

# **CENTRAL LANCASHIRE LOCAL PLAN – HEARINGS PROGRAMME (v.2) (25 November 2025)**

**2 December 2025 to 21 January 2025**

**To be held at:**

**Preston Town Hall, Lancaster Rd, Preston, PR1 2RL**

**Chorley Town Hall, Market St, Chorley, PR7 1DP**

**Leyland Civic Centre, West Paddock, Leyland, PR25 1DH**

Please note this is a draft programme and may be subject to change. Please continue to check the examination website for updates. Participants should note the date of the reserve sessions, which will be used if other sessions overrun.

**Week 1**

<b>Date</b>	<b>Morning session 9.30am</b>	<b>Afternoon session pm<sup>1</sup></b>	<b>Location</b>
Tuesday 2 December	Inspectors' introduction Councils Opening Statement Matter 1a & 1b Legal Compliance and Overarching Issues	Matter 2 Spatial Strategy	Preston Town Hall
Wednesday 3 December	Matter 3 The Housing Requirement	Matter 4 Strategic Sites & Mixed-Use Allocations	Preston Town Hall
Thursday 4 December	Matter 5 Housing Allocations Preston	Matter 5 Housing Allocations Preston	Preston Town Hall
Friday 5 December	Reserve Session	Reserve Session	Preston Town Hall

**Week 2**

<b>Date</b>	<b>Morning session 9.30am</b>	<b>Afternoon session pm</b>	<b>Location</b>
Tuesday 9 December	Matter 5 Housing Allocations Chorley	Matter 5 Housing Allocations Chorley	Chorley Town Hall
Wednesday 10 December	Matter 5 Housing Allocations South Ribble	Matter 5 Housing Allocations South Ribble	Leyland Civic Centre
Thursday 11 December	Matter 6 Housing Supply	Matter 6 Housing Supply	Leyland Civic Centre
Friday 12 December	Reserve Session	Reserve Session	Leyland Civic Centre

<sup>1</sup> Please note that the timing of afternoon sessions will be determined on the day. Participants should arrive by 13:30. Where matters are continued, the timing of the lunchbreak and start of the afternoon session will be determined on the day.

**Week 3**

<b>Date</b>	<b>Morning session 9.30am</b>	<b>Afternoon session pm<sup>2</sup></b>	<b>Location</b>
Tuesday 13 January	Matters 8 & 9 Employment Land Need and Allocations	Matters 8 & 9 Employment Land Need and Allocations	Leyland Civic Centre
Wednesday 14 January	Matter 7 Housing Policies	<b>1:30pm</b> Matter 10 Economic Development Policies	Leyland Civic Centre
Thursday 15 January	Matter 11 Healthy & Inclusive Communities Policies	<b>11:30am</b> Matters 13 & 14 Climate Change Policies, Sustainable Travel Policies, Infrastructure Policies and Monitoring	Leyland Civic Centre
Friday 16 January	Reserve Session	Reserve Session	Leyland Civic Centre

**Week 4**

<b>Date</b>	<b>Morning session 9.30am</b>	<b>Afternoon session pm</b>	<b>Location</b>
Tuesday 20 January	Matter 12 Environment Policies	Matter 12 Environment Policies	Leyland Civic Centre
Wednesday 21 January	Reserve Session	Reserve Session	Leyland Civic Centre

<sup>2</sup> Participants for Matter 10 should arrive by 13:30. Participants for Matter 13 should arrive by 11:30. Participants for Matter 14 should arrive by 13:00. Where matters are continued, the timing of the lunchbreak and start of the afternoon session will be determined on the day.

## Detailed Programme

Week 1			
Date	Morning session 9.30am	Afternoon session pm <sup>3</sup>	Location
Tuesday 2 December	Inspectors' introduction Council's introductory remarks Matter 1a & 1b Legal Compliance and Overarching Issues	Matter 2 Spatial Strategy	Preston Town Hall

### Matter 1a & 1b - Morning Session

Council Participant	Organisation
Ian Ponter	Legal Counsel
Zoe Whiteside	Chorley Council
Katherine Greenwood	Chorley Council
Carolyn Williams	Preston City Council
Jacob Landers	Chorley Council
Ben Vickers	South Ribble Council
Kate Nicholls	LUC
Sarah Temple	LUC
Katherine Sydney	LUC
Gayle Wootton	Chorley Council/South Ribble Council

Respondent ID	Organisation/Representing	Participant	Additional Participant
D3	Blackburn with Darwen Borough Council	Bernard Greep	
A65	Bloor Homes Limited	Colin Robinson	
A39	Castle Green Homes	Phil Robinson	Kerry Walker

<sup>3</sup> Please note that the timing of afternoon sessions will be determined on the day. Participants should arrive by 13:30.

