

Appeal Reference: 6006412

Land West of Stapleford Lane, Stapleford, Nottingham, NG9 6JG

Inspector's Post-Case Management Conference Note 2

1. The 2nd case management conference with the appellant, Broxtowe Borough Council (the Council), Nottinghamshire County Council (the County Council), and National Highways took place on 3 July 2026.
2. This note sits alongside the post-case management conference note of 15 June 2026 and supersedes it only in part. The two notes should be read together.
3. This note should be placed on the Council's website.

Likely main issues

4. It was agreed at the 2nd case management conference that the likely main issues for this appeal include:
 - a) the effect of the proposal on the safe operation of the highway network, including cumulative impacts;
 - b) whether the proposal would make appropriate provision for infrastructure; and
 - c) the overall planning balance, having regard to the development plan and any proposed benefits.
5. Appearances for the main parties based on the likely main issues are as follows:

Appellant

Paul Tucker KC and Elana Kaymer, Counsel, who will be calling:

- David Frisby, Highways
- James Hicks, Planning

The appellant reserved their position regarding calling a modelling witness, subject to need to do so.

Council

Sarah Clover, Counsel, who will be calling:

- Ryan Dawson
- Darren Ottewell

County Council

Freddie Humphries, Counsel, who will be calling:

- Jan Witko, Highways.
- Modelling witness to be confirmed

National Highways

Jack Smyth, Counsel, who will be calling:

- Catherine Townend
- Modelling witness to be confirmed

How the likely main issues will be dealt with

6. The likely main issues will be dealt with topic by topic (where possible) with main issues a) and c) dealt with by cross-examination and main issue b) addressed by the round table discussion on conditions and obligations. However, this will be kept under review subject to the extent of dispute.

Timetabling and submission of documents

7. The appellant confirmed that another run of the East Midlands Gateway Model was being undertaken. It was expected that this would be completed by next week.
8. The main parties also confirmed that work was being undertaken to prepare a Highways Statement of Common Ground. This should be submitted no later than 21 July 2026.
9. The deadline for submission of proofs of evidence is 28 July 2026.
10. The deadline for submission of rebuttals is 11 August 2026.
11. If there is a need to amend any deadlines, this will need to be agreed by all parties. In the event that modelling outcomes would have a potential knock-on effect on timetabling of the Inquiry, the main parties should contact me via the case officer with regard to any impact on deadlines.

Conditions

12. A draft schedule of conditions should be provided by 7 July 2026 in Word format. I will provide comments on those draft conditions as soon as possible. A final draft schedule of conditions to respond to my initial comments should be provided to me by 28 July 2026 in Word format.

Planning Obligations

13. I also require an early draft legal agreement by 7 July 2026. I will provide comments on the early draft legal agreement once submitted.

14. I will need to see a further draft legal agreement no later than 28 July 2026.

Costs

15. No application for costs has been made at this stage. If applications for costs are to be made, the Planning Practice Guidance makes it clear that they should be made in writing to me before the inquiry. You should give the other party timely notice to enable them to compose a response. You are also reminded that in order to support an effective and timely planning system in which all parties are required to behave reasonably, I have the power to initiate an award of costs in line with the Planning Practice Guidance.

Joanna Gilbert

INSPECTOR

3 July 2026

Summary of Key Dates and Deadlines

1700 on 7 July 2026	Deadline for submission of: • Draft schedule of conditions; • Early draft legal agreement.
1700 on 21 July 2026	• Deadline for the submission of any topic-specific statements of common ground.
1700 on 28 July 2026	Deadline for the submission of: • All proofs of evidence and appendices; • Core documents, including an index for the core documents and link to the core documents webpage; • Final draft schedule of conditions; • Draft legal agreement with office copy entries; • The Council's and County Council's Compliance statement(s).
1700 on 11 August 2026	Deadline for the submission of: • Any necessary rebuttals/addendum to main statement of common ground or to topic-specific statements of common ground; • Evidence that the notification letters have been issued, and press and site notices have been published or displayed; • Final timing estimates and suggested programme; • Site visit itinerary.
1000 on 25 August 2026	• Inquiry opens.