



Planning Inspectorate

Appeal Ref: 6004002
LPA Ref: 24/1101/OUTEI

The Appeal relates to: Land to the West of Barnet Road, and East of Baker Street, Potters Bar, Potters Bar, Hertfordshire, EN6 2ES

for proposed development described as:

Outline application (with all matters reserved except for means of access) for a new neighbourhood comprising up to 900 dwellings (Use Class C3) (including affordable housing), a neighbourhood centre and community facilities (Use Class E (a), Class E (e) and F2 (b), a primary school (Use Class F1 (a)), land for an up to 80-bed care home (Use Class C2), strategic and informal open space, landscaping, parking, associated infrastructure and works, with vehicle and pedestrian accesses from Baker Street and Barnet Road.

Summary Note of Case Management Conference (CMC) held at 11.00 on Tuesday 14 April 2026

Spokesperson for the Appellant: Christopher Young KC

Spokesperson for the Council: Robin Green KC

Spokesperson for the Interested Party Groups: Chris Berry (CPRE)

Preliminary matters

1. The inquiry is scheduled to open at 10.00 on Tuesday 19 May 2026.
2. The Council confirmed that notification is in hand and copies of all documents (including the inquiry notification letter) will be sent to the Planning Inspectorate (PINS) as required and no later than **17 April 2026**.
3. The Council confirmed that the venue has been secured. It will have provision for a main inquiry room, a retiring room for me and breakout rooms available for the teams. It was confirmed that the venue will be accessible for the public and that an audio system will be available. The Council will be making arrangements to live stream the inquiry and (if needed) for participation by Microsoft teams. The Council will also make provision for interested parties to access core documents and inquiry documents in the room during the event.
4. The Council and Appellant teams will work together to ensure that the inquiry website is in place and core documents placed on it. Inquiry documents (ID) will be added to it. The advocates will identify a key core document list for me (either

separately or highlighted on the main list) to assist my preparation **by 5 May 2026**.

5. I would like a hard copy set of plans and the Appellant confirmed this would be prepared, shared with the Council and brought to day 1 of the inquiry for me. It would be helpful at the inquiry if everyone worked to the same plans bundle.

Main issues and evidence

6. The procedure at the inquiry will generally follow the 2000 Inquiry Procedure Rules. Based on the content of the evidence to date and the views expressed at the CMC it was agreed that the evidence would be best heard on a topic by topic basis.
7. The main issues set out in my pre CMC note were agreed. The only caveats to this were that there are changes following the submission of the Statement of Common Ground (SOCG), which clarified approach to flood risk and loss of agricultural land. As such the main issues to be addressed at the inquiry will be:
 - Whether the appeal site is Grey Belt land and whether the proposal would be inappropriate development in the Green Belt having regard to the National Planning Policy Framework and relevant development plan policies, CS13.
 - The effect of the proposal on the openness and purposes of the Green Belt.
 - The effect of the proposal on the character and appearance of the area.
 - Whether any harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations, so as to amount to the very special circumstances required to justify the proposal.
8. The parties confirmed that they are working on topic based statements of common ground for Landscape and Affordable Housing. These should be used to narrow the issues and focus the evidence on areas of disagreement. They should identify the scope of disagreement, i.e. If it relates to matters of methodology or issues of judgement for professional witnesses. These SOCG should be provided on **21 April 2026** alongside the exchange of proofs. As I indicated at the CMC should matters change then I have no objection to these documents being updated in the run up to the inquiry and updated versions provided to me and placed on the inquiry website.
9. The interested party groups were represented at the CMC. It was confirmed that each group is intending to provide a statement to the inquiry, to be read out. It was confirmed that they will work together to avoid repetition. The statements must be submitted no later than **21 April 2026**. At the inquiry the groups will organise themselves to ask questions where appropriate and also to be represented at the round table session on day 4.
10. Based on the discussion at the CMC and the views expressed the inquiry will proceed as follows:

- Introduction and opening by Inspector – Day 1
- Opening statements – Appellants, Council – Day 1
- Statements from the seven interested party groups and questions from the appellant/inspector – Day 1
- Initial conditions round table session – Day 1
- Council's Landscape/Greenbelt Witness (Peter Radmall) – Day 2
- Appellant's Landscape Witness (Clare Brockhurst) – Day 2
- Council's Planning Witness (Steven Stroud) – Day 3
- Appellant's Planning Witness (Steven Brown) – Day 3
- Appellant's Affordable Housing Witness (Annie Gingell) – Day 4
- Round Table Session (RTS) – Issues raised by Interested Party Statements – Day 4
- Accompanied Site Inspection – Day 5
- Conditions and s106 RTS – Day 5
- Closing statements – Day 6

11. Based on current scheduled sitting arrangements we have:

- 19 May 2026 – Day 1
- 20 May 2026 – Day 2
- 21 May 2026 – Day 3
- 2 June 2026 – Day 4
- 3 June 2026 – Day 5
- 4 June 2026 – Day 6

12. The week 16/17/18 June is to remain in reserve.

13. The advocates are to work collaboratively on their time estimates for each stage of their respective cases. Other than in exceptional circumstances, you are expected to take no longer than the timings you provide, which will require the cooperation of both advocates and witnesses. As discussed at the CMC the advocates should give the order of witnesses consideration, discuss broad times, with a first version of the timetable to be completed following the exchange of proofs and sent to the PINS case officer no **later than 12 May 2026**. It is expected that advocates take ownership of the timetable and stick to it. If following exchange of evidence you consider that the half day per witness allocation is not realistic please let me know promptly via the case team.

