

Examination of the Lancaster District Strategic Policies & Land Allocations Development Plan Document and Development Management Development Plan Document Submission Drafts

Draft Hearings Programme

Version 3 - issued 29 March 2019

All hearing sessions to be held at Morecambe Town Hall, Marine Road East, Morecambe LA4 5AF, except Day 2 (10 April 2019) which will be held at The Storey Institute, Meeting House Lane, Lancaster LA1 1TH.

Note that Lancaster City Council Officers and their supporting team will be present at all of the hearing sessions.

Day 1:

Tuesday 9 April 2019 (morning session commencing at 10.00am)

OPENING OF HEARINGS

Matter 1: Legal compliance, procedural and general

Main Issue: have the DPDs been prepared in accordance with relevant legal requirements, including the Habitats Regulations, Duty to Co-operate, the procedural requirements of the National Planning Policy Framework, the Local Development Scheme and the Statement of Community Involvement?

Questions: **a to d** in respect of the above

Participant Name	Participant organisation	Representing (obo)	Rep ID
Geoff Storey	Aggregate Industries UK		2
Colin Griffiths	Satnam Planning Service	Satnam Investments Ltd	7
Elizabeth Knowles	Natural England		28
Warren Marshall	Heysham Port Ltd (part of Peel Ports Group)		48
Mark Salisbury	CLOUD (Citizens of Lancaster Opposed to Unnecessary Development)		55
Andrew Teage	Cushman & Wakefield	Mr E Metcalfe and Mr T Lloyd	85
Stuart Booth	JWPC Ltd	TNPG Sandeman Trust & M Capital Developments Ltd	139
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick Graham (tbc)	Turley	Peel Investments (North) Ltd	163

Participant Name	Participant organisation	Representing (obo)	Rep ID
Tom Hill QC	acting for Lichfields	Commercial Estates Projects (CEP)	169
To be confirmed	Gladman Developments Ltd & Savills (presenting as a team)		146 & 29

Tuesday 9 April 2019 (afternoon session commencing at 2.00pm)

Matter 1: Legal compliance, procedural and general

Main Issue: have the DPDs been prepared in accordance with relevant legal requirements, including the Habitats Regulations, Duty to Co-operate, the procedural requirements of the National Planning Policy Framework, the Local Development Scheme and the Statement of Community Involvement?

Questions: **e to i** in respect of the above

Participant Name	Participant organisation	Representing (obo)	Rep ID
Geoff Storey	Aggregate Industries UK		2
Colin Griffiths	Satnam Planning Service	Satnam Investments Ltd	7
Andrew Teage	Cushman & Wakefield	Mr E Metcalfe and Mr T Lloyd	85
Stuart Booth	JWPC Ltd	TNPG Sandeman Trust & M Capital Developments Ltd	139
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick Graham (tbc)	Turley	Peel Investments (North) Ltd	163
Tim Hamilton-Cox			168
Tom Hill QC	acting for Lichfields	Commercial Estates Projects (CEP)	169
To be confirmed	Gladman Developments Ltd & Savills (presenting as a team)		146 & 29

Day 2:

Wednesday 10 April 2019 (morning session commencing at 10.00am)

Matter 2: Housing

Main Issue: Whether the Council's strategy for meeting its housing requirement is sound?

Questions: **a to c** in respect of the above

Participant Name	Participant organisation	Representing (obo)	Rep ID
Geoff Storey	Aggregate Industries UK		2
Ben Pycroft	Emery Planning obo Satnam Planning Service	Satnam Investments Ltd	7
Ian Gilbert	Barton Willmore	H20 Urban LLP	51
To be confirmed	CLOUD (Citizens of Lancaster Opposed to Unnecessary Development)		55
Andrew Teage	Cushman & Wakefield	Mr E Metcalfe and Mr T Lloyd	85
Joanne Harding	Home Builders Federation		97
Daniel Hughes	PWA Planning	Oakmere Homes	103
Dan Mitchell	Barton Willmore	Story Homes	106
Michael Gilbert	Peter Brett Associates	Hurstwood Holdings	124
Stuart Booth	JWPC Ltd	TNPG Sandeman Trust & M Capital Developments Ltd	139
Lydia Harper	PWA Planning	Hollins Strategic Land	151
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick Graham (tbc)	Turley	Peel Investments (North) Ltd	163
Neil McDonald	professional expert to Tim Hamilton-Cox & CLOUD		168
Tim Hamilton-Cox			168
Tom Hill QC	acting for Lichfields	Commercial Estates Projects (CEP)	169
Graham Love	Smith & Love Planning Consultants	J & S Lamb (107); G & M Parker (108); Oakmere Homes (135); Applethwaite Homes (162) and	107; 108; 135; 162; 196