	Consortium (Story Homes, Taylor Wimpey, Wain Homes, Northern Trust and Persimmon Homes)	Paul Tucker KC	Michael Pocock, Michael Conroy/Ian Gilbert
D11	Defence Infrastructure Organisation	Rebecca Housam	
A31	FI Real Estate Management Ltd	Karen Howard	John Francis
A26	Gladman Developments Ltd	Georgina Cox	
A61	Harworth Estates Investments Ltd	Brian O Connor or Rob Haslam or Andy McLaren	
A24	Home Builders Federation	Chris Martin	
A67	L&Q	Phil Robinson	
D12	Lancashire County Council	Dan Spencer	Neil Stevens, Mohammed Salmaan Patel
A1	Mr. Michael Linfoot	Patty Linfoot	Michael Linfoot
A42, B25	Ms Susan Fox	Susan Fox	
A62	Lilford 2005 Ltd	Andrew Bickerdike	Robert Rawlinson
A68	Wain Homes North West	Stephen Harris	

## Matter 2 – Afternoon session

Council Participant	Organisation
Ian Ponter	Legal Counsel
Katherine Greenwood	Chorley Council
Carolyn Williams	Preston City Council
Ben Vickers	South Ribble Council
Gayle Wootton	Chorley Council/South Ribble Council

Respondent ID	Organisation/Representing	Participant	Additional Participant
D3	Blackburn with Darwen Borough Council	Bernard Greep	
A65	Bloor Homes Limited	Colin Robinson	
A39	Castle Green Homes	Phil Robinson	Kerry Walker
D11	Defence Infrastructure Organisation	Rebecca Housam	
B26, B21, B32, B40, B42, B44, B55	Delph Way and Cross Keys Residents	William Taylor	
A31	FI Real Estate Management Ltd	Karen Howard	John Francis
A2	GA Pet Food Partners Ltd	Matthew Good	

A26	Gladman Developments Ltd	Georgina Cox	
A61	Harworth Estates Investments Ltd	Brian O Connor or Rob Haslam or Andy McLaren	
A24	Home Builders Federation	Chris Martin	
A37	Maple Grove Developments Ltd	Justin Cove	
B65	Messrs Rankin, Patel and Briggs	Alban Cassidy	
A49 A32	Northern Trust	Alexis De Pol	
A17	Persimmon Homes	Stephen Harris	
A60	Story Homes	Dan Mitchell	Antony Pollard
A12	Tallentine	Jonathan Ainley	
A62	Lilford 2005 Ltd	Andrew Bickerdike	Robert Rawlinson
A68	Wain Homes North West	Stephen Harris	

Date	Morning session 9.30am	Afternoon session pm <sup>4</sup>	Location
Wednesday 3 December	Matter 3 The Housing Requirement	Matter 4 Strategic Sites & Mixed-Use Allocations	Preston Town Hall

### Matter 3 – Morning session

Council Participant	Organisation
Ian Ponter	Legal Counsel
Katherine Greenwood	Chorley Council
Carolyn Williams	Preston City Council
Jacob Landers	Chorley Council
Ben Vickers	South Ribble Council
Fiona Clark	Preston City Council
Helen Hatch	South Ribble Council
Michael Bullock	Arc4
Jon Goodall	DLP
Eliza Smith	Chorley Council/South Ribble Council

Respondent ID	Organisation/Representing	Participant	Additional Participant
A15	AAB Developments Ltd and Lester Developments Ltd	Graham Love	
D3	Blackburn with Darwen Borough Council	Bernard Greep	
A65	Bloor Homes Limited	Colin Robinson	
	Consortium (Story Homes, Taylor Wimpey, Wain Homes, Northern Trust and Persimmon Homes)	Paul Tucker KC	Robert Beauchamp
A26	Gladman Developments Ltd	Nathan Tongue	
A24	Home Builders Federation	Chris Martin	
B65	Messrs Rankin, Patel and Briggs	Alban Cassidy	
A42, B25	Ms Susan Fox	Susan Fox	
A49 A32	Northern Trust	Alexis De Pol	

<sup>4</sup> Please note that the timing of afternoon sessions will be determined on the day.

