



Ministry of Housing,
Communities &
Local Government

Mr T Blaney
Trevor Blaney Planning
Burgh House
Waldron
Nr HEATHFIELD East Sussex
TN21 0SB

Our ref: APP/H3510/V/14/2222871
Your ref:

19 June 2018

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 77
APPLICATION MADE BY LORD DERBY
LAND AT HATCHFIELD FARM, FORDHAM ROAD, NEWMARKET
APPLICATION REF: DC/13/0408/OUT**

1. I refer to my letter of 19 September 2017 in the above matter pursuant to Rule 19 of the Town and Country Planning (Inquiries Procedure) (England) Rules 2000 which, among other things, afforded to the persons entitled to appear at the inquiry the opportunity of asking for the re-opening of the inquiry.
2. Having carefully considered all the representations before him, the Secretary of State has decided, for the reasons set out below, to exercise his discretion under Rule 19(1)(c) of the Town and Country Planning (Inquiries Procedure) (England) Rules 2000 to re-open the inquiry.
3. In reaching his decision, the Secretary of State has taken into account the implications for parties of re-opening the inquiry in terms of the costs and delay in redetermination of the proposal.
4. However, the Secretary of State notes that over 3 years have now passed since the inquiry was held in April 2015. He considers that there have been significant changes in circumstances since the inquiry which are material to the redetermination of the proposal, including the publication for consultation of the Single Issues Review and Site Allocations Local Plan Main Modifications on 25 April 2018. A large volume of updated technical material has also been received from parties since the inquiry on complex issues. The Secretary of State considers that re-opening the inquiry would give all parties an opportunity to thoroughly test this updated evidence, including by cross-examination if necessary.
5. Accordingly, for the reasons given above, the Secretary of State has decided, in the circumstances, to exercise his discretion under Rule 19(1)(c) of the Town and Country Planning (Inquiries Procedure) (England) Rules 2000 to re-open the inquiry.
6. The Planning Inspectorate will be writing shortly to relevant parties about the arrangements for the re-opening of the inquiry.

Ministry of Housing, Communities & Local Government Tel: 0303 444 1624
Maria Stasiak, Decision Officer Email: PCC@communities.gsi.gov.uk
Planning Casework Unit
3rd Floor Fry Building
2 Marsham Street
London SW1P 4DF

7. The representations the Secretary of State has received in response to the Rule 19 letter are listed below and copies are available upon request:

1 October 2017	Mz Yvonne Zellen
12 December 2017	Mz Yvonne Zellen
8 May 2018	Trevor Blaney / Trevor Blaney Planning
8 May 2018	Gareth Durrant, Forest Heath District Council
8 May 2018	Nicky Parsons, Pegasus Group (obo Newmarket Horsemen's Group)
8 May 2018	Rachel Hood
8 May 2018	Andy Drummond
25 May 2018	Nicky Parsons, Pegasus Group (obo Newmarket Horsemen's Group)
25 May 2018	Gareth Durrant, Forest Heath District Council
25 May 2018	Trevor Blaney / Trevor Blaney Planning

8. Other representations the Secretary of State has received are listed below and copies are available upon request:

26 September 2017	Rt Hon Matt Hancock MP
2 October 2017	Joint letter from: Laurence Robertson MP; Philip Davies MP; John Spellar MP; Bob Blackman MP; and Lord Watts
3 December 2017	Tony Pringle
17 January 2018	Nicky Parsons, Pegasus Group (obo Newmarket Horsemen's Group)
18 January 2018	Trevor Blaney / Trevor Blaney Planning
26 January 2018	Trevor Blaney / Trevor Blaney Planning
19 February 2018	Trevor Blaney / Trevor Blaney Planning
8 March 2018	Cllr Warwick Hirst

9. I am copying this letter to the Newmarket Horsemen's Group, the parties listed at Annex A below, and the Planning Inspectorate.

Yours faithfully

Maria Stasiak

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The Newmarket Horsemen's Group
Gareth Durrant, Forest Heath District Council
Matthew Hancock MP
Mr W Hirst
District Cllr A Drummond
Town Cllr R Hood
Ms S Beckett
Mr J Crowhurst
Mz Y Zellen
Mr A Appleby
Parish Cllr B Rampling, Moulton Parish Council
M W Gredley
RM Sellwood, Sellwood Planning
Lakenheath Parish Council
Forest Heath Rural Parish Council