



INQUIRY PROGRAMME (Updated 15 August 2025)

Appeal ref: APP/X0360/W/25/3364304

Appeal site: Land between Lodge Road and Tape Lane, Hurst RG10 0EG

Inquiry venue: Civic Offices, Shute End, Wokingham RG40 1BN

WEEK1

DAY 1: Tuesday, 12 August 2025 - 10.00am start

Subject	Party	Speaker/Witness	Duration
Introduction	Inspector	Guy Davies	30 minutes
Opening submissions	Appellant	John Litton	15 minutes
	Council	Matthew Lewin	15 minutes
Statements	Interested parties		1 hour
Lunch			
Landscape	Evidence in chief	Stuart Ryder	1 hour
	Cross examination		2 hours

DAY 2: Wednesday, 13 August 2025 - 9.30am start

Subject	Item	Speaker/Witness	Duration
Introduction	Inspector	Guy Davies	10 minutes
Landscape	Evidence in chief	Clare Brockhurst	1 hour
	Cross examination		2 hours
Lunch			
Accessibility	Evidence in chief	Grace Blizzard	1 hour
	Cross examination		2 hours

DAY 3: Thursday, 14 August 2025 - 9.30am start

Subject	Item	Speaker/Witness	Duration
Introduction	Inspector	Guy Davies	10 minutes
Accessibility	Evidence in chief	Stephen Jenkins	1 hour
	Cross examination		2 hours
Lunch			
Design	Evidence in chief	Marcus Adams	30 minutes
	Cross examination		1 hour
Site Visit			

WEEK 2**DAY 4: Tuesday, 19 August 2025 - 9.30am start**

Subject	Item	Speaker	Duration
Introduction	Inspector	Guy Davies	20 minutes
Ecology and aboriculture	Round table discussion	Mark Croucher Lesley Sproat Emily Major Jamie Pratt	2 hours
Lunch			
Infrastructure, legal agreement and conditions	Round table discussion	Mark Croucher Stuart Slatter Chris Holme	1.5 hours

WEEK 3**DAY 5: Monday 22 September 2025 – 9.30am start**

Subject	Item	Speaker	Duration
Introduction	Inspector	Guy Davies	20 minutes
Flood risk	Evidence in chief	Joanna Marchant	1 hour
	Cross examination		2 hours
Lunch			
Flood risk	Evidence in chief	Ian Walton	1 hour
	Cross examination		2 hours

DAY 6: Tuesday, 23 September 2025 – 9.30am start

Subject	Item	Speaker	Duration
Introduction	Inspector	Guy Davies	10 minutes
Planning	Evidence in chief	Mark Croucher	1 hour
	Cross examination		2 hours
Lunch			
Planning	Evidence in chief	Stuart Slatter	1 hour
	Cross examination		2 hours

Written Submissions

Subject	Item	Speaker	Date
Closing submissions	Council	Matthew Lewin	TBA
	Appellant	John Litton	TBA

Notes

1. The programme is a guide. It may need to change depending on unforeseen circumstances and/or to make best use of time.
2. If there remains dispute on aspects of the flood modelling work, additional witnesses may need to be heard on Monday, 22 September 2025.
3. There will be a break for lunch of around an hour each day with short breaks mid-morning and mid- afternoon, flexing to suit the programme.
4. The hearing of any application(s) for costs will need to be accommodated in writing, should that be required.

Guy Davies

INSPECTOR

Updated 15 August 2025