

Land at Little Bushey Lane, Bushey

Draft Programme v5

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 v5 amends Day 3 in respect of affordable housing and self-build and custom housebuilding round table sessions, removes the hearing of evidence on drainage from Day 4 as the main parties are now in agreement on this matter (excluding the sequential test) and confirms that the first round table discussion on planning obligations and conditions is now expected to take place on Day 4 prior to the site visit. Reserve days on 19 and 26 May have been removed.

Day 1 – Wednesday 3 May 2023

Session 1

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

Session 2

- Question and answer session on highways and ecology

Sessions 3 and 4

- 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

- Re-examination of Council's Green Belt and landscape witness, Peter Radmall

Day 2 – Thursday 4 May 2023

Session 5

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

Session 6

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

Session 7

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

No sitting on Friday 5 May 2023.

Day 3 – Tuesday 16 May 2023

Session 8 (0930 – 1100)

- Round table session on affordable housing

Session 9 (1130 – 1300)

- Round table session on self-build and custom housebuilding

Session 10 (1345 – 1515)

- Round table session on housing land supply

Session 11 (1530 – 1700)

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

Day 4 – Wednesday 17 May 2023

Session 12 (0930 – 1100) and Session 13 (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.

1330 onwards

- Site visit (Accompanied by representatives of the parties)

Day 5 – Thursday 18 May 2023

Reserved in case of overrunning.

Friday 19 May and Friday 26 May 2023

No longer held as reserve days.

Day 6 – Thursday 29 June 2023

- *Sequential test evidence. 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 7 – Friday 30 June 2023

Session 14 (0930 – 1100)

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

Session 15 (1115 – 1245)

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

Session 16 (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 17 (1515 – 1615)

- Second round table session on conditions and planning obligations

Day 8 – Wednesday 5 July 2023

Session 18 (0930 – 1100)

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

Session 19 (1115 – 1245)

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

Session 20 (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

No sitting on Thursday 6 July 2023.

Day 9 – Friday 7 July 2023

Session 21 (0930 – 1030)

- Council's closing submissions

Session 22 (1045 – 1215)

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

Thursday 13 and Friday 14 July 2023

Held as reserve days in case of overrunning.