

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 10.00 HOURS ON THURSDAY 9 DECEMBER 2021.**Introduction**

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

The leading participants at the CMC were:

- Rupert Warren QC for the Appellant;
 - John Barrett of Counsel for Stockport Metropolitan Borough Council; and
 - Andrew Gwynne MP (Rule 6(6) Party).
2. The Inspector outlined the purpose of the CMC, namely, to discuss administrative arrangements for the Public Inquiry, beginning on Tuesday 1 February 2022.

Appearances at the Inquiry and the evidence to be called

3. The Appellant will be calling 4/5 witnesses:
 - Need: Andrew Pexton (JLL)
 - Employment land supply: Colin Robinson (Lichfields)
 - Landscape: Gary Holliday (fpcr)
 - Planning balance: Simon Pemberton (Lichfields)
 - Highways: Chris Hargreaves (Vectos)

The Appellant reserves its position on whether or not to formally call a Highways witness or rely on a written statement. The Inspector confirmed that this could be resolved following the exchange of proofs.

4. The Council will be calling one witness, Simon Wood, to cover landscape, need/supply and planning policy/balance. The Council will be submitting that a s78 Inquiry is not the forum for determining issues of need/supply. However, the Council will assist the Inquiry through a Statement of Common Ground. The Council also reserves its position on highway matters as the Highway Authority within Stockport Borough.
5. Mr Andrew Gwynne MP is a registered Rule 6(6) Party. He will be focusing on the characteristics of the Tame Valley, the Green Belt, and the harm that the proposal would cause. He will be calling Mr Nick Fenwick, Interim Assistant Director Planning and Transportation at Tameside Council, appearing on behalf of Mr Gwynne with the Council's permission.
6. Mr Fenwick will be dealing with impacts on the neighbouring and adjoining authority, namely traffic (in general terms); need/supply in Greater Manchester; and environmental considerations based on river valley policies, landscape character and the urban fringe.

Participation by Interested Persons

7. The Inspector drew attention to his note of the Case Management Conference held on 18 October 2021 with reference to Annex A. This invites those people who wish to speak at the Inquiry to inform the Programme Officer no later than Friday 14 January 2022. The Inspector will also ask the main parties for preliminary indicative time estimates to allow him to produce an outline timetable.
8. The Inspector will make provision, as necessary, for interested persons to speak following opening statements on the first morning of the Inquiry. An evening session may be arranged for those who are unavailable by day.

Statement of Common Ground

9. It was confirmed that Statements of Common Ground between the Appellant and the Council were being prepared with anticipation of the Council's track changes being available by the end of Friday 10 December. These would include planning policy, landscape, employment land/need, biodiversity and highways. The Statements would be made available to Mr Gwynne for information.

Planning Conditions and Obligations

10. The Council will submit a list of draft planning conditions no later than exchange of proofs. The s106 is between legal teams and ongoing progress is sought to determine whether the obligation will be unilateral or bilateral.
11. It was confirmed that Mr Gwynne would be kept informed and that he would have the opportunity to comment on conditions with particular reference to impacts on Tameside.

Inquiry Documents and Inquiry Library

12. The Inspector requested the submission of a first draft of the index for the Inquiry documents to be submitted to the Programme Officer by the end of Monday 13 December. The Programme Officer will then issue an 'official' documents list to ensure consistent referencing in Proofs of Evidence.

Close of meeting

13. The Inspector concluded the meeting at 10.30 hours.

David MH Rose

INSPECTOR

9 December 2021