

**Warrington Local Plan Examination Hearing  
programme (as of 5<sup>th</sup> September 2022)**

**Programme Changes:**

Habitats Regulations Assessment (HRA) issues will no longer be discussed during the Matter 1 session on Tuesday 6<sup>th</sup> September 2022. They will now be discussed at a supplementary HRA session that will take place at 2:00pm on Thursday 6<sup>th</sup> October 2022.

Matter 3 has now been amended to three sessions; Matter 3a - Housing and Green Belt, Matter 3b Employment Land and Green Belt and Matter 3c Infrastructure and Viability. These will take place on the same dates as originally programmed for Matter 3, (pm Tuesday) 6<sup>th</sup> September 2022 & (all day Wednesday) 7<sup>th</sup> September 2022. However, the session to take place on Tuesday pm 6<sup>th</sup> September 2022, Matter 3a, will now start at 1:00 pm.

## Link to Matters

[Matter 1](#) Tuesday 6<sup>th</sup> September

[Matter HRA](#) Thursday 6<sup>th</sup> October

[Matter 2](#) Tuesday 6<sup>th</sup> September

[Matter 3a](#) Tuesday 6<sup>th</sup> September

[Matter 3b](#) Wednesday 7<sup>th</sup> September

[Matter 3c](#) Wednesday 7<sup>th</sup> September

[Matter 4](#) Thursday 8<sup>th</sup> September

[Matter 5](#) Friday 9<sup>th</sup> September

Reserve Session Friday 9<sup>th</sup> September

[Matter 6a](#) Friday 16<sup>th</sup> September

[Matter 6b](#) Monday 12<sup>th</sup> September

[Matter 6c](#) Thursday 15<sup>th</sup> September

[Matter 6d](#) Tuesday 13<sup>th</sup> September

[Matter 6e](#) Tuesday 13<sup>th</sup> September

[Matter 6f](#) Wednesday 14<sup>th</sup> September

[Matter 7a](#) Monday 26<sup>th</sup> September

[Matter 7b](#) Monday 26<sup>th</sup> September

[Matter 7c](#) Tuesday 27<sup>th</sup> September

[Matter 7d](#) Wednesday 28<sup>th</sup> September

[Matter 7e](#) Tuesday 27<sup>th</sup> September

[Matter 8](#) Thursday 29<sup>th</sup> September

Reserve Day Friday 30<sup>th</sup> September

[Matter 9](#) Wednesday 5<sup>th</sup> October

[Matter 10](#) Tuesday 4<sup>th</sup> October

[Matter 11](#) Thursday 6<sup>th</sup> October

[Matter 12](#) Tuesday 4<sup>th</sup> October

[Matter 13](#) Wednesday 5<sup>th</sup> October

[Matter 14](#) Thursday 6<sup>th</sup> October

**Week 1 – Face to face sessions - Halliwell Jones Stadium**

Day	Date	9.30 AM	1.00 PM
1	Tuesday 6 September 2022	Opening and Introductions Matter 1 – Procedural/legal requirements excluding HRA Matter 2 – The duty to co-operate	Matter 3a - Housing and Green Belt Qs 1-18, 27 – 29

9:30 AM

**Matter 1 Participants**

**Council Participants**

	Michael Bell	Warrington Borough Council		
	Kevin Usher	Warrington Borough Council		
	Paul Tucker QC	Warrington Borough Council		
	Paul Clisby	Warrington Borough Council		
	Ian McClusky	AECOM		

Rep Number	Participant	Organisation/Representing	Agent/Org	Additional Participants
0082	Dr Kevin McAloon	Dr Kevin McAloon		
0426	Andrew Bickerdike	Peel L&P Holdings (UK) Limited	Turley	Vincent Fraser QC
0433	Paul O'Shea	Hollins Strategic Land		
0440	Andrew Griffiths	Winwick Parish and Other Residents		
0450	John Groves	South Warrington Parish Councils	Groves Town Planning	Piers Riley-Smith
1424	Mark Jervis	Appleton Parish Council		
1429	Mark Jervis	Councillor Mark Jervis		
1431	Sebastian Tibenham	Taylor Wimpey, Bloor Homes, Lone Star Ltd and Mulbury Homes (Grappenhall) Ltd	Pegasus Group	Jonathan Easton
2197	David Sawyer	David Sawyer		
2471	John Coxon	Wain Homes (North West) Ltd	Emery Planning	

Followed by

## Matter 2 Participants

### Council Participants

	Michael Bell	Warrington Borough Council		
	Dave Acton	Warrington Borough Council		
	Paul Tucker QC	Warrington Borough Council		

Ref. Number	Participant	Organisation/Representing	Agent/Org	Additional Participants
0410	Neil Cameron QC	Home Builders Consortium	Satnam Millennium Ltd & Brooklyn Ltd	Colin Griffiths
0420	Andrew Rose	Langtree Property Partners	Spawforths	
0433	Paul O'Shea	Hollins Strategic Land		
1424	Mark Jervis	Appleton Parish Council		
1431	Sebastian Tibenham	Taylor Wimpey, Bloor Homes, Lone Star Ltd and Mulbury Homes (Grappenhall) Ltd	Pegasus Group	Jonathan Easton
2347	Richard Purser	Metacre Limited	Plan Red	
2471	John Coxon	Wain Homes (North West) Ltd	Emery Planning	

1:00 PM

**Matter 3a Participants**

<b>Council Participants</b>				
	Michael Bell	Warrington Borough Council		
	Kevin Usher	Warrington Borough Council		
	Ella Gartland	Warrington Borough Council		
	Paul Tucker QC	Warrington Borough Council		
	Ian McClusky	AECOM		
	Alan Dickin	Warrington Borough Council		
	Steve Hunter	Warrington Borough Council		
	Anna Ortega	ARUP		