A14	P Wild and C & V Kerr	Graham Love	
A17	Persimmon Homes and Charles Church Lancashire	Stephen Harris	
A63	PWA Planning	Josh Hellowell	
A68	Wain Homes North West	Stephen Harris	

#### Matter 4 – Afternoon session

Council Participant	Organisation
Ian Ponter	Legal Counsel
Katherine Greenwood	Chorley Council
Carolyn Williams	Preston City Council
Ben Vickers	South Ribble Council
Helen Hatch	South Ribble Council
Lisa Roche	Preston City Council
Drew Gough	Preston City Council

Respondent ID	Organisation/Representing	Participant	Additional Participant
	Consortium (Story Homes, Taylor Wimpey, Wain Homes, Northern Trust and Persimmon Homes)	Ian Gilbert/ Michael Conroy	
D11	Defence Infrastructure Organisation	Rebecca Housam	
A31	FI Real Estate Management Ltd	John Francis	Keith Jones
A61	Harworth Estates Investments Ltd	Brian O Connor or Rob Haslam or Andy McLaren	
D4	Homes England	Annabel Graham-Paul	Jane Healey-Brown
D12	Lancashire County Council	Dan Spencer	Neil Stevens, Mohammed Salmaan Patel
A36	Logik Strategic Land	Darren Wisher	
A6	Maple Grove Developments	Paul Newton	
A63	PWA Planning	Josh Hellowell	
A41	Rowland Homes Limited	Brian O Connor	
A12	Tallentine	Jonathan Ainley	
B50	Taylor Wimpey and Homes England	Craig Alsbury	

<b>Date</b>	<b>Morning session 9.30am</b>	<b>Afternoon session pm<sup>5</sup></b>	<b>Location</b>
Thursday 4 December	Matter 5 Housing Allocations Preston	Matter 5 Housing Allocations Preston	Preston Town Hall

All day

<b>Council Participant</b>	<b>Organisation</b>
Ian Ponter	Legal Counsel
Carolyn Williams	Preston City Council
Lisa Roche	Preston City Council
Drew Gough	Preston City Council

<b>Respondent ID</b>	<b>Organisation/Representing</b>	<b>Participant</b>	<b>Additional Participant</b>
	Consortium (Story Homes, Taylor Wimpey, Wain Homes, Northern Trust and Persimmon Homes)	Ian Gilbert/ Michael Conroy	
A26	Gladman Developments Ltd	TBC	
D4	Homes England	Annabel Graham-Paul	Jane Healey-Brown
B65	Messrs Rankin, Patel and Briggs	Alban Cassidy	
A44	Seddon Homes	Josh Hellowell	
D20	Whittingham Parish Council	Julie Buttle	

<sup>5</sup> Please note that the timing of afternoon sessions will be determined on the day.

<b>Date</b>	<b>Morning session 9.30am</b>	<b>Afternoon session 2pm</b>	<b>Location</b>
Friday 5 December	Reserve Session	Reserve Session	Preston Town Hall

**Week 2**

<b>Date</b>	<b>Morning session 9.30am</b>	<b>Afternoon session pm<sup>6</sup></b>	<b>Location</b>
Tuesday 9 December	Matter 5 Housing Allocations Chorley	Matter 5 Housing Allocations Chorley	Chorley Town Hall

All day

<b>Council Participant</b>	<b>Organisation</b>
Zoe Whiteside	Chorley Council
Katherine Greenwood	Chorley Council
Jacob Landers	Chorley Council

