

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

### **Land at Little Bushey Lane, Bushey**

#### **Draft Programme v2**

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.

#### **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. Awaiting confirmation from the Council's drainage and flood risk witness prior to Inspector reaching a decision regarding suitability of a 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 16 (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 17 (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 17 (1330 – 1500)***

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

### ***Session 18 (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 19 (0930 – 1100)**

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

### **Session 20 (1115 – 1245)**

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

### **Session 21 (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 22 (1515 – 1615)**

- Second round table session on conditions and planning obligations

## **Day 9 – Wednesday 5 July 2023**

### **Session 23 (0930 – 1100)**

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

### **Session 24 (1115 – 1245)**

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

### **Session 25 (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 26 (1330 – 1430)**

- Council's closing submissions

**Session 27 (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.