<b>Ref. Number</b>	<b>Participant</b>	<b>Organisation/Representing</b>	<b>Agent/Org</b>	<b>Additional Participants</b>
0288	David Thrower	David Thrower		
0329	Dr Clive Freeman	Dr Clive Freeman		
0382 & 0997	Cllr Sharon Harris	Walton Parish Council & Cllr Sharon Harris		
0395	Lewis Lesley	Trams for Warrington		
0401	Martin Carter	Gladman Developments		Peter Dutton
0410	Colin Robinson	Home Builders Consortium	Lichfields	
0417	Giles Cannock QC	Ashall Property Limited	Tetrattech	Jan Lourens
0420	Andrew Rose	Langtree Property Partners	Spawforths	
0422	Jackie Copley	CPRE Cheshire		
0423	Kerry Walker	Peter and Diane Martin	Pegasus Group	
0426	Andrew Bickerdike	Peel L&P Holdings (UK) Limited	Turley	Vincent Fraser QC
0430	Jon Power	Richborough Estates Group Ltd	Asteer Planning LLP	
0431	Michael Gilbert	Rowland Homes	Stantec UK Limited	Bernard Greep
0433	Paul O'Shea	Hollins Strategic Land		
0434 /2460	Simon Pemberton	Bellway Homes Ltd (Manchester Division)	Lichfields	
0435	Matthew Dawber	Miller Homes	Barton Willmore, now Stantec	
0440	Stuart Mann	Winwick Parish and Other Residents		
0443 & 0082 &	John Appleton	Rethinking South Warrington's Future (RSWF) & Dr Kevin McAloon &		

0457 & 0698		John Appleton & Stretton NDP		
0448	Joanne Harding	Home Builders Federation		
0450	John Groves	South Warrington Parish Councils	Groves Town Planning	Piers Riley-Smith
0451	John Groves	Mr and Mrs C Rothwell	Groves Town Planning	
0949/0894	Steve Fensom	Steve & Heather Fensom		Heather Fensom
1418	Brian O'Connor	Story Homes	Lichfields	
1424 & 1429	Mark Jervis	Appleton Parish Council & Councillor Mark Jervis		
1431	Sebastian Tibenham	Taylor Wimpey, Bloor Homes, Lone Star Ltd and Mulbury Homes (Grappenhall) Ltd	Pegasus Group	
1432	Neil Cameron QC	Satnam Millennium Ltd & Brooklyn Ltd	Satnam Millennium Ltd	Colin Griffiths
2286	Beverley Moss	The Strategic Land Group	Hourigan Planning	
2297	Matt Dugdale	Bellway Homes	Nexus Planning	
2347	Richard Purser	Metacre Limited	Plan Red	
2471	John Coxon	Wain Homes (North West) Ltd	Emery Planning	

Day	Date	9.30 AM	2.00 PM
2	Wednesday 7 September 2022	Matter 3b Employment Land and Green Belt Qs 19 -26, 27 - 29	Matter 3c Infrastructure and Viability Qs 30-34, 35 -39

9:30 AM

### Matter 3b Participants

Council Participants				
	Michael Bell	Warrington Borough Council		
	Dave Acton	Warrington Borough Council		
	Paul Tucker QC	Warrington Borough Council		
	Alan Dickin	Warrington Borough Council		
	Steve Hunter	Warrington Borough Council		
	Derek Richardson	GMEU		
	Anna Ortega	ARUP		
	Chris Wilson	BE Group		

Ref. Number	Participant	Organisation/Representing	Agent/Org	Additional Participants
0288	David Thrower	David Thrower		
0395	Lewis Lesley	Trams for Warrington		
0411	David Rolinson	Extra MSA Group	Spawforths	
0420	Andrew Rose	Langtree Property Partners	Spawforths	
0422	Jackie Copley	CPRE Cheshire		
0433	Paul O'Shea	Hollins Strategic Land		
0436	Alban Cassidy	Patrick Properties	Cassidy Ashton	
0438	David Diggle	Peel Land & Property Holdings (UK) and Peel Ports Group Limited	Turley	Vincent Fraser QC
0440	Bob Towers	Winwick Parish and Other Residents		
0443 & 0082 & 0457 & 0698	John Appleton	Rethinking South Warrington's Future (RSWF) & Dr Kevin McAloon & John Appleton & Stretton NDP		
0450	John Groves	South Warrington Parish Councils	Groves Town Planning	Piers Riley-Smith
1420	Giles Cannock QC	St Modwen Properties	Savills	Jeremy Hinds Jon Atherton Mark Powney Matthew Sobic

1424 & 1429	Mark Jervis	Appleton Parish Council & Councillor Mark Jervis		
1431	Sebastian Tibenham	Taylor Wimpey, Bloor Homes, Lone Star Ltd and Mulbury Homes (Grappenhall) Ltd	Pegasus Group	



2:00 PM

**Matter 3c Participants****Council Participants**

	Michael Bell	Warrington Borough Council		
	Paul Tucker QC	Warrington Borough Council		
	Alan Dickin	Warrington Borough Council		
	Steve Hunter	Warrington Borough Council		
	Hannah Gradwell	C & W		
	Derek Nesbitt	C & W		
	John Laverick	Warrington and Co		

