

Appeal Reference: APP/N1920/W/23/3314268

Land at Little Bushey Lane, Bushey

Draft Programme v3

Due to issues relating to provision of a sequential test in respect of flood risk, the Inquiry is now expected to sit in phases during May, June and July 2023 with the May sitting days in person and the June and July sitting days taking place virtually.

All timings and session content are indicative. Further programmes will be issued during the Inquiry to reflect progress.

Any text in blue italics indicates that the method by which the evidence may be heard may be subject to change. Additional notes are provided beneath the blue italicised text for information.

Draft Programme v3 updates Draft Programme v2 by confirming that drainage will be heard by round table discussion programmed for 17 May 2023.

Day 1 – Wednesday 3 May 2023

Session 1 (1000 – 1130)

- Inspector's opening
- Appellant's opening submissions
- Council's opening submissions

Session 2 (1145 – 1315)

- Interested parties

Session 3 (1400 – 1530)

- Question and answer session on highways and ecology

Session 4 (1545 – 1715)

- Evidence in chief for Council's Green Belt and landscape witness, Peter Radmall
- Cross-examination of Council's Green Belt and landscape witness, Peter Radmall

Day 2 – Thursday 4 May 2023

Session 5 (0930 – 1100)

- Cross-examination of Council’s Green Belt and landscape witness, Peter Radmall

Session 6 (1115 – 1245)

- Cross-examination of Council’s Green Belt and landscape witness, Peter Radmall
- Questions of Council’s Green Belt and landscape witness, Peter Radmall
- Re-examination of Council’s Green Belt and landscape witness, Peter Radmall

Session 7 (1330 – 1500)

- Evidence in chief for Appellant’s Green Belt and landscape witness, Patrick Clark

Session 8 (1515 – 1715)

- Cross-examination of Appellant’s Green Belt and landscape witness, Patrick Clark

Day 3 – Friday 5 May 2023

Session 9 (0930 – 1100)

- Cross-examination of Appellant’s Green Belt and landscape witness, Patrick Clark
- Questions of Appellant’s Green Belt and landscape witness, Patrick Clark
- Re-examination of Appellant’s Green Belt and landscape witness, Patrick Clark

NB. No further sitting on the afternoon of Friday 5 May 2023 due to Inspector undertaking action short of a strike.

Day 4 – Tuesday 16 May 2023

Session 10 (0930 – 1100)

- *Evidence in chief for Appellant’s affordable housing witness, James Stacey*
- *Cross-examination of Appellant’s affordable housing witness, James Stacey*

- *Questions of Appellant's affordable housing witness, James Stacey*
- *Re-examination of Appellant's affordable housing witness, James Stacey*

Session 11 (1130 – 1300)

- *Evidence in chief for Appellant's self-build witness, Andrew Moger*
- *Cross-examination of Appellant's self-build witness, Andrew Moger*
- *Questions of Appellant's self-build witness, Andrew Moger*
- *Re-examination of Appellant's self-build witness, Andrew Moger*

NB. Following receipt of the Statement of Common Ground on Affordable Housing and Self-Build on 9 May 2023, the Inspector will determine whether a round table discussion is more appropriate for affordable housing and self-build. The round table discussion would take place on 16 May 2023.

Session 12 (1345 – 1515)

- Round table session on housing land supply

Session 13 (1530 – 1700)

- Continuation of round table session on housing land supply (if required)

Day 5 – Wednesday 17 May 2023

Session 14 (0930 – 1130)

- Round table session on drainage

NB. Round table discussion on drainage issues only. Sequential test matters to be heard in June.

1300 onwards

- Site visit (Accompanied by representatives of the parties)

Day 6 – Thursday 18 May 2023

Session 15 (0930 – 1100) and Session 16 (1115 – 1245)

- *Initial round table discussion on planning obligations and conditions*

NB. Further discussion may be required for planning obligations and conditions later in the Inquiry.

Friday 19 May 2023 and Friday 26 May 2023

Held as reserve days in case of overrunning on previous sitting days.

Day 7 – Thursday 29 June 2023

Session 17 (0930 – 1100)

- *Evidence in chief for Council’s drainage and flood risk witness, Katherine Waters on sequential test*
- *Cross-examination of Council’s drainage and flood risk witness, Katherine Waters on sequential test*

Session 18 (1115 – 1245)

- *Cross-examination of Council’s drainage and flood risk witness, Katherine Waters on sequential test*
- *Questions of Council’s drainage and flood risk witness, Katherine Waters on sequential test*
- *Re-examination of Council’s drainage and flood risk witness, Katherine Waters on sequential test*

Session 19 (1330 – 1500)

- *Evidence in chief for Appellant’s sequential test witness, TBC*
- *Cross-examination of Appellant’s sequential test witness, TBC*

Session 20 (1515 – 1645)

- *Cross-examination of Appellant’s sequential test witness, TBC*
- *Questions of Appellant’s sequential test witness, TBC*
- *Re-examination of Appellant’s sequential test witness, TBC*

NB. Once the appellant has undertaken the sequential test work and the Council and Lead Local Flood Authority has responded, the Inspector will reach a decision on whether evidence should be heard by cross-examination or as a round table discussion. It is likely that any sequential test evidence will be heard on 29 June.

Day 8 – Friday 30 June 2023

Session 21 (0930 – 1100)

- Evidence in chief for Council’s planning witness, Georgia O’Brien
- Cross-examination of Council’s planning witness, Georgia O’Brien

Session 22 (1115 – 1245)

- Cross-examination of Council’s planning witness, Georgia O’Brien

Session 23 (1330 – 1500)

- Cross-examination of Council’s planning witness, Georgia O’Brien
- Questions of Council’s planning witness, Georgia O’Brien
- Re-examination of Council’s planning witness, Georgia O’Brien

Session 24 (1515 – 1615)

- Second round table session on conditions and planning obligations

Day 9 – Wednesday 5 July 2023

Session 25 (0930 – 1100)

- Evidence in chief for Appellant’s planning witness, Kathryn Ventham

Session 26 (1115 – 1245)

- Cross-examination of Appellant’s planning witness, Kathryn Ventham

Session 27 (1330 – 1500)

- Cross-examination of Appellant’s planning witness, Kathryn Ventham
- Questions of Appellant’s planning witness, Kathryn Ventham
- Re-examination of Appellant’s planning witness, Kathryn Ventham

Day 10 – Thursday 6 July 2023

No morning session to allow time to finalise closings. Advocates to confirm if further time is required for preparing closings.

Session 28 (1330 – 1430)

- Council's closing submissions

Session 29 (1445 – 1615)

- Appellant's closing submissions
- Costs (if applicable)
- Inquiry close

Friday 7 July 2023, and Thursday 13 and Friday 14 July 2023

Held as reserve days in case of overrunning on previous sitting days.