

BP4-B












Illustrative Masterplan

Fig. 0.1

1. Primary school – Located equidistant between the new community and Kingsfold Allotments
2. Allotments – Two locations for allotments for both new and existing residents
3. Entrance Gateway – A new route from Penwortham Way direct to the heart of the new community.
4. Multi-functional Community Centre – located near to the most densely developed new residential areas.
5. Local facilities – Location for a selection of local facilities to complement the community.
6. Commercial frontage – with good visibility from Penwortham Way
7. Sustainable Urban Drainage – Location of pond features to assist in releasing rainwater into the existing drainage system in a controlled way
8. Apartments. Potentially for the Elderly. Taller buildings located in the lower areas of the site
9. Pedestrian and vehicular link to the north
10. A green buffer adjacent some of the existing businesses.

- A. Bee Lane
- B. Lord's Lane
- C. Nib Lane
- D. Moss Lane
- E. Flag Lane

Key

	Masterplan		Primary Road Network
	Internal Greenspace		Secondary Road Network
	New Formal Amenity Space		Residential
	Existing Lanes		Apartment
	Public Rights of Way		Non-residential
	Existing Hedgerows to be Retained		



BP4-C

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The Lanes, Penwortham

Penwortham - South Ribble - Lancashire - PR1 9TX

Taylor Wimpey and Homes England are preparing to submit a masterplan and outline planning application for The Lanes, a 1,350-home community in Penwortham.

Keep up to date

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[Overview](#)

[About the site](#)

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About The Site

A key part of the Central Lancashire City Deal

The Lanes, Penwortham, has been earmarked for major development since the year 2000 and is allocated as a Major Site for Development within South Ribble Borough Council's Local Plan. It is also a key part of the Central Lancashire City Deal, a 10 year infrastructure delivery programme which aims to increase the size of the economy by £1 billion. As part of the City Deal, the site has been identified as a preferred location to help deliver some of the 7,000 new homes required by the council between now and the end of the Local Plan period in 2026.

February 2000

The Lanes was designated as Safeguarded Land in the South Ribble Local Plan in February 2000. The Local Plan designated Safeguarded Land to meet the longer term development needs of the Borough.

July 2012

The Lanes was identified as a Strategic Location in the Central Lancashire Core Strategy in July 2012. The area was identified as strategic significance because of its ability to significantly contribute to South Ribbles infrastructure and housing requirements.

Why is the site allocated for Major New development?

South Ribble Borough Council has identified a requirement for up to 7,000 new homes between now and 2026 across the Borough. The Lanes has been identified as a Major Development Site which can deliver up to 1,350 new homes.

What is the site allocated for?

The Lanes will be a residential led new neighbourhood and will make provision for a range of land uses including employment, commercial, green infrastructure and community uses. An agreed Masterplan is required for the comprehensive development of the site which includes the Pickering's Farm allocation and land which is continued to be safeguarded guarded to Coote Lane.

2018

Taylor Wimpey and Homes England bring forward plans to deliver a new neighbourhood at The Lanes. Local people are invited to have their say on the vision for the future neighbourhood.

Summer 2018

Taylor Wimpey and Homes England announce a visioning consultation on the proposals, including two consultation events which were attended by over 200 people. In total, 25,000 visited the project website to view the plans and the feedback collected helps the development team to shape the emerging draft Masterplan.

November 2018

South Ribble Borough Council's Planning Committee endorses the draft Masterplan and approves the development team's request to begin a second round of consultation on the draft Masterplan.

November 2018

The draft Masterplan consultation begins.

Next Steps

The draft Masterplan consultation ran until Friday 4 January 2019. The development team is now reviewing the feedback collected and will use this information to help us shape the final Masterplan. This document will then be submitted to South Ribble Council for adoption in Spring 2019. An outline planning application will also be submitted for the site to secure the proposed development uses and access points. The approval of this application will be followed by the submission of reserved matters applications and it is expected that the first homes could be built in 2021.



Constraints and opportunities

In order to inform the draft Masterplan for The Lanes, a range of environmental considerations have been taken into account prepared by an experienced technical team, commissioned by Taylor Wimpey and Homes England.

The initial baseline reports produced to inform the Masterplan process have been uploaded to this website so that any interested party can view this information.

It is proposed that a planning application for a residential-led development on the part of the site allocated as a Major Site for Development in the adopted South Ribble Local Plan will be submitted in May 2019. The planning application will be accompanied by an Environmental Impact Assessment (EIA). The EIA will be submitted voluntarily and will contain both the baseline assessments and a suite of detailed technical assessments which will put forward mitigation measures, where required, to offset any significant environmental impacts. These mitigation measures will be proposed as part of the planning application.

