

**Ref: APP/Q0505/W/21/3282911
Appeal by Pace (Hills Road) Limited**

**Inquiry commencing 10am on 18 January 2022 concerning mixed use redevelopment proposed at
land at 104-112 Hills Road, Cambridge, CB2 1LQ**

Indicative Inquiry Programme¹

WEEK 1	10:00-11:30	12:00-13:30	14:30-16:00
Day 1 Tuesday 18/01/2022	Inspector Opening (30mins) Appellant's Opening Statements (20mins) City Council Opening Statement (15mins)	Presentation by scheme architect Simon Allford (45mins) Public Speaking (45mins)	Public Speaking (1.5hrs)
	09:30-11:00	11:30-13:00	14:00-15:30
Day 2 Wednesday 19/01/2022	Council's evidence on townscape/design Ms Reynolds, evidence in chief (1.5hrs)	Ms Reynolds, cross examination (1.5hrs)	Ms Reynolds, cross examination (1hrs) Ms Reynolds, re examination and Inspector questions (30mins)
Day 3 Thursday 20/01/2022	Council's evidence on heritage Mr Griffiths, evidence in chief (1.25hrs)	Mr Griffiths, cross examination (1.5hrs)	Mr Griffiths cross examination (1hrs) Mr Griffiths, re examination and Inspector questions (30mins)
Day 4 Friday 21/01/2022	Appellant's evidence on townscape/design Mr Allford, evidence in chief (1hr) Mr Allford, cross examination (30mins)	Mr Allford, cross examination (1.5hrs)	Mr Allford, cross examination (30mins) Mr Allford, re examination and Inspector questions (30mins)

¹ Programme will no doubt change depending on progress and will be updated on Inquiry website at <https://www.cambridge.gov.uk/public-inquiry-for-land-at-104-to-112-hills-road>

WEEK 2	09:30-11:00	11:30-13:00	14:00-16.00
Day 5 Tuesday 25/01/2022	Appellant's evidence on heritage Prof Tavernor, evidence in chief (1.5hrs)	Prof Tavernor, cross examination (1.5hrs)	Prof Tavernor, cross examination (1hrs) Prof Tavernor, re examination and Inspector questions (30mins)
Day 6 Wednesday 26/01/2022	Round table session on the viability of Flying Pig Public House (1.5hrs) (see separate agenda)	Council's evidence on the planning case Mr Connell, evidence in chief (1hr) Mr Connell, cross examination (30mins)	Mr Connell, cross examination (45mins) Mr Connell, re examination and Inspector questions (30mins)
Day 7 Thursday 27/01/2022	Appellant's evidence on office market Mr Wise, evidence in chief (30mins) Mr Wise, cross examination (1hr)	Mr Wise, re examination and Inspector questions (30mins) Appellant's evidence on socio-economic context Mr Brooke, evidence in chief (30mins)	Mr Brooke, cross examination (30mins) Mr Brooke, re examination and Inspector questions (30mins)
Day 8 Friday 28/01/2022	Appellant's evidence on the planning case Mr Derbyshire, evidence in chief (1hr) Mr Derbyshire, cross examination (30mins)	Mr Derbyshire, cross examination (1.5hrs)	Mr Derbyshire, re examination and Inspector questions (30mins)

WEEK 3	09:30-11:00	11:30-13:00	14:00-16.00
Day 9 Tuesday 01/02/2022	Without prejudice discussions over conditions and Section 106 agreement (1.5hrs)	Inquiry possibly adjourned	Inquiry possibly adjourned
Day 10 Wednesday 02/02/2022	Closing statement by Cambridge City Council (1hr)	Closing statement by the Appellant (1.5hrs)	Site visit date/arrangements to be discussed. Inspector then closes Inquiry

Inspector Mr Jonathan Price BA(Hons) Dip TP MRTPI DMS

For Pace (Hills Road) Limited Christopher Katkowski QC (supported by Constanze Bell) will be calling on evidence from witnesses:

Mr Simon Allford BA Dip Arch RIBA ARB. Executive Director, AHMM (architecture),
Professor Robert Tavernor BA, DipArch, PhD, RIBA. Tavernor Consulting (townscape/heritage),
Mr Mike Derbyshire BA(Hons) MRTPI. Equity Partner, Head of Planning, Bidwells (planning),
Mr Rory Brooke BSc, MSc, MIED, MRTPI. Head of Economics, Savills (socio-economic context),
Mr Dick Wise BSc(Hons) MRICS. Equity Partner, Head of Business Space Agency, Bidwells (office market),
Mr Dan Mackernan BSc(Hons), DipPropInv, MRICS. Director, Licensed Leisure, Savills (public house viability).

For Cambridge City Council Miss Melissa Murphy for Counsel will be calling on evidence from witnesses:

Ms Amanda Reynolds B.Arch, ARB, RIBA, MA(UD), Recognised Practitioner UD (AR Urbanism)- townscape/urban design,
Mr Chris Griffiths LLB(Hons), MA, IBHC (HCUK) - heritage,
Mr Stephen Connell BA (Hons), Dip TP, MRTPI (GC Planning Partnership) - planning,
Mr David van der Lande BSc, MRICS, Director ((I Squared Development Management Ltd - i2 DM)- public house viability