

Further submissions for South Ribble Examination, Sites & Development Management Policies.

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Overall approach to whole document

Relationship to other planning guidance NPPF & Core Strategy.

According to the NPPF, “achieving sustainable development” which has been widely interpreted, comprises three dimensions, to be considered in equal measure, economic, environmental and social. The draft NPPF which was superseded by the finalised NPPF, had as its main theme, economic development and was clearly a developer’s charter, which would have meant essentially the now defunct ‘garden grabbing’ on a grand scale. It is my contention that recent and speculative planning applications have been based on this. Paragraph 9 “pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment” includes “moving from a net loss of bio-diversity to achieving net gains for nature”. This can only be achieved by making sure that mitigating measures to ensure the continuance and maintenance of protected species such as EU protected bats and great crested newts; UK Species of Principal Importance (animals including barn owls & water voles; insects; invertebrates; flora & fauna) UK Bio-Diversity Action species, for example, hedgehogs, now in serious decline, are consistent with wildlife legislation), for example, the Wildlife & Countryside Act (1981) as amended, Hedgerow Regulations (1997), and the Conservation (Natural Habitats etc) Regulations 1994. Central Lancashire Core Strategy Policy 22 (Biodiversity) is also applicable. According to the Natural Environment & Rural Communities’ Act (NERC 2006) there is an obligation upon planning authorities to ensure that comprehensive ecological surveys are completed and recommendations implemented by developers. An Environmental Impact Assessment (EIA) of the proposed development ensures that a decision is made to in full knowledge of any likely significant effects on the natural environment.

One of the *core 12 planning principles of Paragraph 17* is to “encourage the effective use of land by reusing that has been previously developed (Brownfield land) provided that it is not of high environmental value”. This is repeated in “Conserving & enhancing the Natural Environment (Section 11) Paragraph 111 on page 26. The adopted Central Lancashire Core Strategy also has the Brownfield first principle for housing development. Another relevant core principle of the NPPF, **as there are many Greenfield sites suggested in the proposed LDF**, is to “take account of the different roles & character of different areas, protecting the Green Belts around them, recognising the intrinsic character & beauty of the countryside & supporting thriving rural communities within it”.

In *The Overall effect of the Localism Act*, which was enacted in November 2011, it states on page 18 in “Reform to make the planning system clearer, more democratic and more effective”, the Act “places significantly more influence in the hands of local people over issues that make a big difference to their lives” and on page 19 “enables local authorities to make their own decisions to adapt housing provision to local needs and make the system fairer and more effective. This is, in sum, an Act with the potential to effect a significant change in national life giving people the opportunity to take control of decisions that matter to them”.