



**APPEAL REF: APP/A5840/W/25/3366760**

**Aylesham Centre , Rye Lane, London, SE15 5EW**

**Demolition of existing buildings and phased redevelopment to provide a replacement supermarket and associated service yard and car parking (Use Class E(a)), flexible retail, leisure (including drinking establishment), and commercial accommodation (Use Class E/Sui Generis), dwellings (Use Class C3), landscaping and associated works**

**INSPECTOR'S PRE-CONFERENCE NOTE FOR THE CASE MANAGEMENT  
CONFERENCE TO BE HELD AT 11 AM ON WEDNESDAY 13 AUGUST 2025  
(VIA MS TEAMS)**

1. The case management conference for the Inquiry will be led by Mr Matthew Shrigley, a chartered town planner and Planning Inspector.
2. There will be no discussion during the conference as to the merits of your respective cases and Mr Shrigley will not hear any evidence. Rather the purpose is to set out a clear indication as to 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 itself is scheduled to open at **10.00am** on **Tuesday 28 October 2025** at a venue to be confirmed.
4. It is currently expected to sit for no more than 8 days.

**Main issues**

5. Based on the material currently before me, the main issues in this case are likely to relate to:
  - Whether the height, scale and mass of the proposed development would result in any harm, and the level of any harm, to the local townscape having regard to the special character and appearance of the Rye Lane Peckham Conservation Area.
  - The acceptability of retail floorspace loss in terms of the impact to the vitality and viability of the town centre.
  - The adequacy of affordable housing provision relative to any social rented and intermediate home local needs.
  - The overall planning balance having regard to any related planning policy, any harm, or benefits.
6. It is essential that all parties communicate effectively with one another to seek to narrow the issues for consideration at the Inquiry. This should be an on-going conversation. You are therefore requested to give consideration in

advance of the case management conference as to whether the identified matters encapsulate those most pertinent to the outcome of the appeal.

7. 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.

### **Dealing with the evidence**

8. To avoid unnecessary repetition, my initial thoughts are that having regard to the issues set out above, that they would comprise topics best suited to the formal presentation of evidence and cross-examination. However, the respective advocates views will be considered.
9. Matters relating to the main issues, overarching planning policy, and any associated overall planning balance exercise, would be dealt with through the formal presentation of evidence in chief by the planning witness(s) for each of the main parties, which would be subject to cross-examination. The evidence of the appellant would also need to address any other matters raised by interested parties.
10. You are requested to give the above careful consideration in advance of the related discussion at the case management conference. Any request for evidence to be heard other than as currently envisaged will need to be fully justified.
11. All the above points are included on the case management conference agenda attached below in Annex A.
12. Annex B also accompanying this correspondence sets out the preferred format and content of proofs and other material, which should be observed.

*M Shrigley*

INSPECTOR

8 August 2025

## **Annex A**

### **AGENDA**

1. Introduction by Inspector
2. Purpose of the conference
3. Confirmation of advocates
4. Any Environmental Impact Assessment requirements
4. Likely main issues
5. How the main issues will be dealt with
6. Conditions
7. Planning Obligation matters (if required)
8. Core Documents
9. Inquiry running order/programme/evening session
10. Timetable for submission of documents
12. Costs
13. Any other procedural matters not otherwise addressed

## **Annex B**

### **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 data is referred to, include that data, and outline any relevant assessment methodology and the assumptions used to support the arguments (unless this material has been previously agreed and is included as part of the statement of common ground).

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.
- Proofs are to be spiral bound or bound in such a way as to be easily opened and read.
- Front covers to proofs and appendices are to be clearly titled, with the name of the witness on the cover.
- Pages and paragraphs should be numbered.
- Appendices are to be bound separately.
- Appendices are to be indexed using projecting tabs, labelled and paginated.