

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

Land at Little Bushey Lane, Bushey

Inspector's Note dated 25 April 2023

Inquiry programme

1. This note should be read with draft programme V2 which accompanies this note.
2. After discussion of availability, it was agreed to block out the following dates for sitting:
Week 1: 3 – 5 May as previously programmed
Week 2: 16 – 19 May (16 – 18 May sitting and 19 May as reserve day at this stage)
Week 3: 26 May (held as a reserve day at this stage)
Week 4: 29 and 30 June
Week 5: 5 – 7 July (5 and 6 July sitting and 7 July as reserve day at this stage)
Week 6: 13 and 14 July (held as reserve days. 14 July only suitable for closings due to witness availability)
3. It is hoped that not all of these dates will be required, but I ask that they are kept available for the Inquiry to avoid delay.
4. Sitting dates in May 2023 will be in person, while sitting dates in June and July will be virtual.
5. The draft programme V2 and this note should be placed on the core documents website.

Hearing of evidence

6. The advocates put forward some helpful suggestions to ensure that the inquiry programme could be completed in a timely manner. I have had the opportunity to consider their proposals and can confirm the following:
 - Green Belt openness and purposes and landscape evidence will remain as cross-examination as I wish to avoid any possibility of

revisiting previously examined Green Belt issues in a landscape round table discussion;

- The draft programme V2 on affordable housing and self-build remains as cross-examination for the time-being until the Statement of Common Ground for affordable housing and self-build is submitted no later than 9 May at 12 noon. A further draft programme will be issued as soon as possible after 9 May. I note that witness availability means that this evidence should be heard on 16 May;
- I have timetabled a round table discussion on drainage for the morning of 17 May. This is not confirmed until the Council's drainage and flood risk witness has confirmed that she considers the matters pertaining to the sequential test and drainage to be severable and capable of being heard separately. Confirmation is required as soon as possible;
- I have moved an initial round table discussion on planning obligations and conditions up to 18 May to provide the main parties with time to amend the planning obligations and conditions prior to the second round table discussion on 30 June;
- I will confirm whether the sequential test evidence can be heard by round table discussion on 29 June once the sequential test work has been undertaken and the Council and Lead Local Flood Authority have responded. This will not be confirmed before 12 June when I will re-assess the situation and issue a further draft programme as necessary.

Affordable housing and self-build

7. I confirm that I have accepted the Council's late rebuttal on affordable housing and self-build. As a result of this evidence, I now require a Statement of Common Ground on affordable housing and self-build to be provided to the Planning Inspectorate no later than 12 noon on 9 May 2023.

Further statements of common ground

8. A separate Statement of Common Ground on 5 year housing land supply should also be provided not later than 12 noon on 9 May 2023.
9. With regard to drainage, it would be helpful if a Statement of Common Ground on this matter could be provided. The deadline for this document is also 12 noon on 9 May 2023.

Confirmation of appellant's witness for sequential test matters

10. The appellant has agreed to confirm as soon as possible who their sequential test witness will be.

Joanna Gilbert

INSPECTOR