

CENTRAL LANCASHIRE LOCAL PLAN – HEARINGS PROGRAMME (v.5) (7 December 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

Date	Morning session 9.30am	Afternoon session pm¹	Location
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

Date	Morning session 9.30am	Afternoon session pm	Location
Tuesday 9 December	Matter 5 Housing Allocations Chorley	Matter 5 Housing Allocations Chorley Matter 4 Mixed-use sites Chorley (except EC5.1)	Chorley Town Hall
Wednesday 10 December	Matter 4 Mixed-use sites Chorley EC5.1 only 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

¹ 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

Date	Morning session 9.30am	Afternoon session pm²	Location
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	1:30pm Matter 10 Economic Development Policies	Leyland Civic Centre
Thursday 15 January	Matter 11 Healthy & Inclusive Communities Policies	11:30am 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

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

² 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 ³	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

³ 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	John Francis	Karen Howard, Gary Hall
A26	Gladman Developments Ltd	Georgina Cox	
A61	Harworth Estates Investments Ltd	Brian O'Connor	
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
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
Kate Nicholls	LUC
Sarah Temple	LUC

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	John Francis	Karen Howard, Keith Jones
A2	GA Pet Food Partners Ltd	Matthew Good	

A26	Gladman Developments Ltd	Georgina Cox	
A61	Harworth Estates Investments Ltd	Brian O'Connor	
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	Brian O'Connor	
A62	Lilford 2005 Ltd	Andrew Bickerdike	Robert Rawlinson
A68	Wain Homes North West	Stephen Harris	

Date	Morning session 9.30am	Afternoon session pm ⁴	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	

⁴ 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
Fiona Clark	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	Joanna Gabrilatsou, Karen Howard
A61	Harworth Estates Investments Ltd	Brian O'Connor	
D4	Homes England	Annabel Graham-Paul	Holly Froggatt
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	Brian O'Connor	
B50	Taylor Wimpey and Homes England	Craig Alsbury	

Date	Morning session 9.30am	Afternoon session pm⁵	Location
Thursday 4 December	Matter 5 Housing Allocations Preston	Matter 5 Housing Allocations Preston	Preston Town Hall

All day

Council Participant	Organisation
Carolyn Williams	Preston City Council
Lisa Roche	Preston City Council
Drew Gough	Preston City Council

Respondent ID	Organisation/Representing	Participant	Additional Participant
D4	Homes England	Annabel Graham-Paul	Holly Froggatt
A44	Seddon Homes	Josh Hellowell	

⁵ Please note that the timing of afternoon sessions will be determined on the day.

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

Week 2

Date	Morning session 9.30am	Afternoon session pm⁶	Location
Tuesday 9 December	Matter 5 Housing Allocations Chorley	Matter 5 Housing Allocations Chorley Matter 4 Mixed-use sites Chorley (except EC5.1)	Chorley Town Hall

All day

Council Participant	Organisation
Zoe Whiteside	Chorley Council
Katherine Greenwood	Chorley Council
Jacob Landers	Chorley Council

Respondent ID	Organisation/Representing	Participant	Additional Participant
A10	Adlington Land Limited	Louise Leyland	
A65	Bloor Homes Limited	Brian O'Connor	
A39	Castle Green Homes	Phil Robinson	Kerry Walker
	Consortium	Michael Conroy	
B26, B21, B32, B40, B42, B44, B55	Delph Way and Cross Keys Residents	William Taylor	
D4	Homes England	Annabel Graham-Paul	Holly Froggatt
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
A41	Rowland Homes Limited	Brian O'Connor	
A45	Taylor Wimpey UK Limited	Megan Wilson	

⁶ Please note that the timing of afternoon sessions will be determined on the day.

Date	Morning session 9.30am	Afternoon session pm⁷	Location
Wednesday 10 December	Matter 4 Mixed-use sites Chorley EC5.1 only Matter 5 Housing Allocations South Ribble	Matter 5 Housing Allocations South Ribble	Leyland Civic Centre

All day

Council Participant	Organisation
Ben Vickers	South Ribble Council
Helen Hatch	South Ribble Council
Rachel Peckham	South Ribble Council
Jacob Landers	Chorley Council

Respondent ID	Organisation/Representing	Participant	Additional Participant
	Consortium	Michael Conroy	
A71	G & W Love	Graham Love	
D4	Homes England	Annabel Graham-Paul	Holly Froggatt
A67	L&Q	Phil Robinson	
A42, B25	Ms Susan Fox	Susan Fox	
A43	PJM Property Investment Limited	Andrew Taylorson	
A60	Story Homes	Dan Mitchell	
A21	The Emerson Group	Nick Scott	

⁷ Please note that the timing of afternoon sessions will be determined on the day.

