

APPEAL REF: APP/M1520/W/24/3351658
Land adjoining Daws Heath Road, Hadleigh

INSPECTOR'S PRE-CONFERENCE NOTE

For Case Management Conference

TO BE HELD VIRTUALLY AT 10:00 on Tuesday 19th November 2024.

Construction 173 new dwellings including Public Open Space, Landscaping, Access, Drainage, Parking, Servicing, Utilities and all associated Infrastructure and ancillary Buildings.

1. The case management conference (CMC) will be led by myself, Tim Burnham, the appointed Planning Inspector. Page 3 of this note contains the conference agenda.
2. The CMC will involve no discussion on the merits of the case, and I will not hear any evidence. Rather, the purpose is to give clear indications in relation to the ongoing management of the case, and the presentation of evidence, so that the Inquiry is conducted in an efficient and effective manner.
3. The Inquiry is scheduled to open at 10:00 on Wednesday 15th January 2025 running until Friday 17th January and then from Tuesday 21st January until Thursday 23rd January, scheduled for 6 days.

Main Issues

4. Based on the evidence currently submitted, and at the present time, I consider the main issue to be:
 - Whether the proposal would be inappropriate development in the green belt having regard to the Framework, the effect of the proposal on the openness of the green belt and if the development were considered inappropriate development, whether any harm would be clearly outweighed by other considerations so as to amount to the very special circumstances required to justify the proposal.

(Matters/topics to be explored at Inquiry relating to main issue above to include green belt openness/purposes, affordable housing, housing land supply and planning balance etc?)

5. It is currently my intention that witnesses will be grouped by party – Council first and then appellant. The main issue will be subject to formal evidence and I am not, at present, planning any round table sessions. The CMC will confirm how best to hear the evidence to ensure that the Inquiry is conducted as efficiently as possible.
6. The Council have issued one reason for refusal relating to Green Belt Harm. Can the council please offer absolute clarity on their position with regard to any matters relating to 'non green belt' harm – Ref p.91 of committee report. Please can the appellant explain the reference to the 'Landscape and visual appraisal' at Para. 1.11 of the statement of case.
7. There is reference to the requirement for S106/Planning obligations to be in place to mitigate potential harms with the evidence, please update me on any progress in this regard. It is important that matters are dealt with via the most appropriate method when considering S106/Planning obligations and any proposed conditions.
8. It is possible that matters raised within existing correspondence will be raised by interested parties at the Inquiry. There will be an opportunity to address these other matters which in part appear to relate to concerns over ecology, highways impact, flood risk as well as the existing horses it is suggested are stabled at the site. I will invite interested parties to speak on the first morning of the Inquiry but will also make time later in the event for anyone who wishes to, but cannot, speak at that time.
9. It is essential that both main parties effectively communicate with one another to agree any common ground to narrow the issues for consideration at the Inquiry.
10. You are requested to give consideration in advance of the CMC as to whether all the matters identified above encapsulate those most pertinent to the outcome of the appeal.

T Burnham

INSPECTOR
14th November 2024

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Case Management Conference

10:00 on Tuesday 19th November 2024

AGENDA

1. Introduction by Inspector
2. Introduction of those present
3. Purpose of the conference
4. Likely main issues and other matters
5. How the main issues will be dealt with
6. Conditions
7. Planning obligation
8. Core Documents
9. Inquiry programme
10. Housekeeping matters
11. Timetable for submission of documents
12. Costs
13. Any other procedural matters