



The Planning Inspectorate

INQUIRY - DRAFT WORKING PROGRAMME

APPEAL REF: APP/L5810/W/20/3249153

23-27 Arlington Works, Arlington Road, Twickenham TW1 2BB

The appeal is made by Sharpe Refinery Service Ltd. against the decision of the Council of the London Borough of Richmond-upon-Thames dated 19 September 2019 to refuse planning permission for 'redevelopment of the site to provide 610sqm of commercial space (B Class) within existing Buildings of Townscape Merit plus a new build unit, 24 residential units (5 x 1 bedroom, 12 x 2 bedroom and 7 x 3 bedroom) and associated car parking and landscaping' (Application Ref: 18/2714/FUL, dated 10 August 2018).

DAY 1: 10.00am Tuesday 19 January

Subject	Item		Duration
Openings	Inspector	Mr Rose	Up to 45 minutes
	Appellant	Mr Newberry	10 minutes
	LPA	Mr Reed	10 minutes
	Twickenham Film Studios (the Studios)	Mr Ground	10 minutes
Any other general representations from local interested parties (Others?)	Statements (including any questions from opposing advocates)	?	?
Twickenham Park Residents Association and The Barons Residents Association (the RA's)	General summary from Mr Hines, to be followed by any questions from Mr Newberry	Mr Hines Mr Newberry	30 minutes (if required) 30 minutes (if required)
Waste	LPA evidence-in-chief (EIC)	Mr Reed Mr Potter	45-60 minutes
	Cross-examination (XX)	Mr Newberry	1 hour
	Any questions?	Others? Mr Rose	
	Re-examination (RX)	Mr Reed	

To begin Appellant EIC if time allows?

DAY 2: 9.30am Wednesday 20 January

Subject	Item		Duration
Waste (continued)	Appellant EIC	Mr Newberry Mr Mehegan	2 hours
	XX	Mr Reed	2 hours
	Any questions?	Others? Mr Hines Mr Rose	
	RX	Mr Newberry	

To begin LPA EIC Industrial and employment land policy if time allows?

DAY 3: 9.30am Thursday 21 January

Subject	Item		Duration
Industrial and employment land policy	LPA EIC	Mr Reed Mr Davidson	45-60 minutes
	XX	Mr Newberry	1 hour
	Any questions?	Others? Mr Rose	
	RX	Mr Reed	
	Studios EIC	Mr Ground Mr Batchelor	45 minutes
	XX	Mr Newberry	30 minutes
	Any questions?	Others? Mr Rose	
	RX	Mr Ground	
	Appellant EIC	Mr Newberry Mr Weeks Mr Villars	45 minutes 1.5 hours
	XX	Mr Reed	45 minutes?
	XX	Mr Ground	45 minutes (Mr Weeks) 1 hour (Mr Villars)
	Any questions?	Others? Mr Hines Mr Rose	
	RX	Mr Newberry	

DAY 4: 9.30am Friday 22 January

To conclude LPA Industrial and employment land policy if outstanding and/or:

Subject	Item		Duration
Film Studios	Studios EIC	Mr Ground Mr Batchelor Mr Vohra	30 minutes 1 hour
	XX	Mr Newberry	1 hour Mr Batchelor, 30 minutes Mr Vohra
	Any questions?	Others? Mr Hines Mr Rose	
	RX	Mr Ground	
Mr Villars?			

DAY 5: 9.30am Monday 25 January

Subject	Item		Duration
Mix of uses	Round-table discussion to be led by Mr Rose Agreed statement of disagreement and draft agenda to be provided in advance by the parties	Representatives to be confirmed	2 hours

Subject	Item		Duration
5-year housing land supply*	Round-table discussion to be led by Mr Rose Agreed statement of disagreement (fully detailed) and draft agenda to be provided in advance by the parties	Representatives to be confirmed	3 hours

DAY 6: 9.30am Tuesday 26 January

Subject	Item		Duration
Character and appearance	LPA EIC	Mr Reed Mr Sellers	45-60 minutes
	XX	Mr Newberry	2 hours
	Any questions?	Others? Mr Rose	
	RX	Mr Reed	
	Appellant EIC	Mr Newberry Mr Howe	1 hour
	XX	Mr Reed	2 hours
	Any questions?	Others? Mr Hines Mr Rose	
	RX	Mr Newberry	

DAY 7: 9.30am Wednesday 27 January

Subject	Item		Duration
Parking	LPA EIC	Mr Reed Mr Marshall	45-60 minutes
	XX	Mr Newberry	45 minutes
	Any questions?	Others? Mr Rose	
	RX	Mr Reed	
	Appellant EIC	Mr Newberry Mr Turner	45 minutes
	XX	Mr Reed	1.5 hours
	Any questions?	Others? Mr Hines Mr Rose	
	RX	Mr Newberry	

DAY 8: 9.30am Thursday 28 January

Subject	Item		Duration
Summary planning evidence	LPA EIC	Mr Reed Ms Dyson	45-60 minutes
	XX	Mr Newberry	2 hours
	Any questions?	Others? Mr Rose	
	RX	Mr Reed	
	Studios EIC	Mr Ground Mr Batchelor	30 minutes
	XX	Mr Newberry	30 minutes
	Any questions?	Others? Mr Rose	
	RX	Mr Ground	
	Appellant EIC	Mr Newberry Mr Villars	1 hour
	XX	Mr Reed	1.5 hours?
	XX	Mr Ground	30 minutes
	Any questions?	Others? Mr Hines Mr Rose	
	RX	Mr Newberry	

DAY 9: 9.30am Friday 29 January

Subject	Item		Duration
Planning obligation*	Round-table discussion to be led by Mr Rose (parties to provide prior written summary)	All	1 hour
Conditions*	Round-table discussion to be led by Mr Rose Agreed list of recommended conditions to be basis for discussion	All	1 hour
Site visit*	Discussion of possibilities and arrangements	All	15 minutes
Any other outstanding matters?		All	?

Subject	Item		Duration
Closing submissions	LPA	Mr Reed	45 minutes (no longer than 60)
	Studios	Mr Ground	45 minutes (no longer than 60)
	RA's?	Mr Hines?	45 minutes (no longer than 60)
	Appellant	Mr Newberry	45 minutes (no longer than 60)

Footnotes

1. Assumptions re. previously identified main issues:

Co2 resolved in principle;

Children's play space resolved in principle;

Affordable housing likely to be resolved.

2. All durations stated are intended as maximums (parties please observe!).

3. Timings of comfort breaks/lunches to be agreed each day in conjunction with advocates.

4. The hearing of any costs applications will also need to be scheduled should that eventuality arise, and any other main issues not formally resolved.

5. No accommodation is made within the allocated days for a site visit (but identified to be discussed).

6. * = items which could be brought forward if adequate progress is made on previous days.

7. All timings to be rolled forward if progress allows.

Peter Rose

INSPECTOR

15 January 2021