



Planning Inspectorate

APPEAL REF: 6009074

Land at Burbage Fields Farm, Bullfurlong Lane, Burbage, LE10 2EX

Hybrid planning application for 422 dwellings, public open space, associated infrastructure and the demolition of 65 and 65A Coventry Road and Burbage Fields Farm, together with an outline planning application for a residential care home and up to 11 self-build plots, with all matters reserved except access.

Summary Note of Case Management Conference (CMC) held on Monday 14 September 2026 at 10:00.

Spokesperson for the Appellant: Thea Osmond-Smith

Spokesperson for the Council: Sioned Davies

Preliminary matters

1. The inquiry is scheduled to open at 10.00 on 10 November 2026.
2. The Council confirmed that notification is in hand and copies of all documents (including the inquiry notification letter) will be sent to the Planning Inspectorate (PINS) as required.
3. The Council confirmed that the venue has been secured. It will have provision for a main inquiry room, a retiring room for me and breakout rooms available for the teams. It was confirmed that the venue will be accessible for the public and that an audio system will be available. The Council should make provision for interested parties to access core documents and inquiry documents in the room during the event.
4. The Council and Appellant teams will work together to ensure that the inquiry website is in place and core documents placed on it. Inquiry documents (ID) will be added to it. If possible, the advocates will provide a key core document list for me to assist my preparation **by 13 October**.
5. If possible, I would like hard copies of all relevant documents relating to the main issue, proofs of evidence and a set of plans. It would be helpful at the inquiry if everyone worked to the same plans bundle. These should be sent to the office and a set should be available in the inquiry room.

Main issues and evidence

6. The procedure at the inquiry will generally follow the 2000 Inquiry Procedure Rules. Based on the content of the evidence to date and the views expressed at the CMC it was agreed that the evidence would be best heard on a topic by topic basis.
7. The main issue set out in my pre CMC note was agreed. It was also suggested that matters relating to five year housing land supply would be part of a separate statement of common ground and on this basis evidence would not need to be given during the inquiry as part of a round table discussion.
8. Therefore, based on the discussion at the CMC and the views expressed the inquiry will proceed as follows:
 - Introduction and opening by Inspector – Day 1
 - Opening statements – Appellants, Council – Day 1
 - Interested Parties – Day 1
 - Site Visit - Day 1 (PM)
 - Highway Evidence – Day 2
 - Planning Evidence – Day 3
 - Conditions & Obligations; Closing Statements - Day 4 (AM)
9. The advocates are to work collaboratively on their time estimates for each stage of their respective cases. Other than in exceptional circumstances, you are expected to take no longer than the timings you provide, which will require the cooperation of both advocates and witnesses. As discussed at the CMC the advocates should give the order of witnesses consideration, discuss broad times, with a first version of the timetable to be completed following the exchange of proofs and sent to the PINS case officer **no later than 23 October 2026**. It is expected that advocates take ownership of the timetable and stick to it.
10. The updated statement of common ground and topic based statements of common ground will be produced and provided no later than **13 October 2026**.
11. To assist timetabling and preparation for the inquiry any applications for costs should be made in writing in advance of the inquiry. In addition, in order to support an effective and timely planning system in which all parties are required to behave reasonably, you are reminded that I have the power to initiate an award in line with the Planning Practice Guidance. Unreasonable behaviour may include not complying with the prescribed timetables.
12. This note should be read in conjunction with the initial pre CMC note. The Council must ensure that a copy of this note is made available on its website.