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

Participant Name	Participant organisation	Representing (obo)	Rep ID
		Commercial Estates	
Tom Hill QC	acting for Lichfields	Projects (CEP)	169
To be	Gladman Developments Ltd &		146 &
confirmed	Savills (presenting as a team)		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		Representing	Rep
Name	Participant organisation	(obo)	ID
Geoff			
Storey	Aggregate Industries UK		2
Colin		Satnam Investments	
Griffiths	Satnam Planning Service	Ltd	7
Andrew		Mr E Metcalfe and Mr	
Teage	Cushman & Wakefield	T Lloyd	85
		TNPG Sandeman	
Stuart		Trust & M Capital	
Booth	JWPC Ltd	Developments Ltd	139
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick			
Graham		Peel Investments	
(tbc)	Turley	(North) Ltd	163
Tim			
Hamilton-			
Cox			168
		Commercial Estates	
Tom Hill QC	acting for Lichfields	Projects (CEP)	169
To be	Gladman Developments Ltd &		146 &
confirmed	Savills (presenting as a team)		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
•	Emery Planning obo Satnam	Satnam Investments	
Ben Pycroft	Planning Service	Ltd	7
Ian Gilbert	Barton Willmore	H20 Urban LLP	51
	CLOUD (Citizens of Lancaster		
To be	Opposed to Unnecessary		
confirmed	Development)		55
Andrew		Mr E Metcalfe and Mr	
Teage	Cushman & Wakefield	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
		TNPG Sandeman	
Stuart		Trust & M Capital	
Booth	JWPC Ltd	Developments Ltd	139
Lydia		Hollins Strategic	
Harper	PWA Planning	Land	151
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick			
Graham		Peel Investments	
(tbc)	Turley	(North) Ltd	163
Neil	professional expert to Tim		
McDonald	Hamilton-Cox & CLOUD		168
Tim			
Hamilton-			
Cox			168
		Commercial Estates	
Tom Hill QC	acting for Lichfields	Projects (CEP)	169
		J & S Lamb (107); G	107;
		& M Parker (108);	108;
		Oakmere Homes	135;
Graham	Smith & Love Planning	(135); Applethwaite	162;
Love	Consultants	Homes (162) and	196

Participant Name	Participant organisation	Representing (obo)	Rep ID
		Maple Grove	
		Developments (196)	
To be	Gladman Developments Ltd &		146 &
confirmed	Savills (presenting as a team)		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		Representing	Rep
Name	Participant organisation	(obo)	ID
Geoff	-		
Storey	Aggregate Industries UK		2
•	Emery Planning obo Satnam	Satnam Investments	
Ben Pycroft	Planning Service	Ltd	7
Ian Gilbert	Barton Willmore	H20 Urban LLP	51
	CLOUD (Citizens of Lancaster		
To be	Opposed to Unnecessary		
confirmed	Development)		55
Andrew		Mr E Metcalfe and Mr	
Teage	Cushman & Wakefield	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
		TNPG Sandeman	
Stuart		Trust & M Capital	
Booth	JWPC Ltd	Developments Ltd	139
Jon Power	CBRE Ltd	Lancaster University	148
Lydia		Hollins Strategic	
Harper	PWA Planning	Land	151
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick			
Graham		Peel Investments	
(tbc)	Turley	(North) Ltd	163
Philip			
Robinson	GL Hearn Ltd	Travis Perkins	165

Participant		Representing	Rep
Name	Participant organisation	(obo)	ID
Tim			
Hamilton-			
Cox			168
Neil	professional expert to Tim		
McDonald	Hamilton-Cox & CLOUD		168
		Commercial Estates	
Tom Hill QC	acting for Lichfields	Projects (CEP)	169
		J & S Lamb (107); G	
		& M Parker (108);	
		Oakmere Homes	107;
		(135); Applethwaite	108;
		Homes (162) and	135;
Graham	Smith & Love Planning	Maple Grove	162;
Love	Consultants	Developments (196)	196
To be	Gladman Developments Ltd &		146 &
confirmed	Savills (presenting as a team)		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
	Emery Planning obo Satnam	Satnam Investments	
Ben Pycroft	Planning Service	Ltd	7
Ian Gilbert	Barton Willmore	H20 Urban LLP	51
	CLOUD (Citizens of Lancaster		
To be	Opposed to Unnecessary		
confirmed	Development)		55
Andrew		Mr E Metcalfe and Mr	
Teage	Cushman & Wakefield	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	B	Representing	Rep
Name	Participant organisation	(obo)	ID
Michael			
Gilbert	Peter Brett Associates	Hurstwood Holdings	124
		TNPG Sandeman	
Stuart		Trust & M Capital	
Booth	JWPC Ltd	Developments Ltd	139
Lydia		Hollins Strategic	
Harper	PWA Planning	Land	151
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick			
Graham		Peel Investments	
(tbc)	Turley	(North) Ltd	163
Tim			
Hamilton-			
Cox			168
		Commercial Estates	
Tom Hill QC	acting for Lichfields	Projects (CEP)	169
David			
Croxall	Morecambe Town Council		186
		J & S Lamb (107); G	
		& M Parker (108);	
		Oakmere Homes	107;
		(135); Applethwaite	108;
		Homes (162) and	135;
Graham	Smith & Love Planning	Maple Grove	162;
Love	Consultants	Developments (196)	196
To be	Gladman Developments Ltd &		146 &
confirmed	Savills (presenting as a team)		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:  $\mathbf{j}$  to  $\mathbf{m}$  in respect of the above