Participant Name	Participant organisation	Representing (obo)	Rep ID
		Maple Grove Developments (196)	
To be confirmed	Gladman Developments Ltd & Savills (presenting as a team)		146 & 29

Wednesday 10 April 2019 (afternoon session commencing at 2.00pm)

Matter 2: Housing

Main Issue: Whether the Council's strategy for meeting its housing requirement is sound?

Questions: **d to f** in respect of the above

Participant Name	Participant organisation	Representing (obo)	Rep ID
Geoff Storey	Aggregate Industries UK		2
Ben Pycroft	Emery Planning obo Satnam Planning Service	Satnam Investments Ltd	7
Ian Gilbert	Barton Willmore	H20 Urban LLP	51
To be confirmed	CLOUD (Citizens of Lancaster Opposed to Unnecessary Development)		55
Andrew Teage	Cushman & Wakefield	Mr E Metcalfe and Mr T Lloyd	85
Joanne Harding	Home Builders Federation		97
David Barnes	Star Planning	Seemore Properties	100
Daniel Hughes	PWA Planning	Oakmere Homes	103
Dan Mitchell	Barton Willmore	Story Homes	106
Michael Gilbert	Peter Brett Associates	Hurstwood Holdings	124
Stuart Booth	JWPC Ltd	TNPG Sandeman Trust & M Capital Developments Ltd	139
Jon Power	CBRE Ltd	Lancaster University	148
Lydia Harper	PWA Planning	Hollins Strategic Land	151
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick Graham (tbc)	Turley	Peel Investments (North) Ltd	163
Philip Robinson	GL Hearn Ltd	Travis Perkins	165

Participant Name	Participant organisation	Representing (obo)	Rep ID
Tim Hamilton-Cox			168
Neil McDonald	professional expert to Tim Hamilton-Cox & CLOUD		168
Tom Hill QC	acting for Lichfields	Commercial Estates Projects (CEP)	169
Graham Love	Smith & Love Planning Consultants	J & S Lamb (107); G & M Parker (108); Oakmere Homes (135); Applethwaite Homes (162) and Maple Grove Developments (196)	107; 108; 135; 162; 196
To be confirmed	Gladman Developments Ltd & Savills (presenting as a team)		146 & 29

Day 3:

Thursday 11 April 2019 (morning session commencing at 10.00am)

Matter 2: Housing

Main Issue: Whether the Council's strategy for meeting its housing requirement is sound?

Questions: **g to i** in respect of the above

Participant Name	Participant organisation	Representing (obo)	Rep ID
Geoff Storey	Aggregate Industries UK		2
Ben Pycroft	Emery Planning obo Satnam Planning Service	Satnam Investments Ltd	7
Ian Gilbert	Barton Willmore	H20 Urban LLP	51
To be confirmed	CLOUD (Citizens of Lancaster Opposed to Unnecessary Development)		55
Andrew Teage	Cushman & Wakefield	Mr E Metcalfe and Mr T Lloyd	85
Joanne Harding	Home Builders Federation		97
David Barnes	Star Planning	Seemore Properties	100
Daniel Hughes	PWA Planning	Oakmere Homes	103
Dan Mitchell	Barton Willmore	Story Homes	106

