local Plan to proceed in advance and without the need for private, and public monies to be spent on a call in inquiry. The position can then be revisited once the outcome of the Core Strategy is known in Spring next year.

We would be grateful if you could give consideration to this joint request which we believe should be acceptable to both the Planning Inspectorate and the Secretary of State given that it is in line with a plan led approach and minimises public expenditure.

Yours faithfully

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cc DPDS Consulting Group
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Broxtowe Borough Council