

Good morning,

The Inspector has asked me to write with his response to the position statement of 11 February 2026 concerning inquiry participation submitted by VCU and the subsequent comments from the Appellant and the LPA. It is agreed between VCU and the Appellant that VCU's advocate may ask questions of all the Appellant's witnesses. However, questions should only be put on matters of which a witness is aware and which are in evidence before the inquiry. That was acknowledged by Mr Thomas, counsel for VCU, at the case management conference on 13 January 2026.

At the case management conference, the LPA made clear that it would not be putting forward at the inquiry any witnesses in respect of the planning merits of the proposed development. Consequently, whilst officers are expected to be available to assist the Inspector with policy queries, its representatives cannot be the subject of cross-examination.

I hope that this email clarifies the position in respect of cross-examination.

Kind regards,

Rhys Spencer

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Swyddog Amserlennu Arolygydd / Inspector Scheduling Officer

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