



The Planning Inspectorate

Hearing to be resumed at 10:00hrs on Wednesday 2 March 2022 **(opened at 10:00hrs 14 September 2021)**

Appeal Ref: APP/C5690/W/20/3254911 – Willow Tree Riding Establishment,
Ronver Road, London SE12 0NL

Appellant: Austringer Estates Ltd

Local Planning Authority: Council of the London Borough of Lewisham

Agenda

1. Introduction, opening formalities and points of clarification.
2. Main issues:
 - The effect of the proposed development upon highway safety;*
 - Whether the proposed development would be inappropriate development on Metropolitan Open Land;
 - The effect of the proposed development upon the openness on Metropolitan Open Land;
 - The effect of the development upon heritage assets;
 - The effect of the proposed development upon the character and appearance of the area, including the effect upon protected trees;
 - The effect of the proposed development upon biodiversity;
 - Whether the proposed development would result in satisfactory living conditions for the occupiers of No 77 Ronver Road;
 - Whether the proposed development represents an acceptable form of development having regard to policies concerned with flood risk.
 - If the proposal is inappropriate development, whether any harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, including whether there is a need to demonstrate very special circumstances.
3. Other Planning Matters

4. Planning conditions and obligations (without prejudice).
5. Applications for costs (if any).
6. Arrangements for the site visit and closing.

* This matter was previously discussed on day one of the Hearing and the Inspector does not intend to discuss this matter further in any detail.