

Inspector's Pre-Conference Note

Appeal Ref: 6006040

Address: Glossopdale Community College Lower Site, Talbot Road, Glossop, Derbyshire SK13 7DR.

Proposal: Outline planning application for the construction of up to 110 dwellings, with all matters reserved (except principal points of access) including all associated ancillary works and engineering operations

Appellant: Allen Shepherd of Derbyshire County Council

1. The case management conference (CMC) will be led by the Inquiry Inspector, Rosalyn Kirby. The agenda is attached.
2. There will be no discussion at the conference as to the merits of the parties' respective cases and the Inspector will not hear any evidence. The purpose of the conference is to give clear indication on 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 18 August 2026 with up to 6 sitting days currently planned. It is expected that the sitting days will be the 18, 19 20 and 21 August 2026 with the 25 and 26 August 2026 held as reserve dates. The Inquiry arrangements and format will be discussed at the conference to determine the best approach.
4. It is my practice to hear the views of any interested parties after opening submissions from the main parties. Opening and closing statements should be provided in writing.
5. It would assist if the Appellant and the Council (and any Rule 6 Party) could indicate how many witnesses they intend to call.
6. I would also request that the parties give consideration to the provision of core documents in advance of the case conference. In particular the provision of a dedicated web page for the core documents and any documents submitted during the Inquiry.

The arrangements for the Inquiry

7. The Inquiry will be arranged as a face-to-face event for the sitting days 18-21 August 2026 with the reserve dates of 25 and 26 August 2026 being virtual. The venue will be:
8. It however remains possible that part of the Inquiry may need to be held virtually, for example if some participants are unable to attend in person. To avoid the risk of the event being postponed, the Council should ensure that it would have the capacity to host a virtual event, should that become necessary. The Planning Inspectorate has published guidance on hosting virtual events.

9. Preparation for the Inquiry should include creating a document library that is available online. There are by now many examples of document libraries that are freely accessible to all parties. These have often been hosted by local planning authorities but have also been hosted by the appellant's team.
10. The Inspector will ask about how documents, including core documents, are to be accessed during the Inquiry. At some recent inquiries, all documents that are referred to during the evidential stages of the inquiry have been displayed on screens (for the benefit of the public). This has been effective in terms of reducing the amount of printed material and minimising time spent locating references during the evidence. Please can the Council and the appellant give some initial thought to this in advance of the case management conference?

Amended description of development/plans

11. The appellant has requested that the description of development is amended and has submitted a revised parameters plan .
12. The CMC will discuss how the request to consider the amended drawings/reports is to be addressed. Can the appellant advise whether there has been any consultation on this information?

Main Issues

13. The following is provisional and may change. My preliminary view is that the main issues are likely to include:

- The effect of the proposal on the provision of recreational facilities and
- Whether a high quality design could be achieved with acceptable living conditions for nearby occupiers and the intended future occupiers.

You are requested to give consideration in advance of the CMC as to whether all the matters identified above encapsulate those most pertinent to the outcome of the appeal.

14. In addition, the appellant will need to address matters raised by interested parties during the course of the planning application and following the submission of the appeal including:
 - Effect on nearby heritage assets including Victoria Hall Bell Tower, Woods Public Baths and nearby conservation areas.
 - Noise disturbance during construction
 - Living Conditions of occupiers near to site boundary, particularly with regard to levels and proximity
 - Effect on local services – doctors, dental practices, school places
 - Capacity of road network to cope with extra vehicles and effect on highway safety
 - Corner turner buildings are not characteristic of area
 - Flood risk
 - Site should be developed with community facilities or become a nature site
 - Pollution from additional vehicles in locality
 - Effect on wildlife

Narrowing the Areas of Disagreement

15. The parties are to use the time available up to the opening of the inquiry to narrow areas of disagreement as much as possible. In particular the Inspector requests that when attributing weight to potential benefits and/or material considerations, the parties use an agreed scale.
16. The Inspector notes that the Appellant has submitted a draft Statement of Common Ground (SOCG). Prior to the CMC, it would be helpful if there was an agreed draft SOCG, which may be updated in due course. This will be discussed at the conference.
17. The CMC will discuss whether there would be benefit in agreeing separate Statements of Common Ground in relation to the Main Issues.
18. The Inspector may also require further topic specific SOCGs in due course, including between the appellant and a rule 6 party (if there are any).
19. Guidance on producing SOCGs is available from [Statement of common ground - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/statement-of-common-ground)

