



## INQUIRY PROGRAMME

**APPEAL REF: APP/N2345/W/23/3330709**

**Appeal by Hollins Strategic Land LLP**

**For: Refusal of outline planning application seeking approval for access only for residential development for up to 51 No. dwellings with associated works (all other matters reserved)**

**At: Land west of Garstang Road, Broughton, Preston PR3 5JA**

**Ref: 06/2023/0030**

**Decision dated: 4 April 2023**

**Please note:**

***Day 5 of the Inquiry will be run as a virtual event only. Please contact the Council for joining instructions to this session.***

***This programme may be subject to change at short notice at the Inspector's discretion based on progress made at each session, including on the final day. Please visit the Council's website to check for any revisions throughout the scheduled sitting period.***

***Please note the varied start and adjournment times.***

***The site visit will be undertaken unaccompanied, outside of the Inquiry Programme.***

*C Dillon*

Inspector

Dated 01 February 2024

## **Day 1: Tuesday 6 February 2024**

***Please observe 10.00 start.***

- 10.00** Inspector's opening<sup>1</sup>
- 11.15** Break
- 11.30** Opening statement by Messrs Sheikh and Robson (*for the appellant*)
- 11.45** Opening statement by Mr Grant (*for the Council*)
- 12.00** Representations from local interested parties<sup>2</sup>
- 12.30** Lunch break<sup>3</sup>
- 13.30** Ms Williams evidence in chief (*for the Council*)
- 13.50** Appellant's cross-examination of Ms Williams
- 15.00** Break
- 15.15** Continuation of Appellant's cross-examination of Ms Williams
- 16.05** Questions from interested parties supporting the proposal and Inspector
- 16.20** Re-examination of Ms Williams
- 16.30** Inspector's housekeeping and adjournment

## **Day 2: Wednesday 7 February 2024**

***Please observe 09.30 start.***

- 09.30** Inspector's resumption and housekeeping
- 09.45** Dr Bullock's evidence-in-chief (*for the Council*)
- 10.15** Appellant's cross-examination of Dr Bullock
- 11.15** Break
- 11.30** Questions from interested parties supporting the proposal and Inspector

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<sup>1</sup> Duration of Inspector's opening an estimate and dependent upon nature of any new procedural matters raised.

<sup>2</sup> Duration an estimate and dependent upon number of Interested parties' participating. Previous submissions to be taken as read

<sup>3</sup> Minimum duration, may be longer according to progress

- 11.50** Re-examination of Dr Bullock by Mr Grant
- 12.00** Lunch break
- 13.00** Ms Holden's evidence in chief (*for the Council*)
- 14.00** Appellant's cross-examination of Ms Holden
- 14.45** Break
- 15.00** Continuation of Appellant's cross-examination of Ms Holden
- 16.45** Questions from interested parties supporting the proposal and Inspector
- 17.00** Re-examination of Ms Holden
- 17.10** Inspector's housekeeping and adjournment

### **Day 3: Thursday 8 February 2024**

***Please observe 09.30 start.***

- 09.30** Inspector's resumption and housekeeping
- 09.45** Mr Saunders's evidence-in-chief (*for the appellant*)
- 11.15** Break
- 11.30** Cross-examination of Mr Saunders by Mr Grant (*for the Council*)
- 12.45** Lunch
- 13.45** Continuation of Mr Grant's cross-examination of Mr Saunders
- 15.00** Break
- 15.15** Continuation of Mr Grant's cross-examination of Mr Saunders
- 16.15** Questions from interested parties opposing the proposal and Inspector
- 16.30** Re-examination of Mr Saunders by Messrs Sheikh and Robson
- 16.45** Reserve session<sup>4</sup>
- 17.30** Inspector's housekeeping and adjournment

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<sup>4</sup> Contingency session to explore any other matters for the Inspector that may arise during Inquiry.

## **Day 4: Friday 9 February 2024**

Unaccompanied site visit by Inspector

## **Day 5: Tuesday 13 February 2024**

***Please observe noon start and that this session is to be held in a virtual online format only.***

**12.00** Inspector's resumption and housekeeping

**12.15** Planning obligation and conditions round table discussion<sup>[4]</sup>

**14.30** Break

**15.00** Council's closing statement<sup>[5]</sup>

**15.45** Appellant's closing statement

**16.30** Costs<sup>[6]</sup>

**17.00** Inspector's closing of Inquiry

END

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<sup>[4]</sup> This may be moved to an earlier session within the programme should progress with the evidence sessions permit.

<sup>[5]</sup> The main parties' closing statements may be heard earlier on Day 5 dependent on when the planning obligation and condition session takes place. Hard copies from each party will be required by the Inspector for both closing sessions.

<sup>[6]</sup> Any applications for costs are to be provided in writing to the Inspector in advance of that session.