<b>Ref. Number</b>	<b>Participant</b>	<b>Organisation/Representing</b>	<b>Agent/Org</b>	<b>Additional Participants</b>
0288	David Thrower	David Thrower		
0382 & 0997	Cllr Sharon Harris	Walton Parish Council & Cllr Sharon Harris		
0395	Lewis Lesley	Trams for Warrington		
0410	Laura Mackay	Home Builders Consortium	Roger Hannah	Jon White
0417	Giles Cannock QC	Ashall Property Limited	Tetrattech	Jan Lourens
0420	Andrew Rose	Langtree Property Partners	Spawforths	
0426	Andrew Bickerdike	Peel L&P Holdings (UK) Limited	Turley	Vincent Fraser QC
0428	Hannah Payne	Cheshire Constabulary		
0436	Alban Cassidy	Patrick Properties	Cassidy Ashton	Phil Tilby(Vectos)
0440	Bob Towers	Winwick Parish and Other Residents		
0443 & 0082 & 0457 & 0698	John Appleton	Rethinking South Warrington's Future (RSWF) & Dr Kevin McAloon & John Appleton & Stretton NDP		
0448	Joanne Harding	Home Builders Federation		
0450	John Groves	South Warrington Parish Councils	Groves Town Planning	Piers Riley-Smith
1424 & 1429	Mark Jervis	Appleton Parish Council & Councillor Mark Jervis		
1431	Sebastian Tibenham	Taylor Wimpey, Bloor Homes, Lone Star Ltd and Mulbury Homes (Grappenhall) Ltd	Pegasus Group	Mark Edwards
2471	John Coxon	Wain Homes (North West) Ltd	Emery Planning	

Day	Date	9.30 AM	2.00 PM
3	Thursday 8 September 2022	Matter 4 – Housing need and the housing requirement	Matter 4 continued

All Day

#### Matter 4 Participants

Council Participants				
	Michael Bell	Warrington Borough Council		
	Ella Gartland	Warrington Borough Council		
	Paul Tucker QC	Warrington Borough Council		
	Ivan Tennant	GL Hearn		
	Justin Gardner	Justin Gardner Consulting		
	Vince Sandwell	BE Group		
	Nigel Wilcox	Mickledore		

Ref. Number	Participant	Organisation/Representing	Agent/Org	Additional Participants
0401	Rob Wilding	Gladman Developments		
0410	Colin Robinson	Home Builders Consortium	Lichfields	
0416	Helen Binns	Greene King Brewing and Retailing Ltd	Walsingham Planning	
0420	Andrew Rose	Langtree Property Partners	Spawforths	
0422	Jackie Copley	CPRE Cheshire		
0426	Antony Pollard	Peel L&P Holdings (UK) Limited	Turley	Vincent Fraser QC
0429	Jon Suckley	Richborough Estates Group Ltd	Asteer Planning LLP	
0430	Jon Power	Richborough Estates Group Ltd	Asteer Planning LLP	
0433	Paul O'Shea	Hollins Strategic Land		
0443	Ghazala Chapman	Rethinking South Warrington's Future (RSWF)		
0448	Joanne Harding	Home Builders Federation		
0450	John Groves	South Warrington Parish Councils	Groves Town Planning	Piers Riley-Smith
0457	John Appleton	Stretton NDP		
1297	Simon Brookes	Simon Brookes		
1431	Sebastian Tibenham	Taylor Wimpey, Bloor Homes, Lone Star Ltd and Mulbury Homes (Grappenhall) Ltd	Pegasus Group	
2347	Richard Purser	Metacre Limited	Plan Red	

2471	John Coxon	Wain Homes (North West) Ltd	Emery Planning	
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Day	Date	9.30 AM	2.00 PM
4	Friday 9 September 2022	Matter 5 – Economic growth and development	Reserve

9:30 AM

### Matter 5 Participants

#### Council Participants

	Michael Bell	Warrington Borough Council		
	Dave Acton	Warrington Borough Council		
	Paul Tucker QC	Warrington Borough Council		
	Vince Sandwell	BE Group		
	Nigel Wilcox	Micklethorpe		

Ref. Number	Participant	Organisation/Representing	Agent/Org	Additional Participants
0420	Andrew Rose	Langtree Property Partners	Spawforths	
0422	Jackie Copley	CPRE Cheshire		
0433	Paul O'Shea	Hollins Strategic Land		
0436	Alban Cassidy	Patrick Properties	Cassidy Ashton	
0438	David Diggle	Peel Land & Property Holdings (UK) and Peel Ports Group Ltd	Turley	Vincent Fraser QC
0450	John Groves	South Warrington Parish Councils	Groves Town Planning	Piers Riley-Smith
1297	Simon Brookes	Simon Brookes		
1420	Giles Cannock QC	St Modwen Properties	Savills	Jeremy Hinds Jon Atherton Mark Powney Matthew Sobic
1431	Sebastian Tibenham	Taylor Wimpey, Bloor Homes, Lone Star Ltd and Mulbury Homes (Grappenhall) Ltd	Pegasus Group	Richard Cook
1435/2322	Darren Wisher	Liberty Properties	Avison Young	Philip Grant
2452	Steven Longstaff	Emerald Kalama Chemical Ltd	Eversheds Sutherland LLP	Peter Nesbit

2:00PM

Reserve

Week 2 – Face to face sessions - Halliwell Jones Stadium

Day	Date	9.30 AM	2.00 PM
5	Monday 12 September 2022	Andy Carter MP  Matter 6b – Main Development Area: South East Warrington Urban Extension	Matter 6b continued