Participant Name	Participant organisation	Representing (obo)	Rep ID
Michael Gilbert	Peter Brett Associates	Hurstwood Holdings	124
Stuart Booth	JWPC Ltd	TNPG Sandeman Trust & M Capital Developments Ltd	139
Lydia Harper	PWA Planning	Hollins Strategic Land	151
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick Graham (tbc)	Turley	Peel Investments (North) Ltd	163
Tim Hamilton-Cox			168
Tom Hill QC	acting for Lichfields	Commercial Estates Projects (CEP)	169
David Croxall	Morecambe Town Council		186
Graham Love	Smith & Love Planning Consultants	J & S Lamb (107); G & M Parker (108); Oakmere Homes (135); Applethwaite Homes (162) and Maple Grove Developments (196)	107; 108; 135; 162; 196
To be confirmed	Gladman Developments Ltd & Savills (presenting as a team)		146 & 29

Thursday 11 April 2019 (afternoon session commencing at 2.00pm)

Matter 2: Housing

Main Issue: Whether the Council's strategy for meeting its housing requirement is sound?

Questions: **j to m** in respect of the above

Participant Name	Participant organisation	Representing (obo)	Rep ID
Geoff Storey	Aggregate Industries UK		2
Ben Pycroft	Emery Planning obo Satnam Planning Service	Satnam Investments Ltd	7
Ian Gilbert	Barton Willmore	H20 Urban LLP	51
To be confirmed	CLOUD (Citizens of Lancaster Opposed to Unnecessary Development)		55
Andrew Teage	Cushman & Wakefield	Mr E Metcalfe and Mr T Lloyd	85

Participant Name	Participant organisation	Representing (obo)	Rep ID
Joanne Harding	Home Builders Federation		97
David Barnes	Star Planning	Seemore Properties	100
Daniel Hughes	PWA Planning	Oakmere Homes	103
Dan Mitchell	Barton Willmore	Story Homes	106
Claire Pegg	Cushman & Wakefield	L&K Group Plc	109
Michael Gilbert	Peter Brett Associates	Hurstwood Holdings	124
Stuart Booth	JWPC Ltd	TNPG Sandeman Trust & M Capital Developments Ltd	139
Lydia Harper	PWA Planning	Hollins Strategic Land	151
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick Graham (tbc)	Turley	Peel Investments (North) Ltd	163
Tim Hamilton-Cox			168
Tom Hill QC	acting for Lichfields	Commercial Estates Projects (CEP)	169
David Croxall	Morecambe Town Council		186
Graham Love	Smith & Love Planning Consultants	J & S Lamb (107); G & M Parker (108); Oakmere Homes (135); Applethwaite Homes (162) and Maple Grove Developments (196)	107; 108; 135; 162; 196
To be confirmed	Gladman Developments Ltd & Savills (presenting as a team)		146 & 29

Day 4:

Wednesday 24 April 2019 (morning and afternoon sessions respectively commencing at 10.00am and 2.00pm)

Matter 3: Spatial Strategy

Main Issue: Whether the Council's spatial strategy for development within the District is sound?

Questions: **a and b** in respect of the above

Participant Name	Participant organisation	Representing (obo)	Rep ID
Geoff Storey	Aggregate Industries UK		2
Colin Griffiths	Satnam Planning Service	Satnam Investments Ltd	7
Derek Whiteway	Over Kellet Parish Council		16
Tbc	Lancashire County Council (Local Education Authority)		20
Paul Holland	Scotforth Parish Council & Bailrigg Village Residents Association		33 & 194
Ian Gilbert	Barton Willmore	H20 Urban LLP	51
Mary Breakell	CLOUD (Citizens of Lancaster Opposed to Unnecessary Development)		55
David Barnes	Star Planning	Seemore Properties	100
Daniel Hughes	PWA Planning	Oakmere Homes	103
Andrew Moss	Homes England		105
Dan Mitchell	Barton Willmore	Story Homes	106
Cllr Gina Dowding	Lancashire County Councillor for Lancaster Central		117
Neil Wakeman	Carnforth Ranger Football Club		133
Stuart Booth	JWPC Ltd	TNPG Sandeman Trust & M Capital Developments Ltd	139
Jon Power	CBRE Ltd	Lancaster University	148
Lydia Harper	PWA Planning	Hollins Strategic Land	151
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick Graham (tbc)	Turley	Peel Investments (North) Ltd	163

Participant Name	Participant organisation	Representing (obo)	Rep ID
Tim Hamilton-Cox			168
Tom Hill QC	acting for Lichfields	Commercial Estates Projects (CEP)	169
Graham Love	Smith & Love Planning Consultants	J & S Lamb (107); G & M Parker (108); Oakmere Homes (135); Applethwaite Homes (162) and Maple Grove Developments (196)	107; 108; 135; 162; 196
To be confirmed	Gladman Developments Ltd & Savills (presenting as a team)		146 & 29
Richard Sharples (Planning Officer)	Lancashire County Council (Planning and Environment)		20

Day 5:

Thursday 25 April 2019 (morning session commencing at 10.00am)

Matter 4: Economic Development

Main Issue: Whether the Council's strategy for accommodating economic development is sound?

