



## The Planning Inspectorate

### DRAFT INQUIRY PROGRAMME (v.1)

12-15, 19 and 20 November 2024  
The Town Hall, Maidstone ME14 1TF

**Appeal ref:** APP/U2235/W/24/3346817

**Appeal site:** Land east of Albion Road and north of Copper Lane,  
Marden TN12 9EG

**Appeal by:** B. Yond Homes Ltd., against the decision of Maidstone Borough  
Council in respect of application ref. 23/504068/OUT.

**Proposed Development:** described on the application form as: 'Outline application with some matters reserved (access only sought) for the removal of 2 former agricultural sheds and erection of up to 117no. dwellings and associated infrastructure including partial footways on Albion Road.'

#### WEEK 1, DAY 1: Tuesday, 12 November, 10:00 start

<i><b>Subject</b></i>	<i><b>Item</b></i>	<i><b>Speakers/ participants</b></i>	<i><b>Likely duration</b></i>
Introduction	Inspector	Tom Bristow	30 minutes
Opening submissions	Appellant	Richard Turney KC	
Opening submissions	Council	Emma Dring	
Statements	Interested parties	Any present	Determined on the day, likely 30 minutes
Matters raised in statements and any clarifications/ questions	Roundtable format	Tom Bristow/ all	30 minutes
Lunch			
Landscape character (main issue i.)	Evidence in chief	Peter Radmall (on behalf of the Council)	
	Cross examination	Peter Radmall	
	Re examination	Peter Radmall	

#### WEEK 1, DAY 2: Wednesday, 13 November, 10:00 start

<i><b>Subject</b></i>	<i><b>Item</b></i>	<i><b>Speakers/ participants</b></i>	<i><b>Likely duration</b></i>
Landscape character (main issue i.)	Evidence in chief	Marc Tomes (on behalf of the appellant)	
	Cross examination	Marc Tomes	
	Re examination	Marc Tomes	
Lunch			
Pedestrian and cycle access (main issue ii.)	Roundtable	Tom Bristow, Mark Gillingham, potentially a representative of Kent County Council, all	c. 3 hours

### WEEK 1, DAY 3: Thursday, 14 November, 10:00 start

<b>Subject</b>	<b>Item</b>	<b>Speakers/ participants</b>	<b>Duration</b>
Vehicular access and the local highway network (main issue iii.) <sup>1</sup>	Roundtable	Tom Bristow, Mark Gillingham, potentially a representative of Kent County Council, all	c. 3 hours
Lunch			
Ecology on and off site (main issue iv.)	Roundtable	Tom Bristow, Daniel Wood, Helen Forster, all	c. 3 hours

### WEEK 1, DAY 4: Friday, 15 November, 10:00 start

<b>Subject</b>	<b>Item</b>	<b>Speakers/ participants</b>	<b>Duration</b>
<i>Held in reserve for any week 1 business remaining, administrative discussions, forecasting ahead, site visit, etc.</i>			

### WEEK 2, DAY 5: Tuesday 19 November

<b>Subject</b>	<b>Item</b>	<b>Speakers/ participants</b>	<b>Duration</b>
Open space provision, infrastructure provision, planning agreements/ obligations etc. (main issues v and vi.)	Roundtable	All	c. 2 hours
Conditions	Roundtable format	All	c. 1 hour
Lunch			
Planning balance	Evidence in chief	Marion Geary (on behalf of the Council)	
	Cross examination	Marion Geary	
	Re-examination	Marion Geary	

### WEEK 2, DAY 6: Wednesday 20 November

<b>Subject</b>	<b>Item</b>	<b>Speakers/ participants</b>	<b>Duration</b>
Planning balance	Evidence in chief	Peter Rainier (on behalf of the appellant)	
	Cross examination	Peter Rainier	
	Re-examination	Peter Rainier	
Lunch			
Costs (if applications made)	Roundtable	All	c. 1 hour

<sup>1</sup> Potentially to be combined with main issue ii.

Final admin session	Roundtable	All	c. 30 minutes
<i>Adjourn</i>			
<i>Site visit</i>			
<i>Closings &amp; executed S106(s) in writing sequentially as in post CMC note.</i>			

## Notes

1. The programme is in draft and intended as a guide. It may need to change depending on unforeseen circumstances and to make best use of time.
2. A non-inclusive list of witnesses/ participants have been placed in indicative order based on the CMC discussion. There may be others to include, and others who wish to speak.
3. There will be a break for lunch each day with short breaks mid-morning and mid- afternoon, flexing to suit the programme.

*Tom Bristow*

INSPECTOR

13 September 2024