All Day

**Matter 6b Participants**

**Council Participants**

	Michael Bell	Warrington Borough Council		
	Ella Gartland	Warrington Borough Council		
	Alan Dickin	Warrington Borough Council		
	Steve Hunter	Warrington Borough Council		
	Mark Sarjent	Warrington Borough Council		
	Derek Richardson	GMEU		
	Anna Ortega	ARUP		
	Hannah Gradwell	C & W		
	Derek Nesbitt	C & W		
	Sarah Reid QC	Warrington Borough Council		
	Eleanor Blackburn	Warrington Borough Council		
	Steve Andrews	Warrington Borough Council		
	Ian Butterworth	NHS		

Ref. Number	Participant	Organisation/Representing	Agent/Org	Additional Participants
0082	Dr Kevin McAloon	Dr Kevin McAloon		
0288	David Thrower	David Thrower		
0291	Stephanie Fallon	Our Green Warrington (OGW)		
0382	Cllr Sharon Harris	Walton Parish Council		

0383	John Groves	Stockton Heath Parish Council	Groves Town Planning	
0385	Councillor Judith Wheeler	Councillor Judith Wheeler		
0404	Gary Grant	Homes England		Sarah Wozencroft Andy Teage Adam Mirley Rachel Pitt Lucinda Taylor Adrian Kemp
0421	Ross Harding	Cheshire Wildlife Trust (CWT)		
0422	Jackie Copley	CPRE Cheshire		
0426	Andrew Bickerdike	Peel L&P Holdings (UK) Limited	Turley	Vincent Fraser QC
0432	Vincent Ryan	Miller Homes	Barton Willmore, now Stantec	Mark Duckworth (Sweco)
0433	Paul O'Shea	Hollins Strategic Land		
0443	Sally Chisholm	Rethinking South Warrington's Future (RSWF)		
0450	John Groves	South Warrington Parish Councils	Groves Town Planning	
0457	John Appleton	Stretton NDP		
0698	John Appleton	John Appleton		
0810	Cllr. Kenneth Critchley	Cllr. Kenneth Critchley		
0894	Heather Fensom	Heather Fensom		
0949	Steve Fensom	Steve Fensom		
1258	Mike Keane	Mike Keane		
1424	Mark Jervis	Appleton Parish Council		
1429	Mark Jervis	Councillor Mark Jervis		
1431	Sebastian Tibenham	Taylor Wimpey, Bloor Homes, Lone Star Ltd and Mulbury Homes (Grappenhall) Ltd	Pegasus Group	Mark Edwards Jonathan Easton
2284	Jeremy Knox	Jeremy Knox		
2336	Cliff Renshaw	Cliff Renshaw		
2359	Phil Goodlad	Phil Goodlad		
2385	Gillian Lett	Stretton Parish Council		
2471	John Coxon	Wain Homes (North West) Ltd	Emery Planning	
2540	Shaun Taylor	Mulbury Homes (Grappenhall) Ltd	Satplan Ltd	Joanne McGrath
2624	Julie Kueres	Save Warrington		
2626	Julie Kueres	Lumb Brook Millennium Green (LBMG)		

Day	Date	9.30 AM	2.00 PM
6	Tuesday 13 September 2022	Matter 6e – Main Development Area: Thelwall Heys	Matter 6d – Main Development Area: Peel Hall

9:30 AM

### Matter 6e Participants

#### Council Participants

	Michael Bell	Warrington Borough Council		
	Catherine Fox	Warrington Borough Council		
	Anna Ortega	ARUP		
	Sarah Reid QC	Warrington Borough Council		
	Mike Taylor	Warrington Borough Council		
	Richard Woodford	Liberty Properties	Avison Young	

Ref. Number	Participant	Organisation/Representing	Agent/Org	Additional Participants
0443	Sally Chisholm	Rethinking South Warrington's Future (RSWF)		
0447	Cllr Ian Marks	Lymm Parish Council		
0450	John Groves	South Warrington Parish Councils	Groves Town Planning	
0452	Cllr John McQuillian	Grappenhall and Thelwall Parish Council		
0821	Bob Hignett	Weaste Lane Area Residents Association (WLARA)		
0871	Rob Oliver	Rob Oliver		
1427	Sebastian Tibenham	Taylor Wimpey	Pegasus Group	Simon Britt
2012	Helen Middleton	Warrington Action Against Inappropriate Development (WAAID)		

2:00 PM

### Matter 6d Participants

#### Council Participants

	Michael Bell	Warrington Borough Council		
	Sarah Reid QC	Warrington Borough Council		
	Mike Taylor	Warrington Borough Council		

	Richard Moore	Warrington Borough Council		
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<b>Ref. Number</b>	<b>Participant</b>	<b>Organisation/Representing</b>	<b>Agent/Org</b>	<b>Additional Participants</b>
0381	CLlr James Herron	Winwick Parish Council		
0422	Jackie Copley	CPRE Cheshire		
0440	Stuart Mann	Winwick Parish and Other Residents		
1431	Rebecca Dennis	Taylor Wimpey, Bloor Homes, Lone Star Ltd and Mulbury Homes (Grappenhall) Ltd	Pegasus Group	
1432	Neil Cameron QC	Satnam Millennium Ltd & Brooklyn Ltd	Satnam Millennium Ltd	Colin Griffiths
2587 - 2592	James Sullivan	Rule 6 party to the 2020 Public Inquiry		David Sawyer



Day	Date	9.30 AM	2.00 PM
7	Wednesday 14 September 2022	Matter 6f – Main Development Area: South East Warrington Employment Area	Matter 6f continued

All Day

### Matter 6f Participants

#### Council Participants

	Michael Bell	Warrington Borough Council		
	Alan Dickin	Warrington Borough Council		
	Derek Richardson	GMEU		
	Anna Ortega	ARUP		
	Vince Sandwell	BE Group		
	Chris Wilson	BE Group		
	Sarah Reid QC	Warrington Borough Council		
	Mike Taylor	Warrington Borough Council		
	Richard Moore	Warrington Borough Council		
	Richard Woodford	Liberty Properties	Avison Young	
	Darren Wisher	Liberty Properties	Wisher Consulting	
	Thaddaeus O'Higgins	Liberty Properties	Ramboll	

