

APPEAL REF: APP/G2625/V/3225505
ADDRESS: ANGLIA SQUARE, NORWICH

PRE-INQUIRY NOTE (21 January 2020)

1) Introduction

This note deals with various matters in preparation for the opening of the Inquiry. It should be read together with the note of the Pre-Inquiry Meeting and the supplementary note of 18 November 2019.

2) Draft timetable

The draft timetable is attached at Annex A. This takes account of the time estimates that have been supplied. There will be an opportunity to discuss any matters in relation to the draft timetable during the opening session of the Inquiry.

3) Opening submissions

The opening submissions should be a summary of the main points of the case for each party. A written note of the opening submissions should be provided – this can be handed to the Inspector at the time the submissions are made. Opening submissions can be made by the applicant, the Council and the Rule 6 Parties. Submissions should be made by one nominated person for each party and should not take longer than 20 minutes.

4) Closing submissions

Closing submissions can be made by the applicant, the Council and the Rule 6 Parties. Closing submissions will be a summary of the case for each party at the end of the Inquiry. They can cross-refer to evidence that has been given but must not include any new evidence. A written note of the closing submissions should be provided – this can be handed to the Inspector at the time the submissions are made. Submissions should be made by one nominated person for each party.

5) Proofs of evidence and written statements

A list of the proofs of evidence and written statements that I have received is attached at Annex B. Please check this list carefully. In a few cases I have amended the document number to achieve a consistent approach to numbering. During the opening session of the Inquiry I will ask whether I have all the documents that I should have.

6) Statement of Common Ground – Air Quality

To enable Inquiry time to be used effectively, the Council, the applicant and Norwich Cycling Campaign should explore whether there are matters which could be agreed in a statement of common ground.

7) Planning obligation

I have not yet seen a draft of the S106 Agreement. This should be provided as soon as possible, in advance of the opening of the Inquiry.

8) Requests for documents

At the Pre-Inquiry meeting the Council agreed to provide a schedule of suggested planning conditions, contained in a free-standing Word document that can be edited. It would be helpful to have this as soon as possible.

The applicant agreed to provide a schedule of the plans that would become approved plans in the event that the appeal is allowed. This should also be in a Word document that can be edited.

In addition, it would be helpful if the applicant could provide a copy of the description of development applied for (as amended), again in a free-standing Word document that can be edited. As the description of this hybrid application is lengthy, I envisage that the full description will be appended to my report to the Secretary of State as a schedule.

Please could all of the above be sent electronically to the case officer.

9) Housekeeping

There are two days (28 January and 25 February) when we have been advised of evening meetings in the Council chamber. Please can the Council confirm whether it will be acceptable for documents to be left in the chamber, provided they are moved to the side/rear.

Please can the Council confirm whether it will be necessary to remove documents over the weekends and during the week in February when the Inquiry is not sitting. If so, is there a location close to the chamber where documents could be stored?

David Prentis

Inspector

21 January 2020

Annex A – Draft Inquiry Timetable

Day	Date	Morning	Afternoon
<i>Week 1</i>			
1	28 Jan	Opening by Inspector Opening submissions: Applicant (WH) Historic England (HE) Save Britain's Heritage (SBH) Norwich Society (NS) Norwich Cycling Campaign (CYC) Norwich City Council (NCC)	<i>Historic environment</i> Ben Webster (NCC) <i>Council meeting – end by 1800</i>
2	29	John Neale (HE)	John Neale (continued – may run over into day 3)
3	30	Alec Forshaw (SBH)	Jon Boon (NS)
4	31	Continue Jon Boon	Peter Vaughan (WH)
<i>Week 2</i>			
5	4 Feb	Chris Miele (WH)	Chris Miele continued
6	5	<i>Viability</i> Jonathan Rhodes (HE)	Jonathan Rhodes continued (may start Francis Truss)
7	6	Francis Truss (WH)	Tony Williams (NCC)
8	7	<i>Round table session on housing</i> David Parkin (NCC); Peter Luder (WH); Andrew Boswell (Norwich Green Party); Jon Boon (NS); Hugo Malik <i>Round table session on economic development</i> David Parkin and Ellen Tilney (NCC); Peter Luder and Chris Watts (WH); Paul Burall and Peter Doll (NS)	Continue round table session on economic development

