

APPEAL REF: APP/Q4245/W/19/3243720

LAND AT WARBURTON LANE, WARBURTON

**SECOND CASE MANAGEMENT TELEPHONE CONFERENCE TO BE HELD AT
1000 ON WEDNESDAY, 10 JUNE 2020**

INSPECTOR'S PRE-CONFERENCE NOTE

1. The second case management conference (CMC) will be held by Miss Christina Downes MRTPI. Attached as separate documents are instructions for joining the conference, a conference etiquette which will be observed, and the conference agenda.
2. The inquiry was due to open on 21 April but had to be postponed due to the Covid-19 Pandemic. It was due to sit for 8 days. Dates for resumption of the inquiry will be discussed at the CMC and it is anticipated that these will be in the Autumn.
3. As the parties will be aware, there will be no discussion as part of the CMC about the merits of the respective cases and the Inspector will not hear any evidence. The main purpose is to consider how the inquiry can be moved forward in these unprecedented times.
4. The work of the Planning Inspectorate has been identified in the Government's Ministerial Statement (13/5/20) as being of high economic value. However, a conventional face-to-face inquiry is not possible under current social distancing restrictions and this situation seems likely to endure for a considerable period of time. Ensuring the safety and wellbeing of all inquiry participants is of paramount importance. The Inspector considers that this appeal may be able to be conducted virtually whilst maintaining the core principles of the appeal process that require fairness, openness and transparency. This will be discussed at the CMC.
5. The Inspector will want to know how the Council intends to carry out notification of the virtual event. Arrangements for the posting of the site notice by the Appellant will also be discussed.
6. The main issues that were identified and agreed by the Council and Appellant at the first CMC were as follows:
 - a) Whether this would be an acceptable location for housing development, having regards to the spatial strategy in the development plan and the location of the site relative to nearby settlements.
 - b) The effect of the proposed development on landscape character.
 - c) Whether the location is accessible to allow occupiers of the proposed development real choices to travel by modes other than the private car.

- d) The effect of the proposed development on congestion and highway safety.
 - e) Whether the proposed development would meet local housing needs and whether the lack of affordable housing provision would be acceptable.
 - f) The effect of the proposed development on heritage assets.
7. The Parish Council was unable to confirm the issues that it wished to raise and the witnesses it would wish to call. It should come to the CMC ready to discuss these details.
 8. The Inspector will wish to know whether the ES Addendum has been submitted and whether it has been subject to the necessary publicity.
 9. There were various matters that were outstanding at the time of the first CMC. Updates should be provided as follows:
 - a) Progress with the planning application for the pedestrian bridges.
 - b) Progress with the archaeological work.
 - c) Modelling work for the Flixton junction.
 - d) Outstanding information to the viability assessment (Appendix E in particular).
 10. Following the first CMC it was agreed that landscape and heritage would be dealt with through round table sessions. It was also possible that archaeology could be addressed in a similar way. The remaining issues were considered to be most appropriately considered by means of formal presentation of evidence and cross-examination. This will be further discussed at the CMC with a virtual format in mind.
 11. Progress on the topic-specific and overarching statements of common ground will be discussed.
 12. The Inspector will wish to consider the likely extent of third-party participation in a digital inquiry. It is clearly important that interested persons can participate if they wish to do so. How this can be achieved will be discussed at the CMC.
 13. There will be discussion about how the documents will be managed digitally, including the core documents and other appeal documents. There will not of course be the facility for inquiry documents to be handed in during the inquiry itself. How this will be dealt with will be considered at the CMC.
 14. Careful thought should be given to the above points before the CMC.

Christina Downes
26 May 2020