

**APPEAL REF: APP/C4325/W/21/3279967****Proposal**

Part A: Outline planning permission with all matters reserved for the creation of a commercial/industrial development providing up to 53,327 sqm of B2/B8 employment floorspace (including ancillary office accommodation) along with the provision of other associated infrastructure (including internal plot access, roads, parking, footpaths, internal landscaping and the provision of a car park to serve Stockport Sports Village).

Part B: Full planning permission for the creation of two commercial/industrial units comprising 39,857 sqm (including ancillary office accommodation), strategic landscaping, the widening and realignment of Bredbury Park Way and the relocation of its junction with Ashton Road, along with the provision of other associated infrastructure (including access, parking and internal landscaping).

**Site Address**

Land bounded by Ashton Road, the River Tame, Turner Lane and Bredbury Industrial Estate.

**Appellant**

Quorum Estates Limited, Edmund Hargreaves Ogden, Joanne Louise Ogden, Carolyne Patricia Ogden & Kristine Michelle Ogden.

**INSPECTOR'S NOTE OF CASE MANAGEMENT CONFERENCE (CMC) HELD AT 14.00 HOURS ON MONDAY 18 OCTOBER 2021.****Introduction**

1. The Inspector introduced himself as David Rose, a chartered town planner, and the Inspector appointed to determine the appeal.

2. The leading participants at the CMC were:

- Rupert Warren QC for the Appellant;
- John Barrett of Counsel for Stockport Metropolitan Borough Council; and
- Claire Reid representing Andrew Gwynne MP (anticipated Rule 6(6) Party).

3. The Inspector outlined the purpose of the CMC, namely, to discuss administrative arrangements for the Public Inquiry, beginning on Tuesday 1 February 2022.

4. **A separate note is attached at Annex A for members of the public who might wish to speak at the Inquiry.**

## **Likely Main Issues**

5. The preliminary likely main issues identified by the Inspector were agreed, namely:
  - the effect of the proposal on the openness of the Green Belt;
  - the effect of the proposal on the character and appearance of the area, including landscape character and visual amenity;
  - would the harm by reason of inappropriateness, and any other harm, be clearly outweighed by other considerations, so as to amount to the very special circumstances required to justify the development.
6. Material considerations, or other main issues, reflecting representations from interested persons, are likely to include:
  - highways and traffic;
  - recreation, arboriculture, and biodiversity;
  - noise, air quality, lighting; and
  - drainage and flooding.

## **The Format of the Inquiry**

7. It was agreed that the Inquiry would be conducted as a fully virtual event. The Council will arrange live streaming to enable members of the public to follow proceedings.
8. The appellant intends to call 4 witnesses dealing with need; employment land supply; landscape; and planning policy/balance. The Council will present 3 witnesses covering need; landscape; and planning policy/balance.
9. The evidence will be presented and examined formally on a topic-based format. The appellant will prepare a separate statement responding to representations from interested persons. The Inspector indicated that if additional matters were raised during the Inquiry, the appellant would be invited to respond in writing.
10. The Inquiry is scheduled to sit for 8 days. As a precaution, the parties will seek to identify 2 additional days in case of any over-run. Similarly, provision will be made to hold a second Case Management Conference, if required. Agreed dates are to be conveyed to PINS' Case Officer as soon as possible.
11. The involvement in the Inquiry of Andrew Gwynne MP was to be clarified. It was understood that he wished to be given Rule 6(6) status, with witnesses including CPRE and Tameside Highways. PINS has since received confirmation from the Member of Parliament (with apologies for not being able to attend the conference). He has been asked to submit a Statement of Case by no later than 1 November 2021; and to confirm the number of witnesses he intends to call and their respective topic areas.

12. It is not known how many members of the public might wish to speak at the Inquiry. The notes of this meeting are to be published on the Inquiry website with a view to informing intended speakers of how best to assist the Inspector. Attention is drawn to Annex A of this note.

### **Statement of Common Ground**

13. It was confirmed that a Statement of Common Ground was in preparation and consideration would be given to submitting this in parts reflecting the main issues.

### **Planning Conditions and Obligations**

14. It was noted that Heads of Terms had been agreed for the Planning Obligations and that planning conditions were in draft. The Inspector asked to see the draft conditions in advance of the Inquiry to enable him to raise any matters (without prejudice) in writing with the parties.

