



# The Planning Inspectorate

## **Pickerings Farm Site, Flag Lane, Penwortham, Lancashire PR1 9TP**

### **APPEAL A REF: APP/F2360/W/22/3295498**

Outline planning application with all matters reserved except for the principal means of access for a residential-led mixed-use development of up to 920 dwellings (Use Classes C3 and C2), a local centre including retail, employment and community uses (Use Classes E and Sui Generis), a two form entry primary school (Use Class F), green infrastructure, and associated infrastructure following the demolition of certain existing buildings.

### **APPEAL B REF: APP/F2360/W/22/3295502**

Outline planning application with all matters reserved except for the principal means of access for a residential development of up to 180 dwellings (Use Classes C3 and C2), green infrastructure and associated infrastructure.

## **INDICATIVE INQUIRY PROGRAMME**

**10am Tuesday 23 August 2022**

1. Introduction
2. Opening statements
3. Statements from interested parties
4. Council's evidence:
  - Masterplanning
  - Viability
5. Round table session on air quality
6. Inspectors site visit
7. Council's evidence:
  - Highways
  - Planning
8. Appellant's evidence:
  - Highways
  - Masterplanning
  - Planning
9. Conditions and planning obligation (without prejudice)
10. Closing submissions
11. Any costs applications
12. Close

## TIMING ESTIMATES

| <b>WEEK 1</b>                          | Morning session   | Afternoon session   |
|--|---|---|
| Tuesday<br>23 August<br><br>10.00 am   | Inspector's Opening<br><br>Appellant Opening<br>(15 mins)<br>Council Opening<br>(10 mins)<br><br>Interested party<br>comments   | Council – Masterplanning<br>(Dr Price)<br><br>XC (1hr)<br>XX (2hrs)<br>RX |
| Wednesday<br>24 August<br><br>09.30 am | <i>[Masterplanning overspill,<br/>if needed]</i><br><br>Council – Viability<br>(Mr Lloyd)<br><br>XC (20mins)<br>XX (1 hr)<br>RX | <i>[Viability overspill, if<br/>needed]</i>                               |
| Thursday<br>25 August<br><br>09.30 am  | Air Quality RTS<br><br><i>[Council highways witness<br/>not available]</i>  | Inspector's site visit  |
| Friday 26<br>August<br><br>09.30 am    | <i>[Council highways witness<br/>not available]</i>   |   |

| <b>WEEK 2</b>                          | Morning session  | Afternoon session  |
|--|--|--|
| Tuesday<br>30 August<br><br>1.00 pm    | <i>[left blank to<br/>accommodate bank<br/>holiday]</i>        | Council – Highways<br>(Mr Stevens)<br><br>XC (1.5 hrs)<br>XX (5 hrs) |
| Wednesday<br>31 August<br><br>09.30 am | Council – Highways<br>(Mr Stevens)<br><br>XX (continues)<br>RX | Council – Planning<br>(Mr Wood)<br><br>XC (1 hr)<br>XX (3 hrs)<br>RX |

|   |  |  |
|---|--|--|
| Thursday<br>1 September<br><br>09.30 am | Council – Planning<br>(Mr Wood)<br>[XX & RX concludes]<br><br>Appellant – Highways (Mr Axon)<br><br>XC (1 hr)                  | Appellant – Highways<br>(Mr Axon)<br><br>XX (3 hrs)<br>RX              |
| Friday<br>2 September<br><br>09.30 am   | Appellant – Highways<br>(Mr Axon)<br>[XX & RX concludes]<br><br>Appellant –<br>Masterplanning<br>(Mr Thornton)<br><br>XC (1hr) | Appellant -<br>Masterplanning<br>(Mr Thornton)<br><br>XX (2 hrs)<br>RX |

| <b>WEEK 3</b>                           | Morning session  | Afternoon session   |
|---|--|---|
| Tuesday<br>6 September<br><br>09.30 am  | Appellant – Planning<br>(Mr Alsbury)<br><br>XC (1hr)<br>XX (1.5 hrs)<br>RX                                   | Appellant – Planning<br>(Mr Alsbury)<br><br>[XX & RX concludes] |
| Wednesday<br>7 September<br><br>09.30am | S106<br><br>Conditions   | <i>[Overspill session if required]</i>                          |
| Thursday<br>8 September<br><br>09.30am  | <i>[Overspill day]</i>   |   |
| Friday<br>9 September<br><br>09.30am    | Council closing<br>[30- 40 mins]<br><br>Appellant closing<br>[1 hour]<br><br><i>[Any costs applications]</i> |   |