Date	Morning session 9.30am	Afternoon session pm⁸	Location
Thursday 11 December	Matter 6 Housing Supply	Matter 6 Housing Supply	Leyland Civic Centre

All day

Council Participant	Organisation
Ian Ponter	Legal Counsel
Katherine Greenwood	Chorley Council
Carolyn Williams	Preston City Council
Jacob Landers	Chorley Council
Helen Hatch	South Ribble Council
Lisa Roche	Preston City Council

Respondent ID	Organisation/Representing	Participant	Additional Participant
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	Chris Dodds	
A24	Home Builders Federation	Colin Robinson	
A67	L&Q	Phil Robinson	
A17	Persimmon Homes and Charles Church Lancashire	Stephen Harris	
A63	PWA Planning	Josh Hellowell	
A68	Wain Homes North West	Stephen Harris	

⁸ Please note that the timing of afternoon sessions will be determined on the day.

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

Week 3

Date	Morning session 9.30am	Afternoon session pm⁹	Location
Tuesday 13 January	Matters 8 & 9 Employment Land Need and Allocations	Matters 8 & 9 Employment Land Need and Allocations	Leyland Civic Centre

All day

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
Zoe Senior	Preston City Council
Rachel Peckham	South Ribble Council
Chris Wilson	BE Group
Anthony Meulman	BE Group

Respondent ID	Organisation/Representing	Participant	Additional Participant
D3	Blackburn with Darwen Borough Council	Bernard Greep	
A31	FI Real Estate Management Ltd	Matt Kinghan	Keith Jones, John Francis
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	

⁹ Please note that the timing of afternoon sessions will be determined on the day.

Date	Morning session 9.30am	Afternoon session pm ¹⁰	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
A39	Castle Green Homes	Phil Robinson	Kerry Walker
D11	Defence Infrastructure Organisation	Rebecca Housam	
A61	Harworth Estates Investments Ltd	Brian O'Connor	
A24	Home Builders Federation	Mark Behrendt	
D4	Homes England	Annabel Graham-Paul	Holly Froggatt
A67	L&Q	Phil Robinson	
B22	Mr Presley Cook	Presley Cook	
A1	Mr. Michael Linfoot	Michael Hargreaves	Michael Linfoot, Patty Linfoot

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

A42, B25	Ms Susan Fox	Susan Fox	
A49 A32	Northern Trust	Alexis De Pol	
A63	PWA Planning	Josh Hellowell	
A41	Rowland Homes Limited	Andy McLaren	
A60	Story Homes	Dan Mitchell	
A12	Tallentine	Brian O'Connor	
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	Matt Kinghan	Joanna Gabrilatsou, John Francis
A66	The Brookhouse Group	Alyn Nicholls	

Date	Morning session 9.30am	Afternoon session pm¹¹	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	
D12	Lancashire County Council	John Barrett	Paula Durrant, Paul Turner

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

¹¹ 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.

Respondent ID	Organisation/Representing	Participant	Additional Participant
A2	GA Pet Food Partners Ltd	Matthew Good	
A24	Home Builders Federation	Mark Behrendt	
D12	Lancashire County Council	John Barrett	Paula Durrant, Paul Turner

Matter 14 – Afternoon session

Council Participant	Organisation
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

Respondent ID	Organisation/Representing	Participant	Additional Participant
D11	Defence Infrastructure Organisation	Rebecca Housam	
A61	Harworth Estates Investments Ltd	Brian O'Connor	
A24	Home Builders Federation	Mark Behrendt	
D12	Lancashire County Council	John Barrett	Paula Durrant, Paul Turner
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	

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

Week 4

Date	Morning session 9.30am	Afternoon session pm¹²	Location
Tuesday 20 January	Matter 12 Environment Policies	Matter 12 Environment Policies	Leyland Civic Centre

All day

Council Participant	Organisation
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

Respondent ID	Organisation/Representing	Participant	Additional Participant
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	Nathan Tongue	Dick Longdin
A24	Home Builders Federation	Mark Behrendt	

¹² Please note that the timing of afternoon sessions will be determined on the day.

D4	Homes England	Annabel Graham-Paul	Holly Froggatt
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

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