

APPEAL REF: APP/W1860/W/24/3348743

Land at Berrow Green Road, Martley, Worcestershire

Outline planning permission for up to 55 dwellings with detailed access and all other matters reserved (appearance, landscaping, layout and scale).

**CASE MANAGEMENT CONFERENCE
10am Friday 13 September 2024**

Introductions

- Patrick Hanna introduced himself as the appointed Inspector.
- Anna Stein for the Council (Sioned Davies will appear at the inquiry).
- Giles Cannock KC for the appellant.
- The purpose of the conference was to discuss the ongoing management of the case, not the merits of the parties' positions.

Inquiry format

- Inquiry to be held at Council Chambers, Council House, Avenue Road, Malvern WR14 3AF, opening at 10am on 26 November 2024, with subsequent days to start at 9.30am. The venue is unavailable on Tuesday afternoon.
- Sitting for up to 4 days (close by lunchtime on Friday 29 November).
- Inquiry to be held as an in-person event. The Council will also need to be prepared to hold it as a blended event or wholly virtually as necessary.
- Local people and organisations are encouraged to take part in the inquiry process, as local knowledge and opinion can often be a valuable addition to the evidence given by the main parties. If there are several people with the same views, it is often a good idea for one person to speak on behalf of the others, in order to avoid repetition.

The main issues

- Since the pre-conference note, the Council's concern regarding agricultural land has been resolved. Both parties also now anticipate that the planning obligation will be agreed, or largely agreed with a blue pencil clause, prior to the inquiry. On that basis, the main issues are likely to be:
 - whether the proposal would be in a suitable location for housing with regard to local and national policies for housing; and
 - the effect of the proposal on the character and appearance of the site and surrounding area and the setting of the Grade II listed building Longstone Cottage.

On the evidence currently available, the appellant does not at this stage intend to dispute the Council's housing land supply position of 3.47 years.

How the main issues will be dealt with

- Planning and the planning balance, and affordable housing, will be dealt with by means of formal examination of evidence. Landscape and heritage by

means of round table. Any dispute regarding s106 contributions (particularly education and health) would be heard in the obligation round table.

- Up to four witnesses each for both parties (landscape, heritage, affordable housing, planning).
- Running order; landscape and heritage, affordable housing, planning and the planning balance.
- The appellant will address other concerns raised by interested parties in their written submissions, although questions may also be asked at the inquiry.

Timetable for submission of documents

Tuesday 29 October	<ul style="list-style-type: none"> • Deadline for all proofs of evidence (including appendices and any summary proofs). • One hard copy set of all proof documents, along with landscaping and other key plans, to be sent to the Inspectorate. • Main and topic Statements of Common Ground (incorporating tabulated matters of dispute). • Core Documents list.
Tuesday 5 November	<ul style="list-style-type: none"> • Council's notification of Inquiry. • Appellant display of site notice.
Tuesday 12 November	<ul style="list-style-type: none"> • Any necessary rebuttals (including appendices). • One hard copy set to be sent to the Inspectorate.
Tuesday 19 November	<ul style="list-style-type: none"> • Final agreed conditions. • Final draft of planning obligation. • CIL compliance statement. • Estimated timings for openings, closings, round tables, evidence in chief and cross examination.
Tuesday 26 November	<ul style="list-style-type: none"> • Inquiry opens at 10am.

Other matters

- A list of the plans agreed for determination should be set out in the statement of common ground. The parties are currently considering consultation requirements for revised highways plans and will advise further.
- The Inspector should be provided with hard copies of all proofs, rebuttals, and landscaping and other key plans, but will access other core documents electronically. Core documents for interested persons will be published on a dedicated webpage by the Council, and made available at the venue, possibly electronically by the appellant to avoid printing.
- The site visit will be unaccompanied and will be likely to take place on the afternoon of Tuesday 26 November. Permission is given for the Inspector to enter the site.
- No costs applications have been indicated at this stage.

Patrick Hanna

INSPECTOR

13 September 2024