Ref. Number	Participant	Organisation/Representing	Agent/Org	Additional Participants
0082	Dr Kevin McAloon	Dr Kevin McAloon		
0288	David Thrower	David Thrower		
0383	John Groves	Stockton Heath Parish Council	Groves Town Planning	
0420	David Rolinson	Langtree Property Partners	Spawforths	Andrew Rose
0443	Kevin McAloon	Rethinking South Warrington's Future (RSWF)		
0450	John Groves	South Warrington Parish Councils	Groves Town Planning	
0457	John Appleton	Stretton NDP		
0810	Cllr. Kenneth Critchley	Cllr. Kenneth Critchley		
0821	Bob Hignett	Weaste Lane Area Residents Association (WLARA)		

0894	Heather Fensom	Heather Fensom		
1424	Mark Jervis	Appleton Parish Council		
1429	Mark Jervis	Councillor Mark Jervis		
1431	Sebastian Tibenham	Taylor Wimpey, Bloor Homes, Lone Star Ltd and Mulbury Homes (Grappenhall) Ltd	Pegasus Group	Mark Edwards
2385	Gillian Lett	Stretton Parish Council		
2482	John Coxon	Mr & Mrs C Hickman	Emery Planning	

Day	Date	9.30 AM	2.00 PM
8	Thursday 15 September 2022	Matter 6c – Main Development Area: Fiddlers Ferry	Matter 6c continued

All Day

### Matter 6c Participants

Council Participants				
	Michael Bell	Warrington Borough Council		
	Ella Gartland	Warrington Borough Council		
	Alan Dickin	Warrington Borough Council		
	Mark Sarjent	Warrington Borough Council		
	Derek Richardson	GMEU		
	Anna Ortega	ARUP		
	Hannah Gradwell	C & W		
	Derek Nesbitt	C & W		
	Vince Sandwell	BE Group		
	Sarah Reid QC	Warrington Borough Council		
	John Nichol	Warrington Borough Council		
	Matthew Stafford	Peel NRE	Turley	
	Anna Relph	Peel NRE	Turley	
	Matthew Spilsbury	CBRE		
	Vincent Fraser QC	Warrington Borough Council		

Ref. Number	Participant	Organisation/Representing	Agent/Org	Additional Participants
0288	David Thrower	David Thrower		
0410	Laura Mackay	Home Builders Consortium	Roger Hannah	Jon White
0410	Colin Robinson	Home Builders Consortium	Lichfields	
0417	Jan Lourens	Ashall Property Limited	Tetrattech	
0420	Andrew Rose	Langtree Property Partners	Spawforths	
0421	Ross Harding	Cheshire Wildlife Trust (CWT)		
0430	Jon Power	Richborough Estates Group Ltd	Asteer Planning LLP	

0433	Paul O'Shea	Hollins Strategic Land		
0997	Cllr Sharon Harris	Sharon Harris		
1420	Matthew Sobic	St Modwen Properties	Savills	Jeremy Hinds Jon Atherton Mark Powney
1431	Sebastian Tibenham	Taylor Wimpey, Bloor Homes, Lone Star Ltd and Mulbury Homes (Grappenhall) Ltd	Pegasus Group	
1432	Neil Cameron QC	Satnam Millennium Ltd & Brooklyn Ltd	Satnam Millennium Ltd	Colin Griffiths
2452	Steven Longstaff	Emerald Kalama Chemical Ltd	Eversheds Sutherland (International) LLP	Peter Nesbit
2471	John Coxon	Wain Homes (North West) Ltd	Emery Planning	

Day	Date	9.30 AM	2.00 PM
9	Friday 16 September 2022	Matter 6a – Main Development Area: Warrington Waterfront	Matter 6a continued if necessary

9:30 AM

### Matter 6a Participants

#### Council Participants

	Michael Bell	Warrington Borough Council		
	Kevin Usher	Warrington Borough Council		
	Steve Hunter	Warrington Borough Council		
	Mick Noone	Warrington Borough Council		
	Derek Richardson	GMEU		
	Hannah Gradwell	C & W		
	Derek Nesbitt	C & W		
	Sarah Reid QC	Warrington Borough Council		
	John Laverick	Warrington and Co		

Ref. Number	Participant	Organisation/Representing	Agent/Org	Additional Participants
0410	Colin Robinson	Home Builders Consortium	Lichfields	
0426	Andrew Bickerdike	Peel L&P Holdings (UK) Limited	Turley	Vincent Fraser QC
0430	Jon Power	Richborough Estates Group Ltd	Asteer Planning LLP	
0438	David Diggle	Peel Land & Property Holdings (UK) and Peel Ports Group Limited	Turley	Vincent Fraser QC

2:00 PM if necessary

Participants same as above

Week 3 – Face to face sessions - Council Chamber, Town Hall

Day	Date	9.30 AM	2.00 PM
10	Monday 26 September 2022	Matter 7a – Site allocation – Croft	Matter 7b – Site allocation – Culcheth

9:30 AM

**Matter 7a Participants**

<b>Council Participants</b>				
	Michael Bell	Warrington Borough Council		
	Kevin Usher	Warrington Borough Council		
	Anna Ortega	ARUP		
	Sarah Reid QC	Warrington Borough Council		
	Mike Taylor	Warrington Borough Council		

