

Appeal Ref: APP/B1930/W/23/3323099

Appeal by Vistry Homes Ltd.

**Appeal site: Land to rear of 42 to 100 Tollgate Road and 42
Tollgate Road, Colney Heath, St Albans AL4 0PY**

Inquiry sitting dates: 19-22 and 26-28 September 2023

**Venue: Council Chamber, at the Civic Centre, St Peter's
Street, St Albans, Herts AL1 3JE**

INQUIRY PROGRAMME (DRAFT)

Day 1 – Tuesday 19 September 2023

10.00-11.30 **Openings**

Inspector's introduction (60 mins)

Appellant's opening statement (10 mins)

Parish Council's opening statement (10 mins)

City & District Council's opening statement (10 mins)

11.30-11.45 *Break*

11.45-13.00 **Interested party statements**

13.00-14.00 *Lunch Break*

14.00-15.30 **Q & A session on Other Matters:** with the Appellant's
witnesses on Highway Safety, Air Quality and Living
Conditions

15.30-15.45 *Break*

15.45-17.15 **Flood Risk**

Round Table session (discussion led by the Inspector)

With relevant witnesses for the District Council, Parish Council
and Appellant

Day 2 – Wednesday 20 September 2023

09.30-11.00 St Albans City & District Council Case

Sustainable Transport (*Chris Carr*)

- EiC (60 mins)
- XX (30 mins)

11.00-11.15 Break

11.15-13.00 Sustainable Transport (*Chris Carr continued*)

- XX (30 mins)
- Parish Council's questions (20 mins)
- Inspector's questions (10 mins)
- Re-examination (15 mins)

13.00-14.00 Lunch Break

14.00-15.15 Heritage

Round Table session (discussion led by the Inspector)

With relevant witnesses for the District Council, Parish Council and Appellant

15.15-15.30 Break

15.30-17.00 Landscape & Visual Impact

Round Table session (discussion led by the Inspector)

With relevant witnesses for the District Council, Parish Council and Appellant

Day 3 – Thursday 21 September 2023

09.30-11.00 **St Albans City & District Council Case (continued)**

Green Belt & Planning (*Philip Hughes*)

- EiC (90 mins)

11.00-11.15 *Break*

11.15-13.00 Green Belt & Planning (*Philip Hughes continued*)

- EiC (30 mins)

- XX (75 mins)

13.00-14.00 *Lunch Break*

14.00-15.30 **St Albans City & District Council Case (continued)**

Green Belt & Planning (*Philip Hughes continued*)

- XX (90 mins)

15.30-15.45 *Break*

15.45-17.00 Green Belt & Planning (*Philip Hughes continued*)

- XX (15 mins)

- Parish Council's questions (15 mins)

- Inspector's questions (10 mins)

- Re-examination (20 mins)

Day 4 – Friday 22 September 2023

09.30-11.00 **Colney Heath Parish Council case**

Sustainability of Location, Affordability, Community Infrastructure, Green Belt & Planning (*John Clemow*)

- EiC (90 mins)

11.00-11.15 *Break*

11.15-13.00 **Colney Heath Parish Council case (continued)**

Sustainability of Location, Affordability, Community Infrastructure, Green Belt & Planning (*John Clemow*)

- EiC (continued) (60 mins)

- XX (30 mins)

- Inspector's questions (15 mins)

13.00-14.00 *Lunch Break*

14.00-15.30 **Appellant's Case**

Green Belt effects/openness (*Clive Self*)

- EiC (45 mins)

- XX (45 mins)

15.30-15.45 *Break*

15.45-17.15 **Green Belt effects/openness (Clive Self continued)**

- XX (45 mins)

- Parish Council's questions (20 mins)

- Inspector's questions (5 mins)

- Re-examination (20 mins)

Day 5 – Tuesday 26 September 2023

09.00-10.30 **Site Visit**

Accompanied site visit

10.30-10.45 Break

10.45-12.15 **Appellant's Case**

Affordable Housing (*Annie Gingell*)

- EiC (45 mins)
- Parish Council's questions (20 mins)
- Inspector's questions (5 mins)
- Re-examination (20 mins)

12.15-13.00 Self-Build and Custom Built Housing (*Andy Moger*)

- EiC (45 mins)

13.00-14.00 Lunch Break

14.00-15.15 **Appellant's Case (continued)**

Self-Build and Custom Built Housing (*Andy Moger continued*)

- XX (45 mins)
- Inspector's questions (10 mins)
- Re-examination (20 mins)

15.15-15.30 Break

15.30-16.30 Sustainable Transport evidence (*Ian Dimbylow*)

- EiC (60 mins)

Day 6 – Wednesday 27 September 2023

09.30-11.00 Appellant's Case (continued)

Sustainable Transport evidence (*Ian Dimbylow continued*)

- XX (90 mins)

11.00-11.15 Break

11.15-12.00 Sustainable Transport evidence (*Ian Dimbylow continued*)

- Parish Council's questions (20 mins)

- Inspector's questions (5 mins)

- Re-examination (20 mins)

12.00-13.00 Planning & Green Belt evidence (*Oliver Bell*)

- EiC (60 mins)

13.00-14.00 Lunch Break

14.00-15.30 Appellant's case (continued)

Planning & Green Belt evidence (*Oliver Bell continued*)

- EiC (30 mins)

- XX (60 mins)

15.30-15.45 Break

15.45-17.00 Planning & Green Belt evidence (*Oliver Bell continued*)

- XX (30 mins)

- Parish Council's questions (20 mins)

- Inspector's questions (5 mins)

- Re-examination (20 mins)

Day 7 – Thursday 28 September 2023

09.30-10.30 **Planning Obligations and Conditions**

Round Table session (discussion led by the Inspector)

With Council, Parish Council and Appellant's witnesses

10.30-10.45 Break

10.45-13.00 **Closing Submissions**

District Council Closing Statement (60 mins)

Parish Council Closing Statement (15 mins)

Appellant's Closing Statement (60 mins)

13.00 **Close of inquiry**