

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

Draft Hearings Programme

Version 4 - issued 5 April 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 (and Claire Petricca-Riding of Brabners)	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
Paul Tunstall	JWPC Ltd	TNPG Sandeman Trust & M Capital Developments Ltd	139

Participant Name	Participant organisation	Representing (obo)	Rep ID
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick Graham (& Ian Ponter, Kings Chambers)	Turley	Peel Investments (North) Ltd	163
Tom Hill QC	acting for Lichfields	Commercial Estates Projects (CEP)	169
Mat Evans (Gladman)	Savills (obo Bailrigg Farmland Trustees and Gladman Developments Ltd) and Gladman Developments Ltd		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 Paul Tunstall	JWPC Ltd	TNPG Sandeman Trust & M Capital Developments Ltd	139
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick Graham (& Ian Ponter, Kings Chambers)	Turley	Peel Investments (North) Ltd	163
Tim Hamilton-Cox			168
Tom Hill QC	acting for Lichfields	Commercial Estates Projects (CEP)	169
Mat Evans (Gladman)	Savills (obo Bailrigg Farmland Trustees and Gladman Developments Ltd) and Gladman Developments Ltd		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
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 Maple Grove Developments (196)	107; 108; 135; 162; 196

Participant Name	Participant organisation	Representing (obo)	Rep ID
Tom Baker (Savills) and Richard Lomas (Gladman) – Hot Desk	Savills (obo Bailrigg Farmland Trustees and Gladman Developments Ltd) and Gladman Developments Ltd		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
Tom Baker (Savills) and Richard Lomas (Gladman) – Hot Desk	Savills (obo Bailrigg Farmland Trustees and Gladman Developments Ltd) and Gladman Developments Ltd		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

Participant Name	Participant organisation	Representing (obo)	Rep ID
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
Tim Hamilton-Cox			168
Tom Hill QC	acting for Lichfields	Commercial Estates Projects (CEP)	169
David Croxall John Bates	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
Tom Baker (Savills) and Richard Lomas (Gladman) - Hot Desk	Savills (obo Bailrigg Farmland Trustees and Gladman Developments Ltd) and Gladman Developments Ltd		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	H2O 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
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 John Bates	Morecambe Town Council		186
Graham Love	Smith & Love Planning Consultants	J & S Lamb (107); G & M Parker (108); Oakmere Homes	107; 108; 135;

Participant Name	Participant organisation	Representing (obo)	Rep ID
		(135); Applethwaite Homes (162) and Maple Grove Developments (196)	162; 196
Tom Baker (Savills) and Richard Lomas (Gladman) – Hot Desk	Savills (obo Bailrigg Farmland Trustees and Gladman Developments Ltd) and Gladman Developments Ltd		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
Richard Sharples (Planning Officer)	Lancashire County Council (Planning and Environment)		20
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

Participant Name	Participant organisation	Representing (obo)	Rep ID
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
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
Adam Key (Savills) and Richard Lomas (Gladman) – Hot Desk	Savills (obo Bailrigg Farmland Trustees and Gladman Developments Ltd) and Gladman Developments Ltd		146 & 29

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

Participant Name	Participant organisation	Representing (obo)	Rep ID
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
Matthew Wedderburn	Knights	VMC Developments Limited	147
Jon Power	CBRE Ltd	Lancaster University	148
Paul Nellist	Avison Young	Taylor Wimpey	155
Nick Graham (tbc)	Turley	Peel Investments (North) Ltd	163
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	Savills obo Gladman Developments Ltd & Bailrigg Farmland Trustees (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	Savills obo Gladman Developments Ltd & Bailrigg Farmland Trustees (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 (and Claire Petricca-Riding of Brabners)	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
Richard Lomas (Gladman)	Savills (obo Bailrigg Farmland Trustees and Gladman Developments Ltd) and Gladman Developments Ltd		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
Matthew Wedderburn	Knights	VMC Developments Limited	147
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
Richard Lomas (Gladman)	Savills (obo Bailrigg Farmland Trustees and Gladman Developments Ltd) and Gladman Developments Ltd		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
Phil Wooliscroft (expert witness) and Richard Lomas (Gladman) – to Hot Desk	Savills (obo Bailrigg Farmland Trustees and Gladman Developments Ltd) and Gladman Developments Ltd		146 & 29

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
Phil Wooliscroft (expert witness) and Richard Lomas (Gladman) – to Hot Desk	Savills (obo Bailrigg Farmland Trustees and Gladman Developments Ltd) and Gladman Developments Ltd		146 & 29

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

Rosie Morgan	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	Savills obo Gladman Developments Ltd & Bailrigg Farmland Trustees (presenting as a team)		146 & 29
Cllr Gina Dowding	Lancashire County Councillor for Lancaster Central		117