Participant Name	Participant organisation	Representing (obo)	Rep ID
Geoff			
Storey	Aggregate Industries UK		2
	Emery Planning obo Satnam	Satnam Investments	
Ben Pycroft	Planning Service	Ltd	7
Ian Gilbert	Barton Willmore	H20 Urban LLP	51
	CLOUD (Citizens of Lancaster		
To be	Opposed to Unnecessary		
confirmed	Development)		55
Andrew		Mr E Metcalfe and Mr	
Teage	Cushman & Wakefield	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
		TNPG Sandeman	
Stuart	74400 4 4 4	Trust & M Capital	400
Booth	JWPC Ltd	Developments Ltd	139
Lydia	D)4/4 D)	Hollins Strategic	4.54
Harper	PWA Planning	Land	151
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick		Do al Incontratore	
Graham	Turloy	Peel Investments	163
(tbc) Tim	Turley	(North) Ltd	103
Hamilton-			
Cox			168
COX		Commercial Estates	100
Tom Hill QC	acting for Lichfields	Projects (CEP)	169
David	deting for Elements	Trojects (CET)	103
Croxall	Morecambe Town Council		186
C. C. C.	Tronggambe rown goarien	J & S Lamb (107); G	100
		& M Parker (108);	
		Oakmere Homes	107;
		(135); Applethwaite	108;
		Homes (162) and	135;
Graham	Smith & Love Planning	Maple Grove	162;
Love	Consultants	Developments (196)	196
To be	Gladman Developments Ltd &		146 &
confirmed	Savills (presenting as a team)		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		Satnam Investments	
Griffiths	Satnam Planning Service	Ltd	7
Derek			
Whiteway	Over Kellet Parish Council		16
,	Lancashire County Council (Local		
Tbc	Education Authority)		20
	Scotforth Parish Council &		
Paul	Bailrigg Village Residents		33 &
Holland	Association		194
Ian Gilbert	Barton Willmore	H20 Urban LLP	51
	CLOUD (Citizens of Lancaster		
Mary	Opposed to Unnecessary		
Breakell	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	Lancashire County Councillor for		
Dowding	Lancaster Central		117
Neil			4.00
Wakeman	Carnforth Ranger Football Club	TNDCC	133
		TNPG Sandeman	
Stuart	30000 114	Trust & M Capital	120
Booth	JWPC Ltd	Developments Ltd	139
Jon Power	CBRE Ltd	Lancaster University	148
Lydia	DWA Blacesia	Hollins Strategic	
Harper	PWA Planning	Land	151
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick		D 17	
Graham	Tourism	Peel Investments	1.00
(tbc)	Turley	(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
		J & S Lamb (107); G & M Parker (108);	
		Oakmere Homes	107;
		(135); Applethwaite	108;
		Homes (162) and	135;
Graham	Smith & Love Planning	Maple Grove	162;
Love	Consultants	Developments (196)	196
To be	Gladman Developments Ltd &		146 &
confirmed	Savills (presenting as a team)		29
Richard			
Sharples			
(Planning	Lancashire County Council		
Officer)	(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		Representing	Rep
Name	Participant organisation	(obo)	ID
	CLOUD (Citizens of Lancaster		
Mary	Opposed to Unnecessary		
Breakell	Development)		55
	CLOUD (Citizens of Lancaster		
Steve	Opposed to Unnecessary		
Constantine	Development)		55
Andrew			
Teage	Cushman & Wakefield	L&K Group Plc	109
		TNPG Sandeman	
Stuart		Trust & M Capital	
Booth	JWPC Ltd	Developments Ltd	139
Jon Power	CBRE Ltd	Lancaster University	148
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick			
Graham		Peel Investments	
(tbc)	Turley	(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	Gladman Developments Ltd &		146 &
confirmed	Savills (presenting as a team)		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
- Tunio	i ai cicipanic oi gambacion	TNPG Sandeman	
Stuart		Trust & M Capital	
Booth	JWPC Ltd	Developments Ltd	139
Jon Power	CBRE Ltd	Lancaster University	148
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick			
Graham		Peel Investments	
(tbc)	Turley	(North) Ltd	163
Hannah			
Walker	Barton Willmore	SCPi Consulting Ltd	167
To be	Gladman Developments Ltd &		146 &
confirmed	Savills (presenting as a team)		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	Wildlife Trust for Lancashire,		
Dunlop	Manchester & North Merseyside		10
Elizabeth			
Knowles	Natural England		28
Warren	Heysham Port Ltd (part of Peel		
Marshall	Ports Group)		48
Dan			
Mitchell	Barton Willmore	Story Homes	106
Lydia		Hollins Strategic	
Harper	PWA Planning	Land	151
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick			
Graham		Peel Investments	
(tbc)	Turley	(North) Ltd	163
To be	Gladman Developments Ltd &		146 &
confirmed	Savills (presenting as a team)		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:  ${\bf e}$  to  ${\bf I}$  in respect of the above.