<b>Respondent ID</b>	<b>Organisation/Representing</b>	<b>Participant</b>	<b>Additional Participant</b>
A10	Adlington Land Limited	Louise Leyland	
A65	Bloor Homes Limited	Brian O'Connor	
A39	Castle Green Homes	Phil Robinson	Kerry Walker
	Consortium (Story Homes, Taylor Wimpey, Wain Homes, Northern Trust and Persimmon Homes)	Ian Gilbert/ Michael Conroy	
B26, B21, B32, B40, B42, B44, B55	Delph Way and Cross Keys Residents	William Taylor	
D4	Homes England	Annabel Graham-Paul	Jane Healey-Brown
C1	Ms Amanda Nicholson	Amanda Nicholson	
A49 A32	Northern Trust	Alexis De Pol	
A29	Northern Trust Company Limited	Matthew Dawber	Aaron Tilley
A62	Lilford 2005 Ltd	Andrew Bickerdike	Robert Rawlinson
A45	Taylor Wimpey UK Limited	Megan Wilson	

<sup>6</sup> Please note that the timing of afternoon sessions will be determined on the day.

<b>Date</b>	<b>Morning session 9.30am</b>	<b>Afternoon session pm<sup>7</sup></b>	<b>Location</b>
Wednesday 10 December	Matter 5 Housing Allocations South Ribble	Matter 5 Housing Allocations South Ribble	Leyland Civic Centre

All day

<b>Council Participant</b>	<b>Organisation</b>
Ben Vickers	South Ribble Council
Helen Hatch	South Ribble Council
Rachel Peckham	South Ribble Council

<b>Respondent ID</b>	<b>Organisation/Representing</b>	<b>Participant</b>	<b>Additional Participant</b>
	Consortium (Story Homes, Taylor Wimpey, Wain Homes, Northern Trust and Persimmon Homes)	Ian Gilbert/ Michael Conroy	
A71	G & W Love	Graham Love	
D4	Homes England	Annabel Graham-Paul	Jane Healey-Brown
A67	L&Q	Phil Robinson	
A42, B25	Ms Susan Fox	Susan Fox	
A43	PJM Property Investment Limited	Andrew Taylorson	
A60	Story Homes	Dan Mitchell	

<sup>7</sup> Please note that the timing of afternoon sessions will be determined on the day.

<b>Date</b>	<b>Morning session 9.30am</b>	<b>Afternoon session pm<sup>8</sup></b>	<b>Location</b>
Thursday 11 December	Matter 6 Housing Supply	Matter 6 Housing Supply	Leyland Civic Centre

All day

<b>Council Participant</b>	<b>Organisation</b>
Katherine Greenwood	Chorley Council
Carolyn Williams	Preston City Council
Jacob Landers	Chorley Council
Helen Hatch	South Ribble Council
Lisa Roche	Preston City Council

<b>Respondent ID</b>	<b>Organisation/Representing</b>	<b>Participant</b>	<b>Additional Participant</b>
A15	AAB Developments Ltd and Lester Developments Ltd	Graham Love	
A65	Bloor Homes Limited	Brian O'Connor	
	Consortium (Story Homes, Taylor Wimpey, Wain Homes, Northern Trust and Persimmon Homes)	Paul Tucker KC	Michael Conroy/Ian Gilbert
A26	Gladman Developments Ltd	TBC	
A24	Home Builders Federation	Colin Robinson	
A67	L&Q	Phil Robinson	
B65	Messrs Rankin, Patel and Briggs	Alban Cassidy	
A14	P Wild and C & V Kerr	Graham Love	
A17	Persimmon Homes and Charles Church Lancashire	Stephen Harris	
A63	PWA Planning	Josh Hellowell	
A12	Tallentine	Jonathan Ainley	
A68	Wain Homes North West	Stephen Harris	

<sup>8</sup> Please note that the timing of afternoon sessions will be determined on the day.

