



# The Planning Inspectorate

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[www.gov.uk/planning-inspectorate](http://www.gov.uk/planning-inspectorate)

Your Ref: 14/P/02109

Our Ref: APP/Y3615/W/16/3151098

Miss S J Willmott  
Guildford Borough Council  
Planning Development Services  
Millmead House  
Millmead  
Guildford  
Surrey  
GU2 4BB

02 March 2017

Dear Miss S J Willmott,

Town and Country Planning Act 1990  
Appeal by Berkeley Homes (Southern) Ltd and The Howard Trust Partnership  
Site Address: Lower Road and Brown's Field, Brown's Lane, Effingham, Surrey,  
KT24 5JR

Although under the Town and Country Planning (Determination of Appeals by Appointed Persons)(Prescribed Classes) Regulations 1997, the appeal was to have been decided by an Inspector, the Secretary of State considers that he should determine it himself.

Accordingly, in exercise of his powers under section 79 and paragraph 3 of Schedule 6 of the Town and Country Planning Act 1990, the Secretary of State hereby directs that he shall determine this appeal instead of an Inspector. This means that instead of writing a decision, the Inspector will prepare a report and recommendation, which will be forwarded to the Secretary of State.

The reason for this direction is that the appeal involves proposals for significant development in the Green Belt.

This direction is being served on the Inspector (if appointed), the appellant (or their representative) and the local planning authority.

The guidelines for 'recovering' appeals are to be found in House of Commons Hansard Ministerial Statement of 30 June 2008 (as amended). We will send you a copy of the appropriate extracts if you ask for them or you can get them from GOV.UK

<https://www.gov.uk/government/collections/planning-applications-called-in-decisions-and-recovered-appeals#recovered-planning-appeals>

Yours sincerely,

**Mark Boulton**

Mark Boulton

Authorised to sign on behalf of the Secretary of State

*Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - [www.planningportal.gov.uk/planning/appeals/online/search](http://www.planningportal.gov.uk/planning/appeals/online/search)*