

## Notes

Case Management Conference / Connection Test  
1100 Tuesday 13 October 2020

For Virtual Inquiry opening at 1000 on Tuesday 20 October 2020

Appeal Ref: APP/Z2830/W/20/3251622  
Land south of Grange Park, Quinton Road, Northampton

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### 1. Introduction

Introductions – attending the CMC/connection test

Case Officer Daniel Cawdron  
Inspector John Woolcock

South Northants DC  
Hugh Flanagan of counsel  
Andrew Murphy planning consultant  
Tracey Hill Major Projects Manager  
Beverly Foreman Appeals Admin Officer

Appellant  
Stephanie Hall of counsel [for Paul Tucker QC]  
Geoff Armstrong planning consultant  
William Main appellant  
Martin Andrews highways  
Alex Munro ARP  
Ben Wright landscape

Grange Park Parish Council  
Julie Bainbridge  
Tracy Sampson

Quinton Parish Council  
Julia Javes

### 2. Purpose of CMC/Connection Test

Opportunity for participants to check connection in advance of opening the Virtual Inquiry and also to update matters considered in the Pre-Inquiry Note (PIN) and to raise any new procedural matters that can appropriately be dealt with before the Inquiry.

### 3. Participants at Inquiry

Appellant

advocate: Paul Tucker QC

witnesses: Geoff Armstrong BA(Hons) MRTPI - Planning He will address the first and second reasons for refusal.

SNDC

advocate: Mr Hugh Flanagan

witnesses: Andrew Murphy BA (Hons) MSc MRTPI. He will address the first and second reasons for refusal. The third reason for refusal has been withdrawn by SNDC.

Grange Park Parish Council – Julie Bainbridge and Tracey Sampson

Quinton Parish Council – Julia Javes

Written statements have also been received from

Cllr Clarke

Cllr Atkinson

#### **4. Main issues**

The Inspectors initial thoughts are set out in the PIN. These will be reviewed in the light of the evidence at the Inquiry.

Having read the Proofs of Evidence the Inspector is considering rewording the main issues to refer more specifically to whether the proposal would meet the vision, objectives and policies of the West Northamptonshire Joint Core Strategy [Policy S4]. This would replace 1. and 2. of the main issues listed in the PIN along the following lines:

1. The effects of the proposed development on the need to travel by private car.
2. Whether the proposal would meet the vision, objectives and policies of the West Northamptonshire Joint Core Strategy.

#### **5. Programming / timetable for Inquiry**

The parties indicated how long they expect to take with their respective cases.

SNDC

EiC for Mr Murphy 1 hour

CX for Mr Armstrong 3 hours

Appellant

EiC for Mr Armstrong 1 hour

CX for Mr Murphy 2-3 hours

Grange PC 30 mins

Quinton PC 30 mins

The attached draft programme will remain a draft and might change so please keep in touch with the case officer regarding progress of the Inquiry.

## **6. Conditions and s106 obligations**

If the Inspector has any queries about planning conditions he will raise them in writing before the without-prejudice discussion about possible conditions at the Inquiry.

SNDC and appellant are currently working on a s106 agreement and are to submit a 'working draft' to the Inspector asap. If agreement cannot be reached the appellant will submit a unilateral undertaking with a written note setting out the circumstances. The Inspector confirmed that he has received SNDC's CIL compliance statement.

## **7. Site visit**

The Inspector explained that he undertook an unaccompanied visit to the area yesterday and collected hard copies of the Core Documents from The Forum. He completed all that was possible from public vantage points on Grange PC's suggested itinerary. He did not go onto the appeal site but walked the PRoW along its eastern boundary.

The Inspector will consider towards the end of the Inquiry, having heard all the evidence, whether it will be necessary for him to undertake an accompanied site visit.

## **8. Costs**

While not inviting any applications for costs, any such applications, should be made in writing before the close of the Inquiry.

The Inspector has a power to initiate an award of costs, but does not anticipate at this stage that he will need to do so.

## **9. Any other procedural matters**

The Inspector is not encouraging the submission of further documents but if anything new is to be submitted the other party would need to see it first and comment on its admission at that stage in the Inquiry. The Inspector may need to rule on this. If accepted a copy should be sent to the case officer for circulation and the Inspector will give each an Inquiry Document number (IDno.). Once the case officer has circulated the ID it should be added to SNDC's website for the appeal. This will ensure that everyone has the same version that the Inspector has.

SNDC and the appellant are to submit to PINS and place on SNDC's website for the appeal by 1700 on Monday 19 October a copy of their opening statements.

John Woolcock  
Inspector  
13 October 2020