

Appeal Reference 6002030

Inspector's Note on Amended Plans

Further the Inspectors note on Amended Plans dated 30th May 2026, the following questions were asked of all parties.

8. Without prejudice to her decision-making on the proposal, the Inspector has the following questions, to which she would appreciate responses by 12 noon on Wednesday 3 June 2026:

For the three main parties:

d) If the Inspector determined Scheme A, would it be possible to provide adequate noise attenuation to effectively mitigate the County Council's concerns about external noise impacts on school land, without adversely affecting the effective operation of the schools?

e) If the Inspector determined Scheme B and imposed condition 3 with the Scheme B plans, which were then included in the definitions of Primary School Land and SEND School Land in the legal agreement, what certainty would the Inspector have that Schedule 4 on Care Provision within the legal agreement would be adequate to ensure that C2 care provision would come forward on site in a suitable form?

f) Recognising that the appeal process should not be used to evolve a scheme and there are no provisions within the Rules for amendments to be submitted, would it be appropriate to require the submission of revised parameter plans by condition (as suggested by the District Council at paragraph 12.59 of its Committee Report)? If so, do any of the proposed conditions need to be altered to reflect this?

Rule 6 Party Response

8 d). The Rule 6 Party is unable to comment on this technical aspect of the changes.

8 e) The Rule 6 Party has concerns regarding the implications for the C2 Extra Care provision of dispersing the homes/beds across the site. This is considered in Mr Connells evidence [CD10.1]. Specifically paragraphs 6.8 to 6.12.

8 f) We would be concerned if a condition were approved that went to the heart of the landscape issues and could later result in a redistribution of development and height, the implications of which have not been tested and were not tested as part of the application or appeal process.

ENDS