Questions: **a to d** in respect of the above.

Participant Name	Participant organisation	Representing (obo)	Rep ID
Mary Breakell	CLOUD (Citizens of Lancaster Opposed to Unnecessary Development)		55
Steve Constantine	CLOUD (Citizens of Lancaster Opposed to Unnecessary Development)		55
Andrew Teage	Cushman & Wakefield	L&K Group Plc	109
Stuart Booth	JWPC Ltd	TNPG Sandeman Trust & M Capital Developments Ltd	139
Jon Power	CBRE Ltd	Lancaster University	148
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick Graham (tbc)	Turley	Peel Investments (North) Ltd	163

Participant Name	Participant organisation	Representing (obo)	Rep ID
Philip Robinson	GL Hearn Ltd	Travis Perkins	165
Hannah Walker	Barton Willmore	SCPi Consulting Ltd	167
Mark Aylward	ATP	Derwent Holdings	198
To be confirmed	Gladman Developments Ltd & Savills (presenting as a team)		146 & 29

Thursday 25 April 2019 (afternoon session commencing at 2.00pm)

Matter 4: Economic Development

Main Issue: Whether the Council's strategy for accommodating economic development is sound?

Questions: **e to g** in respect of the above.

Participant Name	Participant organisation	Representing (obo)	Rep ID
Stuart Booth	JWPC Ltd	TNPG Sandeman Trust & M Capital Developments Ltd	139
Jon Power	CBRE Ltd	Lancaster University	148
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick Graham (tbc)	Turley	Peel Investments (North) Ltd	163
Hannah Walker	Barton Willmore	SCPi Consulting Ltd	167
To be confirmed	Gladman Developments Ltd & Savills (presenting as a team)		146 & 29

Day 6:

Friday 26 April 2019 (morning session commencing at 10.00am)

Matter 5: Heritage and the natural environment

Main Issue: Have the DPDs been prepared in accordance with the relevant statutory tests and the policies of the NPPF?

Questions: **a to d** in respect of the above.

Participant Name	Participant organisation	Representing (obo)	Rep ID
Colin Griffiths	Satnam Planning Service	Satnam Investments Ltd	7

David Dunlop	Wildlife Trust for Lancashire, Manchester & North Merseyside		10
Elizabeth Knowles	Natural England		28
Warren Marshall	Heysham Port Ltd (part of Peel Ports Group)		48
Dan Mitchell	Barton Willmore	Story Homes	106
Lydia Harper	PWA Planning	Hollins Strategic Land	151
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick Graham (tbc)	Turley	Peel Investments (North) Ltd	163
To be confirmed	Gladman Developments Ltd & Savills (presenting as a team)		146 & 29

Friday 26 April 2019 (afternoon session commencing at 2.00pm)

Matter 5: Heritage and the natural environment

Main Issue: Have the DPDs been prepared in accordance with the relevant statutory tests and the policies of the NPPF?

Questions: **e to I** in respect of the above.

Participant Name	Participant organisation	Representing (obo)	Rep ID
Colin Griffiths	Satnam Planning Service	Satnam Investments Ltd	7
David Dunlop	Wildlife Trust for Lancashire, Manchester & North Merseyside		10
Dan Mitchell	Barton Willmore	Story Homes	106
Nick Horsley	Mineral Products Association		118
Jon Power	CBRE Ltd	Lancaster University	148
Lydia Harper	PWA Planning	Hollins Strategic Land	151
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick Graham (tbc)	Turley	Peel Investments (North) Ltd	163
Hilary Short	Fairfield Association		197
Graham Love	Smith & Love Planning Consultants	J & S Lamb (107); G & M Parker (108); Oakmere Homes (135); Applethwaite Homes (162) and Maple Grove Developments (196)	107; 108; 135; 162; 196

Participant Name	Participant organisation	Representing (obo)	Rep ID
To be confirmed	Gladman Developments Ltd & Savills (presenting as a team)		146 & 29

Day 7:

Tuesday 30 April 2019 (morning session commencing at 10.00am)

Matter 6: Transport

Main Issue: Whether the Council's strategy for accommodating transport infrastructure is sound?