An EIA Scoping Request was submitted to South Ribble Borough Council on 14 November 2018. The purpose of this exercise is to agree with the Local Planning Authority what the EIA should contain and what environmental assessments are required (the scope of the EIA). South Ribble Borough Council has now provided a Scoping Opinion which we will follow as our plans for the development progress.

Noise

Noise surveys have been undertaken to predict the road and rail traffic noise levels in the area. The results show that it will be necessary to incorporate good acoustic design into the design for areas bordering the roads and this will therefore be adopted by those delivering homes on this site.

Ecology and trees

A Phase 1 Habitat Survey, Hedgerow Regulations Assessment and protected species surveys have been undertaken to identify any ecological constraints present on the site. No evidence of great crested newts, badgers or water voles was found during the surveys and the site is considered to be unsuitable for reptiles. The remainder of the site is considered to have low ecological value and, therefore there are significant opportunities to enhance the site for local wildlife. This enhancement will be achieved through the delivery of 'biocorridors' throughout. Furthermore, numerous trees within the site have been deemed of such quality that they should retain untouched. You can find out more about this within the Masterplan document.

Air Quality

The site is not located within close proximity to an Air Quality Management Area. As the proposed residential units are not located immediately adjacent to Penwortham Way, or 30m from the railway line, it is not expected that future residents will be exposed to elevated pollutant concentrations.

Heritage

Heritage surveys have found that no Designated Heritage Assets located on the site. There are therefore no barriers to development identified which would preclude the site from being developed in line with planning policy requirements.

Flood Risk and Drainage

The site is in an area identified as having a 'low' probability of flooding on the Environment Agency Flood Data Map. With regards to drainage, restricted rates, attenuation volumes and points of connection will be proposed once the draft Masterplan has been developed further.

Utilities

The Masterplan provides illustrations of the utilities on site. This includes a National Grid pipe line which runs along the northernmost part of the site and continues down Lords Land. A 10m buffer has been included from the pipeline within the Masterplan to prevent any damage or disruption from this pipe. Records obtained by other utility providers, such as Electricity North West, have also been used to inform the Masterplan.

Topography

Topographically, the site is relatively flat and it is unlikely that bulk earthworks will be required as part of the development. Furthermore, it is considered that site features encountered during the site walkover and findings from the desk-based study would not preclude the site's future development.

Pylons

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The Lanes, Penwortham





The Lanes, Penwortham

Penwortham - South Ribble - Lancashire - PR1 9TX

Taylor Wimpey and Homes England are preparing to submit a masterplan and outline planning application for The Lanes, a 1,350-home community in Penwortham.

Keep up to date

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-  [Email us](#)

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Overview

About the site

What's proposed

News and updates

News and Updates

February 2000 - The Lanes was designated as Safeguarded Land in the South Ribble Local Plan

July 2012 - The Lanes was identified as a Strategic Location in the Central Lancashire Core Strategy

September 2013 - City Deal Status is a national initiative introduced by the Government as a way of targeting economic growth in key cities across the country. The Preston, South Ribble and Lancashire City Deal was agreed and signed

July 2015 - The site was formally allocated as a Major Site for Development in the South Ribble Local Plan

Summer 2018 - Taylor Wimpey and Homes England announce a visioning consultation on the proposals for the development, including two consultation events

End August/Beginning September 2019 - Taylor Wimpey and Homes England intend to submit outline planning application for The Lanes Ribble Council's planning committee

BP4-D

South Ribble Council: Labour and Lib Dems do a deal, with pledges on parks, Pickering's Farm and green waste



Lib Dem leader David Howarth and Labour leader Paul Foster have come together to do a deal

By
PAUL FAULKNER
[Email](#)

Published: 12:43
Wednesday 08 May :

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Labour is poised to take charge of South Ribble Borough Council after agreeing a deal with the Liberal Democrats in the wake of last week's local election.

The authority slipped into overall control following the vote, ending twelve years of Conservative rule. All three parties have since been in negotiations about how the district will now be run.

0
comments



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It's all change at South Ribble Council

READ MORE >>> [South Ribble 2019 election results in full](#)

A so-called 'confidence and supply' arrangement will see the Liberal Democrats support Labour on an issue-by-issue basis.

Announcing the news, the two group leaders revealed early priorities include reducing green waste charges, rethinking the Pickering's Farm development in Penwortham and securing the future of the borough's small green spaces.

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Labour's Paul Foster said the deal would be "good for democracy", while Lib Dem leader David Howarth

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"When we went through our two manifestos, we could match 90 percent of our [respective] commitment and so it was relatively straightforward to come to a consensus of where the priorities should be," Cllr Foster said.