<b>Date</b>	<b>Morning session 9.30am</b>	<b>Afternoon session 2pm</b>	<b>Location</b>
Friday 12 December	Reserve Session	Reserve Session	Leyland Civic Centre

**Week 3**

<b>Date</b>	<b>Morning session 9.30am</b>	<b>Afternoon session pm<sup>9</sup></b>	<b>Location</b>
Tuesday 13 January	Matters 8 & 9 Employment Land Need and Allocations	Matters 8 & 9 Employment Land Need and Allocations	Leyland Civic Centre

All day

<b>Council Participant</b>	<b>Organisation</b>
Ian Ponter	Legal Counsel
Katherine Greenwood	Chorley Council
Carolyn Williams	Preston City Council
Ben Vickers	South Ribble Council
Helen Hatch	South Ribble Council
Zoe Senior	Preston City Council
Rachel Peckham	South Ribble Council
Chris Wilson	BE Group
Anthony Meulman	BE Group

<b>Respondent ID</b>	<b>Organisation/Representing</b>	<b>Participant</b>	<b>Additional Participant</b>
D3	Blackburn with Darwen Borough Council	Bernard Greep	
A31	FI Real Estate Management Ltd	Joanna Gabilatsou	Matt Kinghan
A2	GA Pet Food Partners Ltd	Matthew Good	
A61	Harworth Estates Investments Ltd	Colin Robinson	
A36	Logik Strategic Land	Darren Wisher	
A37	Maple Grove Developments Ltd	Justin Cove	
B53	Leyland Trucks	Alban Cassidy	
A60	Story Homes	Antony Pollard	

<sup>9</sup> Please note that the timing of afternoon sessions will be determined on the day.

Date	Morning session 9.30am	Afternoon session pm <sup>10</sup>	Location
Wednesday 14 January	Matter 7 Housing Policies	Matter 10 Economic Development Policies	Leyland Civic Centre

### Matter 7 – Morning session

Council Participant	Organisation
Zoe Whiteside	Chorley Council
Katherine Greenwood	Chorley Council
Carolyn Williams	Preston City Council
Jacob Landers	Chorley Council
Ben Vickers	South Ribble Council
Fiona Clark	Preston City Council
Brett Devenish	Aspinall Verdi
Amy Bennett	Aspinall Verdi
Michael Bullock	Arc4
Eliza Smith	Chorley Council/South Ribble Council
Shaun Knights	Preston City Council
Georgia Smith	Preston City Council

Respondent ID	Organisation/Representing	Participant	Additional Participant
A8	Applethwaite Ltd	Graham Love	
A39	Castle Green Homes	Phil Robinson	Kerry Walker
D11	Defence Infrastructure Organisation	Rebecca Housam	
A61	Harworth Estates Investments Ltd	Brian O Connor or Rob Haslam or Andy McLaren	
A24	Home Builders Federation	Chris Martin	
D4	Homes England	Annabel Graham-Paul	Jane Healey-Brown
A67	L&Q	Phil Robinson	
B22	Mr Presley Cook	Presley Cook	

<sup>10</sup> Participants for Matter 10 should arrive by 13:30. Please note that the timing of afternoon sessions will be determined on the day.

A1	Mr. Michael Linfoot	Michael Hargreaves	Michael Linfoot ,Patty Linfoot
A42, B25	Ms Susan Fox	Susan Fox	
A49 A32	Northern Trust	Alexis De Pol	
A63	PWA Planning	Josh Hellawell	
A41	Rowland Homes Limited	Andy McLaren	
A60	Story Homes	Dan Mitchell	
A12	Tallentine	Jonathan Ainley	
A68	Wain Homes North West	Stephen Harris	

### Matter 10 Afternoon session

Council Participant	Organisation
Carolyn Williams	Preston City Council
Ben Vickers	South Ribble Council
Zoe Senior	Preston City Council
Shaun Knights	Preston City Council
Georgia Smith	Preston City Council

Respondent ID	Organisation/Representing	Participant	Additional Participant
A16	Cottam Hall Properties Ltd	Simon Turner	
A31	FI Real Estate Management Ltd	John Francis	Matt Kinghan, Joanna Gabrilatsou
A66	The Brookhouse Group	Alyn Nicholls	

Date	Morning session 9.30am	Afternoon session pm <sup>11</sup>	Location
Thursday 15 January	Matter 11 Healthy & Inclusive Communities Policies	Matters 13 & 14 Climate Change Policies, Sustainable Travel Policies, Infrastructure Policies and Monitoring	Leyland Civic Centre

### Matter 11 – Morning Session

Council Participant	Organisation
Carolyn Williams	Preston City Council
Jacob Landers	Chorley Council
Ben Vickers	South Ribble Council
Rachel Peckham	South Ribble Council
Shaun Knights	Preston City Council
Jonathan Spruce	Stantec