Ref. Number	Participant	Organisation/Representing	Agent/Org	Additional Participants
0329	Dr Clive Freeman	Dr Clive Freeman		
0422	Jackie Copley	CPRE Cheshire		
0426	Andrew Bickerdike	Peel L&P Holdings (UK) Limited	Turley	Vincent Fraser QC
0434 /2460	Kirstie Oakey	Bellway Homes Ltd (Manchester Division)	Lichfields	
0435	Matthew Dawber	Miller Homes	Barton Willmore, now Stantec	
0740 / 2374	Cllr Carol Benson	Cllr Carol Benson		
2283	Anthony Paul Buckley	Anthony Paul Buckley		
2428	Lindsey Bate	Lindsey Bate		
2476	Stephen Bate	Stephen Bate		

2:00 PM

**Matter 7b Participants**

**Council Participants**

	Michael Bell	Warrington Borough Council		
	Kevin Usher	Warrington Borough Council		
	Anna Ortega	ARUP		
	Sarah Reid QC	Warrington Borough Council		
	Mike Taylor	Warrington Borough Council		
	Mr & Mrs Gafner	Mr & Mrs Gafner		

<b>Ref. Number</b>	<b>Participant</b>	<b>Organisation/Representing</b>	<b>Agent/Org</b>	<b>Additional Participants</b>
0426	Andrew Bickerdike	Peel L&P Holdings (UK) Limited	Turley	Vincent Fraser QC
0740 / 2374	Cllr Carol Benson	Cllr Carol Benson		
0903	Jacqueline Johnson	Jacqueline Johnson		
1418	Brian O'Connor	Story Homes	Lichfields	
2326	Justin Cove	Redrow Homes Ltd	Hive Land and Planning Ltd	

Day	Date	9.30 AM	2.00 PM
11	Tuesday 27 September 2022	Matter 7e – Site allocation – Winwick	Matter 7c – Site allocation – Hollins Green

9:30 AM

**Matter 7e Participants**

<b>Council Participants</b>				
	Michael Bell	Warrington Borough Council		
	Kevin Usher	Warrington Borough Council		
	Anna Ortega	ARUP		
	Sarah Reid QC	Warrington Borough Council		
	Mike Taylor	Warrington Borough Council		

<b>Ref. Number</b>	<b>Participant</b>	<b>Organisation/Representing</b>	<b>Agent/Org</b>	<b>Additional Participants</b>
0186	Robert Towers	Robert Towers		
0381	Cllr James Herron	Winwick Parish Council		
0431	Michael Gilbert	Rowland Homes	Stantec UK Limited	Bernard Greep
0435	Matthew Dawber	Miller Homes	Barton Willmore, now Stantec	
0440	Andrew Griffiths	Winwick Parish and Other Residents		Emma Lavender Stuart Mann
2297	Matt Dugdale	Bellway Homes	Nexus Planning	
2354	Alan Parkinson	Alan Parkinson		

2:00 PM

**Matter 7c Participants**

<b>Council Participants</b>				
	Michael Bell	Warrington Borough Council		
	Kevin Usher	Warrington Borough Council		
	Anna Ortega	ARUP		
	Sarah Reid QC	Warrington Borough Council		
	Mike Taylor	Warrington Borough Council		



<b>Ref. Number</b>	<b>Participant</b>	<b>Organisation/Representing</b>	<b>Agent/Org</b>	<b>Additional Participants</b>
0426	Andrew Bickerdike	Peel L&P Holdings (UK) Limited	Turley	Vincent Fraser QC
0429	Jon Suckley	Richborough Estates Group Ltd	Asteer Planning LLP	

Day	Date	9.30 AM	2.00 PM
12	Wednesday 28 September 2022	Matter 7d – Site allocations – Lymm	Matter 7d continued

All Day

### Matter 7d Participants

Council Participants				
	Michael Bell	Warrington Borough Council		
	Kevin Usher	Warrington Borough Council		
	Anna Ortega	ARUP		
	Sarah Reid QC	Warrington Borough Council		
	Nick Armstrong	NHS		
	Mike Taylor	Warrington Borough Council		
	Nick Smith	Mr Peake	Emery Planning	
	Peter Dutton	Gladman Developments		

Ref. Number	Participant	Organisation/Representing	Agent/Org	Additional Participants
0426	Andrew Bickerdike	Peel L&P Holdings (UK) Limited	Turley	Vincent Fraser QC
0430	Jon Power	Richborough Estates Group Ltd	Asteer Planning LLP	
0434 /2460	Kirstie Oakey	Bellway Homes Ltd (Manchester Division)	Lichfields	
0435	Matthew Dawber	Miller Homes	Barton Willmore, now Stantec	
0447	Cllr Ian Marks	Lymm Parish Council		
0450	John Groves	South Warrington Parish Councils	Groves Town Planning	
1158	Sheila Quirk	Sheila Quirk		
2286	Beverley Moss	The Strategic Land Group	Hourigan Planning	

Day	Date	9.30 AM	2.00 PM
13	Thursday 29 September 2022	Matter 8 – Housing land supply	Matter 8 continued

All Day

### Matter 8 Participants

#### Council Participants

	Michael Bell	Warrington Borough Council		
	Kevin Usher	Warrington Borough Council		
	Ella Gartland	Warrington Borough Council		
	Hannah Gradwell	C & W		
	Derek Nesbitt	C & W		
	Jonathan Smith	Warrington Borough Council		
	Sarah Reid QC	Warrington Borough Council		
	John Laverick	Warrington and Co		