Meanwhile, the Lib Dem leader revealed that he will be chairing the authority's scrutiny committee under the new arrangement.

"We will be holding the executive to account and looking to help them overcome any difficulties. But we will be scrutinising everything the Labour group does and we will make sure this agreement works," Cllr Howarth said.

Green waste charges are set to be "reduced" in next year's budget, as part of a Liberal Democrat pledge to cut back the collection charges over a four-year period.

Other eye-catching early commitments relate to housing development in the borough, which the opposition sought to make an election issue.

Cllr Foster said it was "a pleasure" to confirm that several of the borough's small green spaces - including Bent Lane and Balcarres Green in Leyland - will no longer be investigated for other potential uses such as affordable housing. The Conservative administration launched a public consultation on the future of five open spaces earlier this year, but a decision on three of them was outstanding at the time of the election.

[Lancashire MP vows to carry on fighting for WASPI cause](#)



The two group leaders have also pledged to radically rethink the proposed Pickering's Farm development in Penwortham. More than 1,300 new homes are planned for the site and a masterplan for the area is due to be put before the council's planning committee.

"We can't pre-judge anything, but we're not sitting back and accepting Pickering's Farm," Cllr Foster said,

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Cllr Howarth suggested that better use could be made of the borough's greenbelt in order to avoid over-development in urban areas.



"Most people don't appreciate that we've got about 67 percent of the borough which is in the greenbelt. I think we need to review the greenbelt and see where we can perhaps open some of it up...to maintain the green balances between communities," Cllr Howarth said.

"And without infrastructure in place, is [Pickering's Farm] feasible anyway? We have all of the traffic from Penwortham and Lostock Hall all heading towards a bridge into Preston."

Conservative group leader Margaret Smith, who has been leader of the council for ten out of the last two years, said it was "no great surprise" that the Liberal Democrats had decided to support the Labour group.

"It's unfortunate, because we did feel that we could have had a working relationship with [the Lib Dems], Smith said.

"But now we'll do what we have to do as an opposition and hold them to account.

"As a Conservative group, we are actually quite satisfied with the election result, because about 26,000 people voted Conservative and only 20,000 Labour.

"There were lots of seats where we lost by only a few, so it's very disappointing. However, we will be as magnanimous in defeat as we would have been in victory."

Cllr Smith said she would continue to lead the Conservatives, while the Labour and Lib Dem leaders promised to involve the Tory group in the decision-making process, if they wanted to do "the best for South Ribble".

"This is a local council, not some American drama, so we need to dust down and do what's right by the residents," Cllr Foster said.

Cllr Howarth added: "If somebody else has a good idea, just because they may not be part of our groups, doesn't mean it's not a good idea - and it's something we will seriously consider."

A meeting to confirm the new leader of the council for the next four years and the mayor for the next twelve months will be held on 15th May.

