

**APPEAL REF: APP/W1905/W/22/3292367**

**Homebase Limited, Sturlas Way, Waltham Cross**

**Case Management Conference held at  
1030 hours on Tuesday 3 May 2022**

### **SUMMARY NOTE**

#### **1. Introduction by the Inspector**

Phillip J G Ware BSc DipTP MRTPI, the appointed Inspector introduced himself.

#### **2. Purpose of the conference and appearances**

Purpose of meeting was to discuss procedural aspects of the appeal, not substantive matters.

For the appellant. Paul Tucker QC, instructed by Avison Young. Calling 3 witnesses.

For the Council. Andrew Parkinson of Counsel, instructed by Head of Legal Services. Calling up to 4 witnesses.

#### **3. Main Issues**

As matters stand, issues appear as reasons for refusal. Inspector queried the possible overlap between reasons dealing with integration with the town centre and connectivity for pedestrians and cyclists.

#### **4. Documents to date and to come**

2 x Statements of Case received.

Discussions to take place on noise issues – potentially leading to topic specific SOCG.

Revised site plan discussed (Appellant Appendix 11) – internal configuration. Council confirmed no procedural issue and no need to reconsult. Inspector confirmed that appeal will proceed on the basis of the revised plan.

Council confirmed that consultation draft Town Centre Framework to be published in about 10 days – for circulation.



## 5. **Core Documents**

Agreed that Council will host CDs and subsequently Inquiry documents. Appellant to provide initial list. Inspector noted that these will be rolling lists.

## 6. **Statement of Common Ground**

Draft main SOCG in progress. Agreed that 'daughter' SOCGs likely on technical aspects – likely noise, possibly highways.

## 7. **Conditions and legal agreement**

List of conditions currently with the appellant for review. 'Final' draft with proofs. Inspector will make informal comments of list around/at the start of the Inquiry.

Not envisaged that there will be a s106 associated with the proposal unless it emerges during discussions on highway matters.

Inspector will want to know progress on dealing with previous s52 agreement, although that is not before him.

## 8. **Inquiry Format and Duration**

Inquiry to open at 1000. Likely subsequent days at 0930.

Physical inquiry in Council Chamber, with Teams set up for residents and/or any issues with witnesses etc and for flexibility.

Estimated at 6 days at present – all agreed that this will be sufficient and that it may reduce depending on progress on e.g.highway matters and noise.

The Inquiry will proceed on the 'conventional basis' rather than topic based. There will be a round table on conditions, probably noise, and potentially parking.

## 9. **Site Visit**

The Inspector will make an unaccompanied visit round the area at/towards the end of the Inquiry – accompanied within the site.

Parties to draft route/viewpoints for the unaccompanied visit. If any other similar developments are proposed to be visited, advance notice would be appreciated.

## 10. **Timetable for the submission of documents**

Anticipated publication of draft Town Centre Framework	13 May
'Parent' SOCG between appellant and Council	Monday 6 June
Core Documents draft	Monday 6 June
'Daughter' SOCG(s) between appellant	Aiming at Tuesday 14 June
Proofs of evidence	Tuesday 21 June
'Final' draft conditions	Tuesday 21 June
Council confirmation of notification of local residents and others	Tuesday 28 June
Any necessary rebuttals	Friday 8 July
Draft site visit route	Start of Inquiry
Inquiry opens	Tuesday 19 July

## 11. **Costs**

No indication of application for costs to date

## 12. **Any other procedural matters**

Inspector raised change of name as between applicant and appellant – since recognised as an error.

*P. J. G. Ware*

INSPECTOR  
4 May 2022