Ref. Number	Participant	Organisation/Representing	Agent/Org	Additional Participants
0410	Brian O'Connor	Home Builders Consortium	Lichfields	
0416	Helen Binns	Greene King Brewing and Retailing Ltd	Walsingham Planning	
0417	Jan Lourens	Ashall Property Limited	Tetrattech	
0420	Andrew Rose	Langtree Property Partners	Spawforths	
0426	Andrew Bickerdike	Peel L&P Holdings (UK) Limited	Turley	Vincent Fraser QC
0429	Jon Suckley	Richborough Estates Group Ltd	Asteer Planning LLP	
0430	Jon Power	Richborough Estates Group Ltd	Asteer Planning LLP	
0431	Michael Gilbert	Rowland Homes	Stantec UK Limited	Bernard Greep
0433	Paul O'Shea	Hollins Strategic Land		
0448	Joanne Harding	Home Builders Federation		
0450	John Groves	South Warrington Parish Councils	Groves Town Planning	
1431	Sebastian Tibenham	Taylor Wimpey, Bloor Homes, Lone Star Ltd and Mulbury Homes (Grappenhall) Ltd	Pegasus Group	
1432	Colin Griffiths	Satnam Millennium Ltd & Brooklyn Ltd	Satnam Millennium Ltd	

2286	Marc Hourigan	The Strategic Land Group	Hourigan Planning	
2326	Justin Cove	Redrow Homes Ltd	Hive Land and Planning Ltd	
2347	Richard Purser	Metacre Limited	Plan Red	
2471	John Coxon	Wain Homes (North West) Ltd	Emery Planning	

Day	Date	9.30 AM	2.00 PM
14	Friday 30 September 2022	Reserve	Reserve

9:30 AM

Reserve

2:00 PM

Reserve

Week 4 – Virtual sessions using video conferencing

Day	Date	9.30 AM	2.00 PM
15	Tuesday 4 October 2022	Matter 10 – Retail, leisure and the Town Centre	Matter 12 – Warrington’s historic, cultural, built and natural assets

9:30 AM

**Matter 10 Participants**

<b>Council Participants</b>				
	Michael Bell	Warrington Borough Council		
	Kevin Usher	Warrington Borough Council		
	Ella Gartland	Warrington Borough Council		
	Dave Acton	Warrington Borough Council		
	Catherine Fox	Warrington Borough Council		
	Jade Gilman	Warrington Borough Council		
	Sarah Reid QC	Warrington Borough Council		
	John Laverick	Warrington and Co		
	Richard Shepherd	Nexus		

Ref. Number	Participant	Organisation/Representing	Agent/Org	Additional Participants
0395	Cllr Sharon Harris	Trams for Warrington		
1373	James Gibson	James Gibson		
2273	Mark Aylward	Derwent Development Management Ltd	Aylward Planning	

2:00 PM

**Matter 12 Participants**

<b>Council Participants</b>				
	Michael Bell	Warrington Borough Council		
	Kevin Usher	Warrington Borough Council		

	Ella Gartland	Warrington Borough Council		
	Dave Acton	Warrington Borough Council		
	Catherine Fox	Warrington Borough Council		
	Jade Gilman	Warrington Borough Council		
	Derek Richardson	GMEU		
	Sarah Reid QC	Warrington Borough Council		
	Eleanor Blackburn	Warrington Borough Council		
	Dave Cotterill	Warrington Borough Council		

<b>Ref. Number</b>	<b>Participant</b>	<b>Organisation/Representing</b>	<b>Agent/Org</b>	<b>Additional Participants</b>
0416	Helen Binns	Greene King Brewing and Retailing Ltd	Walsingham Planning	
0417	Jan Lourens	Ashall Property Limited	Tetrattech	
0421	Ross Harding	Cheshire Wildlife Trust (CWT)		
0443	Joe Doherty	Rethinking South Warrington's Future (RSWF)		
1373	James Gibson	James Gibson		
2385	Gillian Lett	Stretton Parish Council		

Day	Date	9.30 AM	2.00 PM
16	Wednesday 5 October 2022	Matter 9 – Other housing policies	Matter 13 – Other policies

9:30 AM

### Matter 9 Participants

#### Council Participants

	Michael Bell	Warrington Borough Council		
	Kevin Usher	Warrington Borough Council		
	Ella Gartland	Warrington Borough Council		
	Dave Acton	Warrington Borough Council		
	Catherine Fox	Warrington Borough Council		
	Jade Gilman	Warrington Borough Council		
	Hannah Gradwell	C & W		
	Jonathan Smith	Warrington Borough Council		
	Sarah Reid QC	Warrington Borough Council		

Ref. Number	Participant	Organisation/Representing	Agent/Org	Additional Participants
0410	Colin Robinson	Home Builders Consortium	Lichfields	
0417	Jan Lourens	Ashall Property Limited	Tetrattech	
0429	Jon Suckley	Richborough Estates Group Ltd	Asteer Planning LLP	
0430	Jon Power	Richborough Estates Group Ltd	Asteer Planning LLP	
0433	Paul O'Shea	Hollins Strategic Land		
0448	Joanne Harding	Home Builders Federation		
2297	Matt Dugdale	Bellway Homes	Nexus Planning	

2:00 PM

### Matter 13 Participants

#### Council Participants

	Michael Bell	Warrington Borough Council		
	Kevin Usher	Warrington Borough Council		



	Ella Gartland	Warrington Borough Council		
	Dave Acton	Warrington Borough Council		
	Catherine Fox	Warrington Borough Council		
	Jade Gilman	Warrington Borough Council		
	Hannah Gradwell	C & W		
	Jonathan Smith	Warrington Borough Council		
	Sarah Reid QC	Warrington Borough Council		