Questions: **a to c** in respect of the above.

Participant Name	Participant organisation	Representing (obo)	Rep ID
Michael Hardy	Scotforth Parish Council		33
Tony Breakell	CLOUD (Citizens of Lancaster Opposed to Unnecessary Development)		55
Andrew Teage	Cushman & Wakefield	Mr E Metcalfe and Mr T Lloyd	85
Vanessa Eggleston	i-transport obo Cushman & Wakefield	L&K Group Plc	109
Stuart Booth	JWPC Ltd	TNPG Sandeman Trust & M Capital Developments Ltd	139
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick Graham (tbc)	Turley	Peel Investments (North) Ltd	163
Tim Hamilton-Cox			168
Tom Hill QC	acting for Lichfields	Commercial Estates Projects (CEP)	169
To be confirmed	Gladman Developments Ltd & Savills (presenting as a team)		146 & 29
Supporting the Council:			
Andrew Hewitson (Policy Officer)	Lancashire County Council (Local Transport Authority)		20
Dave Colbert (Specialist Advisor Transport Planning)	Lancashire County Council (Local Transport Authority)		20
Neil Stevens (Development Support Manager)	Lancashire County Council (Local Transport Authority)		20

Tuesday 30 April 2019 (afternoon session commencing at 2.00pm)

Matter 6: Transport

Main Issue: Whether the Council's strategy for accommodating transport infrastructure is sound?

Questions: **d to f** in respect of the above.

Participant Name	Participant organisation	Representing (obo)	Rep ID
Michael Hardy	Scotforth Parish Council		33
Tony Breakell	CLOUD (Citizens of Lancaster Opposed to Unnecessary Development)		55
Stuart Booth	JWPC Ltd	TNPG Sandeman Trust & M Capital Developments Ltd	139
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick Graham (tbc)	Turley	Peel Investments (North) Ltd	163
Tim Hamilton-Cox			168
Tom Hill QC	acting for Lichfields	Commercial Estates Projects (CEP)	169
To be confirmed	Gladman Developments Ltd & Savills (presenting as a team)		146 & 29
Supporting the Council:			
Andrew Hewitson (Policy Officer)	Lancashire County Council (Local Transport Authority)	Supporting capacity to Neil Stevens & Dave Colbert	20
Dave Colbert (Specialist Advisor Transport Planning)	Lancashire County Council (Local Transport Authority)		20
Neil Stevens (Development Support Manager)	Lancashire County Council (Local Transport Authority)		20

Day 8:

Wednesday 1 May 2019 (morning session commencing at 10.00am)

Matter 7: Environment

Main Issue: Are the DPDs in accordance with the NPPF in respect of open space, recreation, design and renewables?

Questions: **a to c** in respect of the above.

Participant Name	Participant organisation	Representing (obo)	Rep ID
Colin Griffiths	Satnam Planning Service	Satnam Investments Ltd	7
Steve Constantine	CLOUD (Citizens of Lancaster Opposed to Unnecessary Development)		55
Joanne Harding	Home Builders Federation		97
Neil Wakeman	Carnforth Ranger Football Club		133
Stuart Booth	JWPC Ltd	TNPG Sandeman Trust & M Capital Developments Ltd	139
Lydia Harper	PWA Planning	Hollins Strategic Land	151
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick Graham (tbc)	Turley	Peel Investments (North) Ltd	163
Tim Hamilton-Cox			168
Tom Hill QC	acting for Lichfields	Commercial Estates Projects (CEP)	169
To be confirmed	Gladman Developments Ltd & Savills (presenting as a team)		146 & 29
Cllr Gina Dowding	Lancashire County Councillor for Lancaster Central		117