



# Planning Inspectorate

## **APPEAL REFS:**

**APP/R3515/W/24/3350673 (A) & APP/R3515/W/24/3350674 (B)**

**Land north-east of Humber Doucy Lane, Humber Doucy Lane,  
Ipswich, IP4 3QA**

## **Pre Inquiry Note**

1. A case management summary note, dated 21 November, was sent out on my behalf following the case management conference (CMC). This contained clear instructions to be followed to support the smooth running of the Inquiry following from the case management conference.
2. Following the CMC Louise St John Howe was appointed as programme officer, who is impartial and works under my direction. The inquiry involves multiple parties, and I would remind you that all correspondence relating to inquiry management and all documents for the inquiry should be issued via the programme officer. This ensures that everyone sees everything, timetables are adhered to and avoids any confusion or duplication.
3. In addition to this during the inquiry all correspondence, inquiry document emails etc must be handled by the programme officer.
4. In response to the CMC summary note I have received a further running order and time estimates along with a note on the availability of various witnesses.
5. The running order proposed is fine in principle and I assume takes into account the availability document provided. I would suggest keeping a short general round table session should I have any questions about Heritage, Archaeology, Ecology or Air Quality. This may be best placed adjacent to one of the condition sessions.
6. What I now require is that the running order, time estimates and availability be brought together into the template provided at Annex B to the CMC summary note. This will provide a comprehensive programme that (whilst it may inevitably slip) can be added to the public inquiry website.
7. I would ask that this is done without delay and returned to the programme officer by midday on 15 January 2025. I will then check it and it can be published thereafter. If there is any confusion on the expectation regarding preparing Annex B, then please contact the programme officer without delay.

8. In this process I would also ask advocates to look critically at their time estimates. There are some sessions of cross examination well over 2 hours and I would ask you review these to be certain this is necessary for your case.
9. Conditions – a consolidated version (comments tabulated) should be provided no later than midday on 16 January 2025.
10. Planning Obligation – the draft provided is noted. The CMC note clearly requested a timetable for the continued work on this document. Please provide clear dates when further versions are expected to be provided to the inquiry. In addition please provide a clear date for completion of the agreement, this can be post inquiry. This information can be provided on the opening day of the inquiry.
11. On the running order please confirm what/who 'SOCS' refers to.
12. Northern Fringe Protection Group made a representation which indicates they wish to address the inquiry, have the Council's had confirmation from them?
13. Please confirm the name of the witness appearing for LAUK Planning as I cannot see it in the proof of evidence.
14. I have not been given an indication of the 'Key Core Documents'. I outlined at the CMC that this assists my preparation. Please can the advocates do this without delay if they have a list.
15. Sport England have provided an appeal statement (APD 6). The statement also contains a reference to a recent appeal decision which does not appear to be a core document. I note that the specific sessions about 'loss of sports pitches' have been removed. I note this matter is to be addressed by planning witnesses. Please confirm that they will be able to address any questions I may have about the evidence from Sport England.
16. It would assist me to understand how advocates wish to approach any updates to the evidence regarding the National Planning Policy Framework published 12 December 2024.
17. Access to core docs in the room – Can the Council please make provision for members of public to access electronically. Please confirm arrangements to the programme officer.
18. The Council's must ensure that a copy of this note is made available on the inquiry website.