

**Appeal Ref: APP/N1025/W/23/3319160**

**Planning Application Ref: ERE/0722/0038**

**Proposal:** Outline Application for up to 196 dwellings with all matters reserved other than the means of access

**Site:** Land North West of 1-12 Twelve Houses, Sowbrook Lane, Stanton By Dale, Derbyshire DE7 4QX

**Inquiry Venue:**

Council Chamber, Long Eaton Town Hall, Derby Road, Long Eaton, Derbyshire NG10 1HU

**Hearing Dates:** 9-11 & 15-18 August 2023

**INSPECTOR NOTE: INQUIRY HEARING PROGRAMME**

Please find attached the Inquiry Hearing Programme. This programme has been informed by the number of nominated witnesses whom the Council and the Appellant are intending to call. Timings have also been based on the estimates provided by the advocates for the Council and Appellant in relation to examination in chief and cross examination of the witnesses. An estimated period of time has also been included for any questions and the re-examination of witnesses, as necessary.

Interested parties who have indicated a wish to make a statement to the Inquiry will note that these statements will be heard on the opening morning (Wednesday 9 August), following the opening statements from the Appellant and the Council. Therefore, interested parties should be prepared for this. Also, it would greatly assist me and the Inquiry if written copies of these statements could be submitted before they are presented.

I acknowledge that timings and the programme may change as the Inquiry progresses and as the evidence is heard. For example, a further witness may be called in light of the evidence raised. As a result, and given the timing estimates that have been submitted, I have been able to include some reserve time (and therefore some flexibility) in the programme to account for this. Notwithstanding this, I would hope to keep amendments to the published programme to a minimum wherever possible.

As previously requested at the Case Management Conference and subsequently in communication with both the Council and Appellant, I strongly request that wherever possible, the advocates for both parties adhere to the timings they have submitted for each witness and also to the timing allowances I have identified for Opening (10 minutes) and Closing (30 minutes) submissions. In order to achieve this, I would be grateful for the assistance of all Inquiry participants, including witnesses, to work proactively and positively to ensure that the Inquiry runs as smoothly, efficiently and effectively as possible.

I look forward to seeing you next week.

A McCormack

INSPECTOR

2 August 2023