**APP/U1620/W/22/3296510**

**Hill Farm, Hempsted Lane, Gloucester, Gloucestershire GL2 5LA**

**Indicative Inquiry Programme and running order**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **WEEK 1** | **10:00-11:00** |  | **11:00-12:30** |  | **14:30-16:45** |
| **Day 1****Tuesday 06/09/22** | Inspector Opening (30 mins)Appellant's Opening Statements (15 mins)City Council Opening Statement (15 mins) |   | Interested party statements |   | Interested party statements (cont.)Round table session (RTS) on highways and transportation |
|  | **09:30-11:00** |  | **11:30-13:00** |  | **14:00-16:30** |
| **Day 2****Wednesday****07/09/22** | RTS over living conditions for future occupiers and operation of Netheridge Sewage Treatment Works, with regard to odour  |   | RTS over the proposal’s effects on biodiversity  |   | RTS over the proposal’s effects on heritage and landscape  |
| **Day 3****Thursday** **08/09/22** | RTS over the proposal’s effects on the risk of flooding in and around the site |   | The appellants planning evidence (Chris Lee) |   | RTS on conditions and planning obligation (without prejudice) |
|  | **10:30-11:30** |  |  |  |  |
| **Friday****09/09/22** | SITE VISIT  |   |  |   |  |
|  |  |  |  |  |  |
| **WEEK 2** | **09:30-11:00** |  |  |  |  |
| **Day 5****Tuesday****13/09/2022****(to be heard virtually)**  | Closing statements from Ruchi Parekh and Guy Williams |   |  |   |  |
|  |  |  |  |  |  |

**Agenda for Round Table Sessions (RTS)**

**Highways and Transportation** **RTS**

1. Introductions
2. Appellants’ summary
3. Accessibility to services and facilities, by walking, cycling, public transport and private car.
4. The design of the site access from Hempsted Lane
5. Highway safety issues
6. Network capacity issues
7. Highway conditions and obligations (without prejudice)
8. Any other highway/transport matters

**Odour RTS**

1. Introductions
2. The current and emerging development plan policy for odour and the Cordon Sanitaire
3. Summary of technical advice and agreement to a buffer zone based on a 3 odour unit contour
4. Any local evidence over odour
5. Final views over residential living conditions and future operation of sewage works

**Biodiversity RTS**

1. Introductions
2. Summary of Ecological Impact Assessment
3. Species impacts, including barn owls, bats, badgers, otters, water voles and others
4. Hedgerow loss
5. Construction Ecological Management Plan and Landscape Ecological Management Plan
6. Biodiversity Net Gain
7. Conditions required (without prejudice)
8. Habitat Regulations Assessment
9. Other nature conservation concerns

**Landscape and Heritage – joint RTS**

1. Introductions
2. Contextual landscape character and sensitivity
3. Revision D Development Framework Plan
4. Appellant’s summary of landscape and visual effects
5. Council’s landscape/visual response
6. Other views over visual/landscape effects
7. Weighting of landscape/visual harm
8. Hempsted Conservation Area (HCA) – heritage significance and setting
9. Weighting of any heritage harm

**Drainage and Flood Risk RTS**

1. Introductions
2. Appellant’s summary of the proposed arrangements to address the risk of flooding within the site and elsewhere
3. Surface water drainage conditions (without prejudice)
4. Questions

---------------------------------------------------------------------------------------------------------------------------------------------------------

For Gladman Developments Ltd., Guy Williams of Counsel will be calling on evidence from:

Chris Lee BSc (Hons) MCD MRTPI (Gladman) - planning policy and balance

Malcolm Walton BSc MCIEH AMIOA (Wardell Armstrong) – odour

Clive Self MA (Urb Des) Dip LA CMLI (CSA Environmental) – landscape

Lorna Goring BSc Hons PGDip (Building Conservation & Regeneration) ACIfA, Technical (Wardell Armstrong) – heritage

Greg Chamberlain BSc (Hons), MSc, MCIWEM, C.WEM, CEnv, CSci (Wardell Armstrong) – ecology

Nigel Weeks BSc F.Con.E (Stirling Maynard) – highways

Matt Travis BSc (Hons), MSc, MCIWEM, C.WEM, CEnv, CSci (Enzygo) – drainage

For Gloucester City Council, Ruchi Parekh of Counsel will be calling on evidence from:

Paul Instone BSc(Hons) DipTP MRTPI - Director, Applied Planning Ltd.

Stuart Ryder BA (Hons) CMLI - Director of Ryder Landscape Consultants Ltd

Ullin Jodah McStea MSc in the Conservation of Historic Buildings - Principal Conservation Officer Gloucester City Council

Dr Paul Beckett BSc (Hons) MSc DPhil CSci MCIEEM MIEnvSc MIAQM MEWI - Director of Phlorum environmental consultancy