



**APPEAL REF: APP/W1715/W/20/3255559**  
**GE Aviation, Kings Avenue, Hamble-le-Rice, SO31 4NF**

Outline application with all matters reserved (except means of access) for the construction of up to 148 residential dwellings (Use Class C3) with new vehicular access to Hamble Lane, alterations to Kings Avenue and Coronation Parade, new car parking for existing sports facilities, employment use and residential properties, landscaping, improvements to existing bowls and football facilities on site and other associated works. Demolition of non-original extensions to Sydney Lodge (Grade II\* Listed Building) and redundant factory buildings

**CASE MANAGEMENT TELEPHONE CONFERENCE TO BE HELD AT 10:00 ON 8 SEPTEMBER 2020**

**INSPECTOR'S PRE-CONFERENCE NOTE**

1. The case management conference (CMC) will be led by the Inquiry Inspector, Tom Gilbert-Wooldridge, a chartered town planner and Planning Inspector. Attached as separate documents are instructions for joining the CMC, a conference etiquette which will be observed, and the CMC agenda.
2. There will be no discussion as part of the CMC as to the merits of your respective cases and the Inspector will not hear any evidence. Rather the purpose is to give clear indication as to the ongoing management of this case and the presentation of evidence, so that the forthcoming Inquiry is conducted in an efficient and effective manner.
3. The Inquiry is scheduled to open at 10:00 on Tuesday 10 November 2020 with 4 sitting days. Currently all inquiries are operating as digital rather than face-to-face events unless there are clear reasons not to proceed digitally. The implications in terms of the arrangements for the Inquiry are set out below and will be discussed in more detail at the CMC.

**Main Issues**

4. The statement of common ground has yet to be agreed and submitted. This will clarify some of the matters raised below. However, based on the material currently before him, the Inspector considers that the main issues in this case are likely to focus on:
  - i) whether the proposed development would be in an appropriate location having regard to the development plan and the effect on the character and appearance of the surrounding area;
  - ii) whether the proposed development would provide safe and suitable access for all users;
  - iii) the effect of the proposed development on highway safety and traffic movements;
  - iv) the effect of the proposed development on the provision of sports facilities;

- v) the effect of the proposed development on the Solent and Southampton Water Special Protection Area (the SPA); and
  - vi) whether the proposal makes adequate provision for infrastructure needs arising from the development.
5. The Inquiry will also look at any benefits to be weighed in the planning balance, including any implications of not proceeding with the scheme.
  6. With regards to the SPA main issue, the Inspector will seek clarification at the CMC as to whether an Appropriate Assessment has been carried out and Natural England consulted on the assessment.
  7. Although not informing any of the reasons for refusal, there are matters raised by interested parties that will also need addressing by the parties. These include the effect of the development on air quality, heritage assets, the living conditions of neighbouring residents, and the deficiency of affordable housing provision. As to whether any of these matters are dealt with as main issues in the eventual decision will depend on the evidence heard in due course.
  8. It is essential that the parties communicate effectively with one another to seek to narrow the issues for consideration at the Inquiry. This should be an ongoing conversation. You are therefore requested to give consideration in advance of the CMC as to whether all the identified matters identified above, including the likely main issues, encapsulate those most pertinent to the outcome of the appeal.

### **Dealing with the Evidence and Main Issues**

9. The Inquiry will focus on areas where there is disagreement. With that in mind, the CMC will explore how best to hear the evidence in order to ensure that the Inquiry is conducted as efficiently as possible.
10. On the basis of the material currently before him, and in order to avoid unnecessary repetition in the presentation of evidence, the Inspector considers that matters relating to the first, second and third main issues above would be best dealt with through the formal presentation of evidence in chief by the relevant expert witnesses for each of the main parties, which would be subject to cross-examination.
11. The fourth, fifth and sixth main issues would most efficiently be dealt with as round table discussions which the Inspector would lead, informed by your respective submissions and statements of common/uncommon ground, as well as the site visit. If necessary, the Inspector would issue agendas nearer the time to ensure that the discussion remains focussed on the most relevant matters. The evidence of the appellant will also need to address the other matters raised by interested parties.
12. You are requested to give the above careful consideration in advance of the related discussion at the CMC. Any request for evidence to be heard other than as currently envisaged will need to be fully justified.

## **Inquiry Arrangements**

13. All digital events are presently run over the Microsoft Teams platform. Participants are those parties directly interested in the case's planning merits and/or who have previously made representations at the application or appeal stages. Participants will be required to register in advance. Details of how to register are included both in the individual Inquiry notification letters and on the site notices posted at various locations around the appeal site. The content and timing of the letters and notices will be covered at the CMC.
14. The CMC will also consider interested party involvement and the number of local people who are likely to wish to speak at the Inquiry. It is important that interested persons can participate if they wish to do so.
15. Inquiry sitting days are typically sessions of no more than an hour and half with two sessions in the morning and one session in the afternoon. There would be a half an hour break between the morning sessions and an hour for lunch. Timings for openings, closings and witnesses will need to have regard to the event format. While the event may be completed in 4 days, it may be prudent to reserve additional days (e.g. for closing submissions) which could take place in the following week. This will be discussed further at the CMC.
16. A test event will be held the week before the Inquiry opens, which is an opportunity for participants to have a trial run of the technology. The Inspector intends for this event to take place on Wednesday 4 November at 10:00.
17. In order to ensure that all appeal documents are available to all participants, it will be necessary for the Council to confirm that it will be able to administer and publish appeal documents on its website. This would include any documents submitted during the Inquiry.
18. The site visit will need to adhere to the appropriate social distancing measures in place at the time. Any necessary arrangements can be identified at the CMC, with final details confirmed by the time the Inquiry closes.
19. All the above points are included on the CMC agenda.
20. The attached Annex sets out the preferred format and content of proofs and other material, which should be observed.

*Tom Gilbert-Wooldridge*  
INSPECTOR  
3 September 2020

## **Annex**

### **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;

##### 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.
- Proofs are to be spiral bound or bound in such a way as to be easily opened and read.
- Front covers to proofs and appendices are to be clearly titled, with the name of the witness on the cover.
- Pages and paragraphs should be numbered.
- Appendices are to be bound separately.
- Appendices are to be indexed using **projecting tabs**, labelled and **paginated**.