

Planning Appeal Inquiry – 3319149: Land at The Old Cottage, Station Road, Lingfield

Inspector’s Draft Timetable - 31 July 2023

Other than the times highlighted, the Inspector would like to start each sitting day at 9.30am and to sit no longer than 5pm (except where a marginal overrun would make best use of time).

This timetable is subject to change, including: time estimates from barristers for the main parties on EiC and XX; witness availability. The timetable below is therefore intended as a guide.

	AM 1	AM 2	Lunch	PM 1	PM 2
Tuesday 8 August	10am Start Openings	Openings Contd  Members of Public who wish to speak		LPA Heritage [Reynolds] EIC XX	LPA Heritage [Reynolds] XX reX
Wednesday 9 August	Rule 6 Parties Heritage	Appellant Heritage [Edis] EIC XX		Appellant Heritage [Edis] XX rEX	Appellant Heritage Contd  OR  LPA Landscape and Layout [Thurlow] EiC
Thursday 10 August	LPA Landscape and Layout [Thurlow] EIC XX reX	LPA Landscape and Layout [Thurlow]  Rule 6 Parties – Landscape and layout		Appellant – Landscape [Croot] EiC XX	Appellant landscape [Croot] XX reX  Possible start of Appellant Layout/Design [Deely] EiC

Friday 11 August	Appellant – Layout / design [Deely] EiC XX rEX	Highway Safety – proposed means of access and for users of PROW - Possibly LPA - Rule 6 parties  Appellant – PROW / highway safety [McMurtary] EIC XX rEX		Not Sitting	Not Sitting
Monday 14 August	Not sitting	Not Sitting		1.30pm Start LPA Green Belt and Planning [Thurlow]  EiC XX	LPA Green Belt and Planning [Thurlow]  XX rEX
Tuesday 15 August	Rule 6 Parties Green Belt and Planning	Appellant Green Belt and Planning [Evans] EiC		Appellant Green Belt and Planning [Evans] XX	Appellant Green Belt and Planning XX rEX
Wednesday 30 August	Proposed Conditions	Proposed Planning Obligations		Accompanied Site Visit	Accompanied Site Visit
Thursday 31 August	Closing Submissions	Closing Submissions		Reserve	Reserve
Friday 1 September	Reserve	Reserve		Not Sitting	Not Sitting

The CMC referred to a potential SoCG on housing land supply and the possibility of a round table discussion if matters remain in dispute. Looking at the respective evidence of Mr Thurlow and Mr Evans there are headline differences in terms of the deliverable supply. On the measure of using the Standard Methodology for establishing Local Housing Need, the LPA submit that the figure is 1.76years and the appellant points to 1.57years. As there is little, if any, detailed evidence from either side on disputed individual components of deliverable supply, my initial approach would be to deal with HLS as part of the respective evidence on Green Belt and planning matters/balance with the two planning witnesses. I am prepared to revisit this if there are strong submissions that a separate round table discussion would be necessary.

### **Week 1**

Openings; hear from members of public; respective evidence on heritage, landscape and design, and highways / Public Right of Way safety

For clarity – the evidence on visual impact for users of the PROW should be included within the sessions for landscape / layout. The highways session would be to hear principally from Rule 6 parties / Members of the public in attendance on issues of highway safety, including for users of the PROW and to then enable the appellant to introduce their evidence. The LPAs position in respect of Mr Thurlow's PoE at para 6.33 ii) b) re. precautionary objection under Policy DP5 for safety of PROW users, will need to be clarified.

### **Week 2 / Week 3**

Respective evidence on Green Belt and planning<sup>1</sup>

It could be quite tight to deal with all the evidence in the 1½ sitting days available in week 2. An alternative timetable would be to deal with the District Council's Green Belt/Planning evidence and the Rule 6 parties' evidence with potentially an earlier finish on the 15<sup>th</sup>. I do not consider it appropriate that the Inquiry considers the appellant's evidence either side of a 2 week interregnum. The Inquiry would then deal with the appellant's Green Belt and planning evidence on return on Wednesday 30 August with Conditions/Obligations either starting late on the Wednesday or on the Thursday AM. That would leave the option of closing submissions on Thursday 31st afternoon and accompanied site visit on Friday AM or the other way round.

David Spencer.  
Inspector.

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<sup>1</sup> For the avoidance of doubt, particularly for Rule 6 parties, "planning" would deal with matters such as housing need and land supply, emerging neighbourhood plan, emerging/examination Tandridge Local Plan, flood risk, biodiversity and any other planning matters not covered by the main issues identified for the appeal.