

**RESIDENTIAL DEVELOPMENT AT BROADFIELDS WIVENHOE
PROVISIONAL OUTLINE PROGRAMME and AGENDA
and additional notes from the Inspector**

NOTES

(i) Venue

The Venue is now

Headgate Theatre, 14 Chapel Street, Colchester, CO2 7AT

Noting that the new venue is confirmed as acceptable by the Council and Appellants for the same dates (13-16 Dec), I leave it to the Council to ensure that the usual facilities will be available:

Adequate Wifi connectivity

Car parking availability at or near the venue

Photocopying available

Rooms for Inspector and main parties

Conventional Inquiry table layout with adequate seating and public address system if necessary

(Availability of refreshments locally if possible).

(ii) Landscape Evidence

Further to the Case Management Conference, I consider that the submitted Landscape evidence lends itself to cross-examination (XX).

(iii) Wivenhoe PC and other third party evidence

For efficiency and fairness, and still subject to discussion and confirmation in opening, I anticipate that Wivenhoe PC will make a brief opening statement indicating its main areas of concern.

Then, under the Landscape topic, WPC may, before re-examination, ask any relevant questions of the TWL landscape witness that have not been raised by CBC and may also make any further points of their own on the landscape topic.

The same will apply with respect to the Planning topic where WPC will have the opportunity to ask relevant questions of the TWL witness (and CBC but strictly where there is a clearly opposing view) and make relevant comments not so far covered. These might include the extent and size of the appeal site compared with the WNP allocation and the proposed housing density.

I have included a round table session (RTS) on Other Matters which may include other WPC points on such as: footpaths; ecology; flood alleviation measures; and access to open space.

Finally, having agreed at the CMC to hear an opening statement by WPC, I will also hear a closing statement by WPC, if it wishes to make one, before those of the main parties, albeit that is optional because all the evidence will be taken into account in any event. Closing submissions must not involve repetition nor introduce new points. If that option is taken up, a transcript will be required.

Any other third parties will be included as appropriate.

(iv) Rebuttals - I have received by the due date rebuttals from the Appellants (planning and landscape), the Council (planning) and WPC.

(v) Site Area - I note that the site area is clarified by the Appellants as 15.02ha and this will be confirmed in opening.

PROGRAMME

Day 1 – Tue 13 Dec

Morning

Opening by Inspector

Including ref to

Inquiry Programme – Agenda

Latest draft s106

Latest draft agreed conditions

Any points of clarification:

Site area

Opening Submissions

Colchester BC

Taylor Wimpey Ltd

Wivenhoe PC

Third parties

Any Interested Persons/Third Parties who wish only to make a brief statement.

Optional early discussion of s106/conditions if necessary to their timely completion/agreement

Afternoon

CBC Landscape XX

Day 2 – Wed 14 Dec

Morning

TWL Landscape XX

Afternoon

CBC Planning XX

Day 3 – Thu 15 Dec

Morning

TWL Planning XX

Afternoon

Other Matters RTS – Agenda attached

Planning Obligations and Conditions RTS

Day 4 – Fri 16 Dec

Morning

Closing Submissions

Afternoon

Reserve for overrun.

Broadfields Inquiry

Other Matters Round Table Session – Day 3 Afternoon

Participants

To be agreed in opening but potentially to include:

Counsel

Planning Witnesses

Wivenhoe PC

Other third parties

Provisional Agenda

This brief Agenda is provisional and is provided to order and guide discussion. It is anticipated that will be primarily by the respective witnesses for the topics concerned together with their advocates, including any unrepresented persons who have a particular related concern, in particular Wivenhoe PC.

Broadly, for each item Wivenhoe PC will be offered the opportunity to speak first, then TWL and CBC as appropriate. There will be opportunity to emphasize main points of importance or dispute and to ask questions of any with opposing views. Advocates may join the discussion as appropriate. It will not be necessary to read out or repeat substantial passages of the written evidence as all will be taken into account.

1

Footpath (re-)routeing

2

Extent of ecological mitigation measures

3

Flooding potential and location of attenuation pond

4

Connectivity, sustainability and access to public open space

5

Other