Conditions and obligation

20. The Inspector expects to see, in advance of the Inquiry, a final and comprehensive list of agreed conditions to be applied in the event that the appeal is allowed. It is likely that conditions will be discussed at a round table session towards the end of the Inquiry on a without prejudice basis. Should the agreed wording of any pre-commencement condition change substantially during the discussion, then further written agreement to the use of that condition will need to be provided by the Appellant.
21. At least a draft of any obligation should be submitted to the Inspector before the Inquiry with a final draft submitted shortly before the Inquiry opens. Time will be allowed during or after the Inquiry for the submission of a signed version. I would like to know at the conference what progress is being made in this regard. The Authority must submit a detailed CIL Compliance Statement containing a fully detailed justification for each obligation sought, setting out how it complies with the CIL Regulations, including any policy support and, in relation to any financial contribution, exactly how it has been calculated and on precisely what it would be spent.

Dealing with the Evidence

22. During the case management conference, we will establish the number of witnesses the parties intend to call and the scope of their evidence. The Inquiry will focus on areas where there is disagreement. With that in mind, the conference will explore how best to hear the evidence in order to ensure that the Inquiry is conducted as efficiently as possible.
23. There may be scope to hear some of the evidence through topic-based round table sessions, rather than by evidence in chief and cross-examination. However, I will need to understand which witnesses are covering which topics before offering a firm view on that. My preliminary view is that the main issues will be dealt with through the formal presentation of evidence in chief and cross-examination on a topic basis. The CMC will identify the approach to be adopted.
24. Parties are asked to consider which elements can be dealt with by way of a round table session and which would be best dealt with in the 'conventional' manner.

25. A site visit will be necessary, which will likely take place during the Inquiry or after the close. Access to the site itself and potentially other sites would need to be on an accompanied basis. Viewing the site from the surrounding area will ideally be on an unaccompanied basis. The parties are requested to provide an itinerary, with a map, to indicate where you would like the Inspector to view the site from.

Inquiry Format

26. The CMC will also consider interested party involvement and the number of people who are likely to wish to speak at the Inquiry. It is important that interested persons can observe and participate if they wish to do so. It is also important that all documentation relating to the Inquiry is made available online.
27. **Please could the Council ensure that a copy of this note is made available with the Inquiry documents.**

RC Kirby

INSPECTOR

5 June 2026

Annex A



CASE MANAGEMENT CONFERENCE

Thursday 11 June 2026 at 14.00

AGENDA

Appeal Ref: 6006040

Site Address: Glossopdale Community College Lower Site, Talbot Road, Glossop, Derbyshire SK13 7DR.

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1. Inspector's Introduction
2. Introduction of those present
3. Purpose of the Conference
4. Amended description/plans
5. Likely Main Issues
6. Confirmation of advocates and witnesses
7. Other Matters
8. How issues will be dealt with and preferred means of hearing evidence
9. Inquiry Programme and running order
10. Statement of Common Ground
11. Conditions
12. Planning Obligation
13. Core Documents
14. Venue
15. Timetable for Submission of Documents
16. Costs
17. Any other procedural matters?

Annex B

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 necessary to make the case and avoid including unnecessary material, or duplicating material in other documents or another witness's evidence;
- where case law is cited in the proof, include the full Court report/ transcript reference and cross refer to a copy of the report/ transcript which should be included as a core document.

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.

Annex C– Draft timing for Inquiry (example)

Day 1	Inspector's openings Appellant's & Council's openings (Rule 6)	Interested Parties	Lunch (1pm)		
Day 2					
Day 3					
Day 4					
Day 5					
Day 6					

Please consider this when formulating timings for the presentation of evidence and cross examination of witnesses. The detail will be the subject of further discussion at the CMC.