<i>Week 3</i>			
9	11 Feb	<i>Round table session on town centre vitality</i> David Parkin (NCC); Peter Luder and Chris Watts (WH); Paul Burall and Peter Doll (NS); Paul Scruton (Norwich Over the Water Society) <i>Transport</i> Bruce Bentley (NCC)	Bruce Bentley continued Tony Clarke (CYC) Martin Paddle (WH)
10	12	<i>Air quality</i> Lesley Oldfield (NCC) [Additional witness – subject to discussion at the Inquiry] Stephen Peckham (CYC)	Stephen Peckham continued
11	13	Andrew Boswell (CYC)	Andrew Boswell continued Tony Clarke (CYC)
12	14	Melanie Hobson (WH)	<i>End at 1300 today</i>
<i>Week 4</i>			
13	25 Feb	<i>Planning policy and the planning balance</i> David Parkin (NCC) Simeon Jackson (NS)	Simeon Jackson continued Peter Luder (WH) <i>Council meeting – end by 1830</i>
14	26	Peter Luder continued Conditions Section 106 Agreement	Interested parties
15	27	Accompanied site visit	
16	28	Closing submissions: Historic England (HE) Save Britain's Heritage (SBH) Norwich Society (NS) Norwich Cycling Campaign (CYC) Norwich City Council (NCC) Applicant (WH)	Continue closing submissions

Annex B – Proofs of evidence and written statements

The Applicant		
Peter Vaughan - Architecture	Proof Appendices Rebuttal	WH1/1 WH1/3 WH1/4
Dr Chris Miele – Historic environment	Proof Summary Appendices Rebuttal	WH2/1 WH2/2 WH2/3 WH2/4
Francis Truss – Viability	Proof Summary Appendices Rebuttal	WH3/1 WH3/2 WH3/3 WH3/4
Peter Luder – Planning policy and planning balance	Proof Appendices Rebuttal	WH4/1 WH4/3 WH4/4
Chris Watts – Town centres and retail	Proof Summary Appendices	WH5/1 WH5/2 WH5/3
Chris Watts Local economy	Proof Appendices	WH6/1 WH6/3
Martin Paddle – Transport	Proof Summary Appendices Rebuttal	WH7/1 WH7/2 WH7/3 WH7/4
Melanie Hobson – Air quality	Proof Appendices Rebuttal	WH8/1 WH8/3 WH8/4
Norwich City Council		
David Parkin – Planning policy and planning balance	Proof Summary Appendices Rebuttal	NCC1/1 NCC1/2 NCC1/3 NCC1/4
Ben Webster – Historic environment	Proof Summary Rebuttal	NCC2/1 NCC2/2 NCC2/4
Bruce Bentley - Transport	Proof Summary Appendices	NCC3/1 NCC3/2 MCC3/3
Ellen Tilney – Economic development	Proof Summary	NCC4/1 NCC4/2
Tony Williams – Viability	Proof Appendices Rebuttal	NCC5/1 NCC5/3 NCC5/4
Lesley Oldfield – Air quality	Proof [Note – Labelled as rebuttal but this is first	NCC6/1

	<i>proof from this witness]</i>	
Historic England		
John Neale	Proof Appendices	HE1/1 HE1/2 to HE1/7
Jonathan Rhodes	Proof Appendices	HE2/1 HE2/2 to HE2/5
Save Britain's Heritage		
Alec Forshaw	Proof Summary Appendix	SBH1/1 SBH1/2 SBH1/3 <i>[Note – appendices 2 to 5 are now core documents]</i>
Norwich Society		
Jon Boon – Historic environment	Proof Appendices	NS1/1 NS1/2 and NS1/3
Paul Burall – Economy and town centres	Proof	NS2/1
Simeon Jackson – Planning policy and planning balance	Proof	NS3/1
Dr Peter Doll – Economy and town centres	Proof	NS4/1
Norwich Cycling Campaign		
Dr Andrew Boswell – Air quality	Proof Appendices Rebuttal	CYC1/1 CYC1/3 CYC1/4
Anthony Clarke – Cycle and pedestrian routes	Proof	CYC2/1
Anthony Clarke – Sovereign House	Proof	CYC2/2
Anthony Clarke – Edward Street car park	Proof	CYC2/3
Prof Stephen Peckham – Air quality	Proof	CYC3/1
Written Statements		
Dr Andrew Boswell – Housing – for Norwich Green Party		NGP1
Norwich Over the Water		NOTW1
Hugo Malik – Housing		HM1