Respondent ID	Organisation/Representing	Participant	Additional Participant
A4	Cardinal Newman College	Helen Binns	

### Matter 13 – Afternoon session

Council Participant	Organisation
Jacob Landers	Chorley Council
Brett Devenish	Aspinall Verdi
Amy Bennett	Aspinall Verdi
Sally Green	Chorley Council
Jonathan Spruce	Stantec

<sup>11</sup> Participants for Matter 13 should arrive by 11:30. Participants for Matter 14 should arrive by 13:00. Please note that the timing of afternoon sessions will be determined on the day.

<b>Respondent ID</b>	<b>Organisation/Representing</b>	<b>Participant</b>	<b>Additional Participant</b>
A2	GA Pet Food Partners Ltd	Matthew Good	
A24	Home Builders Federation	Chris Martin	

#### **Matter 14 – Afternoon session**

<b>Council Participant</b>	<b>Organisation</b>
Zoe Whiteside	Chorley Council
Carolyn Williams	Preston City Council
Ben Vickers	South Ribble Council
Rachel Peckham	South Ribble Council
Brett Devenish	Aspinall Verdi
Amy Bennett	Aspinall Verdi
Johnathan Carr	Jacobs
Georgia Smith	Preston City Council
Jonathan Spruce	Stantec

<b>Respondent ID</b>	<b>Organisation/Representing</b>	<b>Participant</b>	<b>Additional Participant</b>
D11	Defence Infrastructure Organisation	Rebecca Housam	
A61	Harworth Estates Investments Ltd	Brian O Connor or Rob Haslam or Andy McLaren	
A24	Home Builders Federation	Chris Martin	
D12	Lancashire County Council	Dan Spencer	Neil Stevens, Mohammed Salmaan Patel
D16	National Highways	Lindsay Alder	Warren Hilton, Neville McKenzie, Emma Trevett, Pete Wilson
A41	Rowland Homes Limited	Andy McLaren	

<b>Date</b>	<b>Morning session 9.30am</b>	<b>Afternoon session 2pm</b>	<b>Location</b>
Friday 16 January	Reserve Session	Reserve Session	Leyland Civic Centre

**Week 4**

<b>Date</b>	<b>Morning session 9.30am</b>	<b>Afternoon session pm<sup>12</sup></b>	<b>Location</b>
Tuesday 20 January	Matter 12 Environment Policies	Matter 12 Environment Policies	Leyland Civic Centre

All day

<b>Council Participant</b>	<b>Organisation</b>
Carolyn Williams	Preston City Council
Ben Vickers	South Ribble Council
Helen Hatch	South Ribble Council
Zoe Senior	Preston City Council
Rachel Peckham	South Ribble Council
Simon Forster	Chorley Council
Kate Nicholls	LUC
Sarah Temple	LUC
Katherine Sydney	LUC
Georgia Smith	Preston City Council
Cath Thomas	South Ribble Council
Shaun Knights	Preston City Council

<b>Respondent ID</b>	<b>Organisation/Representing</b>	<b>Participant</b>	<b>Additional Participant</b>
A4	Cardinal Newman College	Helen Binns	
D11	Defence Infrastructure Organisation	Rebecca Housam	
A57	GA Pet Food Partners Estates Ltd and Hulton Land Ltd	Matthew Symons	
A2	GA Pet Food Partners Ltd	Matthew Good	
A26	Gladman Developments Ltd	TBC	
A24	Home Builders Federation	Chris Martin	

<sup>12</sup> Please note that the timing of afternoon sessions will be determined on the day.

D4	Homes England	Annabel Graham-Paul	Jane Healey-Brown
A42, B25	Ms Susan Fox	Susan Fox	
A49 A32	Northern Trust	Alexis De Pol	
A47, A56, A58	Reaper Limited and Hulton Land Ltd	Matthew Symons	
A60	Story Homes	Dan Mitchell	Antony Pollard

<b>Date</b>	<b>Morning session 9.30am</b>	<b>Afternoon session 2pm</b>	<b>Location</b>
Wednesday 21 January	Reserve Session	Reserve Session	Leyland Civic Centre