

Appeal Reference: 6006412

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

Inspector's Note – 2 September 2026

1. On 25 August 2026, I provided my opening remarks and heard the openings of the appellant, Broxtowe Borough Council, Nottinghamshire County Council, and National Highways. I also heard from interested parties, and held round table discussions about conditions and planning obligations.
2. I visited the site unaccompanied on the afternoon of 25 August 2026. I walked across the site and visited Bessell Lane. As part of a familiarisation visit, I had visited the site and the surrounding area, including viewpoints highlighted by the main parties, on 24 August 2026.
3. During the inquiry, the timetable for the further provision of documents was discussed. I have set out my expectations in the table below:

2 September 2026	Appellant's provision of further transport modelling information to the main parties and the Planning Inspectorate.
11 September 2026	Appellant's provision of any mitigation proposed in relation to the findings of the further transport modelling information to the main parties and the Planning Inspectorate.
15 September 2026	Submission of the latest draft schedule of conditions and draft legal agreement to the Planning Inspectorate.
25 September 2026	Nottinghamshire County Council and National Highways' responses to the further transport modelling and mitigation to be provided to the main parties and the Planning Inspectorate.
2 October 2026	Provision of an agreed Statement of Common Ground between all four main parties to the Planning Inspectorate. Provision of timings by advocates, as necessary.
7 October 2026	Provision of further focussed proofs of evidence by the main parties, as necessary.
14 October 2026	Inquiry resumes virtually.

4. Once I have received the agreed Statement of Common Ground, I will provide an updated programme for the remainder of the inquiry. Should it be necessary to hear evidence, I require suggested timings from advocates on 2 October 2026. These timings may be updated, following receipt of any necessary focussed proofs of evidence.
5. This note should be placed on Broxtowe Borough Council's website.

Joanna Gilbert

INSPECTOR