<b>Ref. Number</b>	<b>Participant</b>	<b>Organisation/Representing</b>	<b>Agent/Org</b>	<b>Additional Participants</b>
0382	Cllr Sharon Harris	Walton Parish Council		
0383	John Groves	Stockton Heath Parish Council	Groves Town Planning	
0395	Jim Harkins	Trams for Warrington		
0436	Alban Cassidy	Patrick Properties	Cassidy Ashton	
0443	Cllr Sharon Harris	Rethinking South Warrington's Future (RSWF)		
0448	Joanne Harding	Home Builders Federation		
0754	Sallyjain Warburton	Sallyjain Warburton		
0997	Cllr Sharon Harris	Sharon Harris		
2273	Mark Aylward	Derwent Development Management Ltd	Aylward Planning	

Day	Date	9.30 AM	2.00 PM
17	Thursday 6 October 2022	Matter 11 – Transport and other infrastructure	HRA Issues Matter 14 – Monitoring and review Followed by Outstanding matters and close of hearings

9:30 AM

<b>Matter 11 Participants</b>				
<b>Council Participants</b>				
	Michael Bell	Warrington Borough Council		
	Kevin Usher	Warrington Borough Council		
	Ella Gartland	Warrington Borough Council		
	Dave Acton	Warrington Borough Council		
	Catherine Fox	Warrington Borough Council		
	Jade Gilman	Warrington Borough Council		
	Alan Dickin	Warrington Borough Council		
	Steve Hunter	Warrington Borough Council		
	Mick Noone	Warrington Borough Council		
	Sarah Reid QC	Warrington Borough Council		
	Nick Armstrong	NHS		
	Mike Taylor	Warrington Borough Council		
	John Nichol	Warrington Borough Council		

Ref. Number	Participant	Organisation/Representing	Agent/Org	Additional Participants
0288	David Thrower	David Thrower		
0382	Cllr Vivienne Lacey	Walton Parish Council		
0383	John Groves	Stockton Heath Parish Council	Groves Town Planning	
0395	Ian Buttress	Trams for Warrington		
0420	Andrew Rose	Langtree Property Partners	Spawforths	
0426	Andrew Bickerdike	Peel L&P Holdings (UK) Limited	Turley	Vincent Fraser QC

0428	Hannah Payne	Cheshire Constabulary		
0433	Paul O'Shea	Hollins Strategic Land		
0436	Alban Cassidy	Patrick Properties	Cassidy Ashton	Phil Tilby(Vectos)
0443	Joe Doherty	Rethinking South Warrington's Future (RSWF)		
0450	John Groves	South Warrington Parish Councils	Groves Town Planning	
0457	John Appleton	Stretton NDP		
0698	John Appleton	John Appleton		
0810	Cllr. Kenneth Critchley	Cllr. Kenneth Critchley		
0949	Steve Fensom	Steve Fensom		
0997	Cllr Sharon Harris	Sharon Harris		
1297	Simon Brookes	Simon Brookes		
1343/1344	Cllr Vivienne Lacey	Vivienne Lacey & Michael Crane		Michael Crane
1373	James Gibson	James Gibson		
1424	Mark Jervis	Appleton Parish Council		
1429	Mark Jervis	Councillor Mark Jervis		
1431	Sebastian Tibenham	Taylor Wimpey, Bloor Homes, Lone Star Ltd and Mulbury Homes (Grappenhall) Ltd	Pegasus Group	
2273	Mark Aylward	Derwent Development Management Ltd	Aylward Planning	
2385	Gillian Lett	Stretton Parish Council		

2:00 PM

**HRA Matter**

**Council Participants**

	Michael Bell	Warrington Borough Council		
	Kevin Usher	Warrington Borough Council		
	Ella Gartland	Warrington Borough Council		
	Dave Acton	Warrington Borough Council		
	Catherine Fox	Warrington Borough Council		
	Jade Gilman	Warrington Borough Council		
	James Riley	AECOM		
	Derek Richardson	GMEU		
	Sarah Reid QC	Warrington Borough Council		
	Helen Venfield	AECOM		

<b>Ref. Number</b>	<b>Participant</b>	<b>Organisation/Representing</b>	<b>Agent/Org</b>	<b>Additional Participants</b>
0408	Janet Baguley	Natural England		

Followed by:

**Matter 14 Participants**

**Council Participants**

	Michael Bell	Warrington Borough Council		
	Kevin Usher	Warrington Borough Council		
	Ella Gartland	Warrington Borough Council		
	Dave Acton	Warrington Borough Council		
	Catherine Fox	Warrington Borough Council		
	Jade Gilman	Warrington Borough Council		
	James Riley	AECOM		

	Derek Richardson	GMEU		
	Sarah Reid QC	Warrington Borough Council		
	Helen Venfield	AECOM		

<b>Ref. Number</b>	<b>Participant</b>	<b>Organisation/Representing</b>	<b>Agent/Org</b>	<b>Additional Participants</b>
0420	Andrew Rose	Langtree Property Partners	Spawforths	
0426	Andrew Bickerdike	Peel L&P Holdings (UK) Limited	Turley	Vincent Fraser QC
0430	Jon Power	Richborough Estates Group Ltd	Asteer Planning LLP	
0433	Paul O'Shea	Hollins Strategic Land		
0438	David Diggle	Peel Land & Property Holdings (UK) and Peel Ports Group Limited	Turley	Vincent Fraser QC
0448	Joanne Harding	Home Builders Federation		
1418	Brian O'Connor	Story Homes	Lichfields	
1431	Sebastian Tibenham	Taylor Wimpey, Bloor Homes, Lone Star Ltd and Mulbury Homes (Grappenhall) Ltd	Pegasus Group	

Followed by:

Outstanding Matters and Close of Hearings.