Participant Name	Participant organisation	Representing (obo)	Rep ID
Colin		Satnam Investments	
Griffiths	Satnam Planning Service	Ltd	7
David	Wildlife Trust for Lancashire,		
Dunlop	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		Hollins Strategic	
Harper	PWA Planning	Land	151
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick Graham (tbc)	Turley	Peel Investments (North) Ltd	163
Hilary Short	Fairfield Association		197
		J & S Lamb (107); G & M Parker (108);	
		Oakmere Homes	107;
		(135); Applethwaite	108;
		Homes (162) and	135;
Graham	Smith & Love Planning	Maple Grove	162;
Love	Consultants	Developments (196)	196

Participant Name	Participant organisation	Representing (obo)	Rep ID
To be	Gladman Developments Ltd &		146 &
confirmed	Savills (presenting as a team)		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		Representing	Rep
Name	Participant organisation	(obo)	ID
Michael Hardy	Scotforth Parish Council		33
	CLOUD (Citizens of Lancaster		
	Opposed to Unnecessary		
Tony Breakell	Development)		55
Andrew		Mr E Metcalfe and	
Teage	Cushman & Wakefield	Mr T Lloyd	85
Vanessa	i-transport obo Cushman &		
Eggleston	Wakefield	L&K Group Plc	109
		TNPG Sandeman	
		Trust & M Capital	
Stuart Booth	JWPC Ltd	Developments Ltd	139
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick Graham		Peel Investments	
(tbc)	Turley	(North) Ltd	163
Tim			
Hamilton-Cox			168
		Commercial Estates	
Tom Hill QC	acting for Lichfields	Projects (CEP)	169
To be	Gladman Developments Ltd &		146 &
confirmed	Savills (presenting as a team)		29
Supporting the	Council:		
Andrew			
Hewitson			
(Policy	Lancashire County Council		
Officer)	(Local Transport Authority)		20
Dave Colbert			
(Specialist			
Advisor			
Transport	Lancashire County Council		
Planning)	(Local Transport Authority)		20
Neil Stevens			
(Development			
Support	Lancashire County Council		
Manager)	(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	(000)	33
міснает пагцу			33
	CLOUD (Citizens of Lancaster Opposed to Unnecessary		
Tony Breakell	Development)		55
Torry breaken	Development)	TNPG Sandeman	33
		Trust & M Capital	
Stuart Booth	JWPC Ltd	Developments Ltd	139
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick Graham	Avison roung	Peel Investments	133
	Turkov		162
(tbc) Tim	Turley	(North) Ltd	163
Hamilton-Cox			168
паннион-сох		Commercial Estates	100
Tom Hill OC	acting for Lighticide		169
Tom Hill QC To be	acting for Lichfields Gladman Developments Ltd &	Projects (CEP)	146 &
confirmed	· •		29
	Savills (presenting as a team)		29
Supporting the	Council:		
Andrew		Composition consolity	
Hewitson	Langaphina Caumbu Caumail	Supporting capacity	
(Policy	Lancashire County Council	to Neil Stevens &	20
Officer)	(Local Transport Authority)	Dave Colbert	20
Dave Colbert			
(Specialist			
Advisor	Lanasahina Canaba Canabi		
Transport	Lancashire County Council		20
Planning)	(Local Transport Authority)		20
Neil Stevens			
(Development	Langaphina County County		
Support	Lancashire County Council		20
Manager)	(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		Representing	Rep
Name	Participant organisation	(obo)	ID
Colin		Satnam Investments	_
Griffiths	Satnam Planning Service	Ltd	7
	CLOUD (Citizens of Lancaster		
Steve	Opposed to Unnecessary		
Constantine	Development)		55
Joanne			
Harding	Home Builders Federation		97
Neil			
Wakeman	Carnforth Ranger Football Club		133
		TNPG Sandeman	
Stuart		Trust & M Capital	
Booth	JWPC Ltd	Developments Ltd	139
Lydia		Hollins Strategic	
Harper	PWA Planning	Land	151
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick			
Graham		Peel Investments	
(tbc)	Turley	(North) Ltd	163
Tim			
Hamilton-			
Cox			168
		Commercial Estates	
Tom Hill QC	acting for Lichfields	Projects (CEP)	169
To be	Gladman Developments Ltd &		146 &
confirmed	Savills (presenting as a team)		29
Cllr Gina	Lancashire County Councillor for		
Dowding	Lancaster Central		117