### **Inquiry Documents and Inquiry Library**

15. Inquiry documents will be submitted in electronic format and the Council will provide a web-based Inquiry Library for use at the Inquiry. This is to be co-ordinated, following the input of the main parties, by Yvonne Parker who will act as Programme Officer for the Inquiry. Her contact details are [yvonneparker@programmeofficers.co.uk](mailto:yvonneparker@programmeofficers.co.uk) The main parties are requested to identify Inquiry Library documents as soon as practicable to ensure that references in proofs reflect these.
16. The Inspector requested hard copies of proofs and appendices for his own use and a hard copy of the visualisations supporting the application (Environmental Statement Appendix J) to inform his site visit.
17. Proofs of evidence are due no later than Tuesday 4 January 2022. Rebuttals, if clarifying technical matters to save Inquiry time, are to be submitted no later than 18 January 2022.

### **Publicity**

18. The Council agreed to publish the notes of the CMC on the Inquiry website to inform members of the public. It is anticipated that the Inquiry website will go live on Tuesday 26 October 2021 and will be found at <https://programmeofficers.co.uk/Bredbury/>
19. Elected representatives and residents who wish to speak on their own behalf at the Inquiry are directed to the following guidance and to Annex A of this note:

<https://www.gov.uk/government/publications/planning-appeals-dealt-with-by-an-inquiry-taking-part/guide-to-taking-part-in-planning-and-listed-building-consent-appeals-proceeding-by-an-inquiry>

## **Other Matters**

20. The Inspector will undertake an unaccompanied site visit before the Inquiry for personal familiarisation. The parties are asked to agree an itinerary of the most important viewpoints (list and map based) by no later than 18 January 2022.
21. Witnesses appearing at the Inquiry are directed to Annex B 'Content and Format of Proofs and Appendices'.
22. The Case Management Conference concluded at 14.35 hours.

*David MH Rose*

INSPECTOR

19 October 2021

## ANNEX A

### INSPECTOR'S NOTE FOR LOCAL PEOPLE WHO WISH TO SPEAK AT THE PUBLIC INQUIRY

1. The link at paragraph 19 above gives general guidance for local people who wish to speak at a Public Inquiry. Particular attention is drawn to Section 9 'Before the inquiry'.

2. This sets out:

*'If you want to speak at the inquiry, you need to think about what you want to say and how you want to say it. Some people prefer to make, or read out, a brief statement giving their views. If there are several people with the same views, it is a good idea for one person to speak on behalf of the others.'*

3. It would assist the Inspector, in arranging the Inquiry programme, if those who wish to speak could inform the Inquiry Programme Officer before the opening of the Inquiry (no later than Friday 14 January 2022). The Inspector will also ask, in opening the Inquiry, whether there are further individuals who wish to speak.
4. The Inspector will endeavour to incorporate local residents into a single session of the Inquiry programme, which, if so required, may be held in an evening. In the Inspector's experience, a timed slot of no more than 5 minutes is usually sufficient for most people to have their say.
5. The Inspector would find it helpful if those wishing to take part speak to a prepared statement submitted electronically (where possible) through the Inquiry Programme Officer.
6. The Inquiry Programme Officer's contact details are:  
[yvonneparker@programmeofficers.co.uk](mailto:yvonneparker@programmeofficers.co.uk)

## **Annex B**

### **Content and Format of Proofs and Appendices**

#### Content

##### Proofs of evidence **should**:

- focus on the main issues identified, in particular on areas of disagreement;
- be proportionate to the number and complexity of issues and matters that the witness is addressing;
- be concise, precise, relevant and contain facts and expert opinion deriving from witnesses' own professional expertise and experience, and/or local knowledge;
- be prepared with a clear structure that identifies and addresses the main issues within the witness's field of knowledge and avoids repetition;
- focus on what is really necessary to make the case and avoid including unnecessary material, or duplicating material in other documents or another witness's evidence;
- where case law is cited in the proof, include the full Court report/transcript reference and cross refer to a copy of the report/ transcript which should be included as a core document.

##### Proofs **should not**:

- duplicate information already included in other Inquiry material, such as site description, planning history and the relevant planning policy;
- recite the text of policies referred to elsewhere: the proofs need only identify the relevant policy numbers, with extracts being provided as core documents. Only policies which are needed to understand the argument being put forward and are fundamental to an appraisal of the proposals' merits need be referred to.

#### Format of the proofs and appendices:

- Proofs to be no longer than 3000 words if possible. Where proofs are longer than 1500 words, summaries are to be submitted.
- Hard copies of Proofs are to be bound in such a way as to be easily opened and read.
- Appendices are to be bound separately.
- hard copies of Appendices are to be indexed using **projecting tabs**, labelled and **paginated**.