14. The main statement of common ground has been provided and topic based statements of common ground will be produced and provided no later than **21 April 2026**. These documents should be used by all parties to focus the areas of dispute and shape the proofs of evidence.

15. To date a list of proposed conditions for the appeals has not been provided. The Council is to start this document and share it with the Appellant team. This should include conditions regarding site specific matters that are agreed. If there are areas of dispute the parties will make this clear for me in the form of a table

for the conditions document. Prior to the inquiry a version of the conditions will be provided to me **by 12 May 2026**. I will issue my questions/comments on the conditions in advance of the first round table session to assist preparation. I will allow time for a final version of conditions to be submitted after the round table sessions.

16. An accompanied site inspection during the inquiry was agreed to be most appropriate for this case. Parties will update me regarding who will be attending and provide an itinerary. Please advise my case officer if there are any health and safety matters that I need to be aware of. An itinerary and timing for the site inspection, including breaks, should be provided **by 12 May 2026**. It was agreed that the landscape witnesses would coordinate this.
17. I will be doing an unaccompanied inspection before the inquiry opens. Any viewpoints/matters parties wish me to view as part of that (from public land) must be sent to the case team no later than **1 May 2026**.
18. To assist timetabling and preparation for the inquiry any applications for costs should be made in writing in advance of the inquiry. In addition, in order to support an effective and timely planning system in which all parties are required to behave reasonably, you are reminded that I have the power to initiate an award in line with the Planning Practice Guidance. Unreasonable behaviour may include not complying with the prescribed timetables.
19. This note should be read in conjunction with the initial pre CMC note. The Council must ensure that a copy of this note is made available on its website.

D J Board

15 April 2026

Annex A – timetable for submission of documents
Annex B – word version of draft timetable for completion

Annex A - Timetable for the submission of documents

DEADLINE	DOCUMENTS/EVENT
Done	<ul style="list-style-type: none"> • Provide inquiry venue details
Done in SOCG	<ul style="list-style-type: none"> • Clarification of drawings and evidence base
17 April 2026	<ul style="list-style-type: none"> • Core document library managers nominated, library set up, and website link provided • Appellant team have taken ownership of initial list. Council to review ASAP and list finalised. • At CMC Council confirmed they would manage inquiry documents • Provide notification letters
21 April 2026	<ul style="list-style-type: none"> • Topic Statements of Common Ground • Proofs of Evidence and printed evidence for Inspector submitted • Statements from all Interested Party Groups to be submitted
1 May 2026	<ul style="list-style-type: none"> • Unaccompanied site inspection information
5 May 2026	<ul style="list-style-type: none"> • List of key core documents from advocates
12 May 2026	<ul style="list-style-type: none"> • Advocates' draft timetable with timings • Inquiry page moved to a front page by Council • Details for Inspector accompanied visit • Draft condition schedule • Update on and copy of planning obligation submitted with note • CIL compliance statement
14 May 2026	<ul style="list-style-type: none"> • Inspector's final timetable issued if required • Parking and building access information provided
19 May 2026	<ul style="list-style-type: none"> • Inquiry opens 10.00 am

Annex B - Draft order for Inquiry 6004002

Venue – Hertsmere Civic Offices, Elstree Way, Borehamwood, Hertfordshire, WD6 1WA.

Date	Time	Content	Estimated Timing	Witness name
WEEK 1				
Day 1	10.00	Inspector opens Inquiry		
	17.00	Adjourn for the day		
Day 2	10.00			
		<i>Break to be advised by advocate</i>		
		LUNCH		
		<i>Break to be advised by advocate</i>		
	17.00	Adjourn for the day		
Day 3	10.00			
		<i>Break to be advised by advocate</i>		
		LUNCH		
	14.00			
		<i>Break to be advised by advocate</i>		
	17.00	Adjourn for the day		
Day 4	10.00			
		<i>Break to be advised by advocate</i>		

		LUNCH		
	14.00			
	17.00	Adjourn for the day		
Day 5	10.00			
		<i>Break to be advised by advocate</i>		
		LUNCH		
	14.00			
		<i>Break to be advised by advocate</i>		
	17.00	Adjourn for the day		
Day 6	10.00			
		<i>Break to be advised by advocate</i>		
		LUNCH		
	14.00			
		<i>Break to be advised by advocate</i>		
	17.00	Adjourn for the day		
Day 7	10.00			
		<i>Break to be advised by advocate</i>		
		LUNCH		
	14.00			
		<i>Break to be advised by advocate</i>		
	17.00	Adjourn for the day		

EiC – Evidence in Chief
XX - Cross Examination
ReX – Re examination