Promoted Stories

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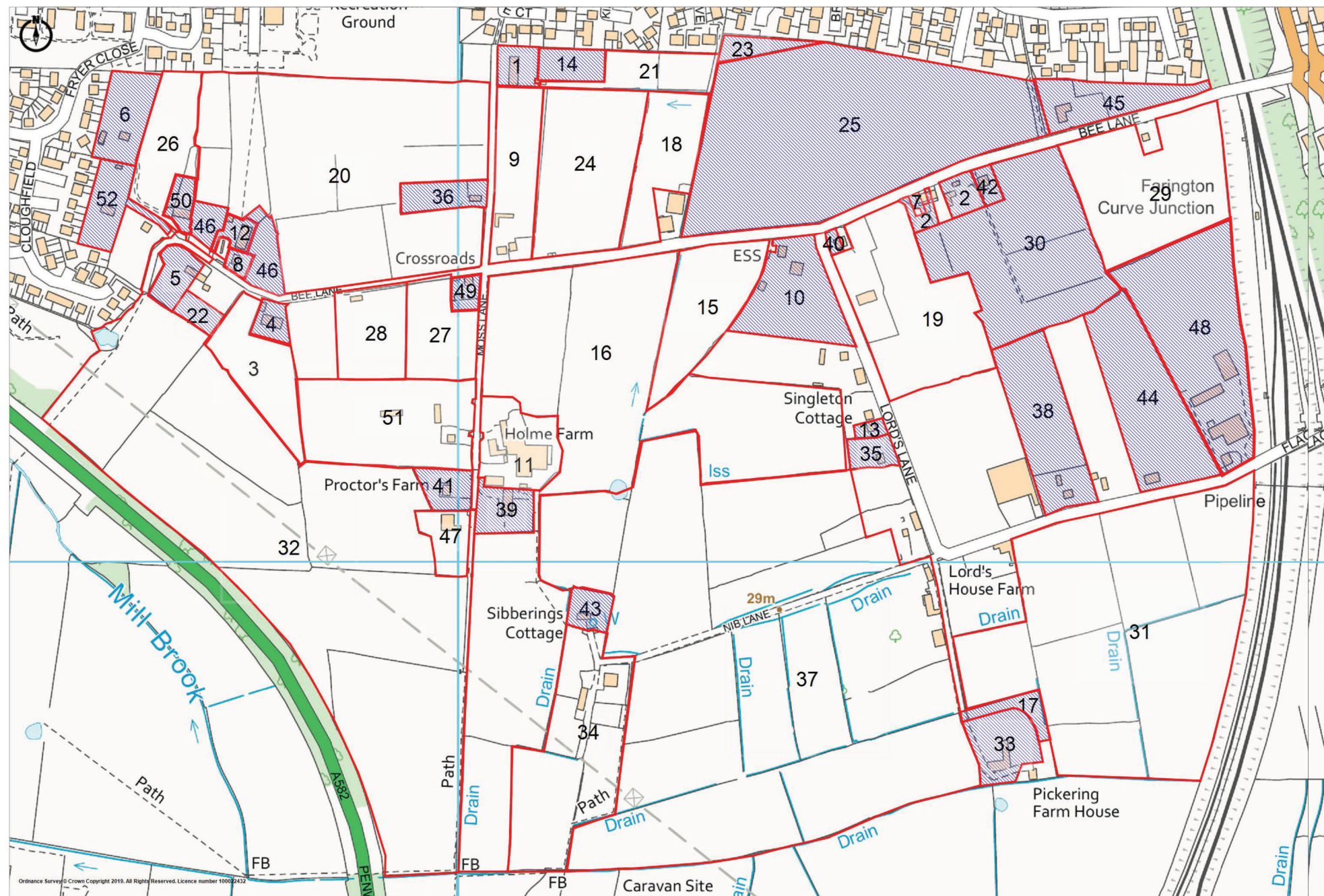
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BP4-E

Site	Registered Owner	Title ref
1	Mr & Mrs Ryan	LA932587
2	Ms D Cross	LA907679
3	Ms D Simpson	LA568738
4	Mr & Mrs Fawthrop	LA662704
5	Mr & Mrs Miller	LA967635
6	Mr W & Mr S McGillivray	LA517771
7	Ms D Harding	LA742576
8	Mr G Turner	LA910740
9	Ms I & Ms C Saul	LA661579
10	Mr & Mrs Holt	LAN153400
11	Mr & Mrs Simpson	LA946624
12	Mr & Mrs Diprose	LA939855
13	Mr Murphy	LAN1494
14	Mr Pearson	LA849028
15	Homes & Communities Agency	LA807716
16	Simpson x4	LAN42894
17	Mr R Christie	LA918646
18	Homes & Communities Agency	LA807379
19	Mr & Mrs Dawson	LAN216122
20	Turner/Rossall	LA847605
21	Mr & Mrs Kuczera	LA550500
22	Mr & Mrs Kay	LA963520
23	Mr & Mrs Barnes	LA760341
24	Mr & Mrs Hartley	LAN87499
25	Mr & Mrs Barnes	LA534133
26	Taylor Wimpey	LAN125691
27	Mr & Mrs Mason	LA567097
28	Mr & Mrs Ryder	LA567727
29	Unilink Agencies	LA723687
30	Mr D Pentall	LA919064
31	Homes & Communities Agency	LA807717
32	Homes & Communities Agency	LAN155220
33	Mrs C Miller	LA921581
34	Mr & Mrs Lord	LA627312
35	Mr & Mrs Dickinson	LA939185
36	Mr & Mrs Gerrard	LA604599
37	Unilink Agencies	LA808055
38	Mr & Mrs Walmsley	LA831539
39	Mr & Mrs Simpson	LAN23841
40	Mr G Hornby	LA870577
41	Mr & Mrs Wynne	LA784396
42	Mr Farnell & Ms Knight	LAN62460
43	Mr & Mrs Grant	LA803528
44	Ms R Hargreaves	LA889077



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 Licence number: 10001432
 Plot: 10001432
 Scale: 1:5000. Paper Size: A4

Site	Registered Owner	Title ref
45	Mr & Mrs Barnes	LA775755
46	Turner/Rossall	LA872237
47	Mr & Mrs Gormall	LA809343
48	Mr E Clayton	LAN87444
49	Mr & Mrs Mason	LAN201159
50	Mr A Holly	LA942964
51	Mr W Ashworth	LA892328
52	Mr A Cook	LAN214375

 Not currently under the control of Homes England or Taylor Wimpey

BP5-A

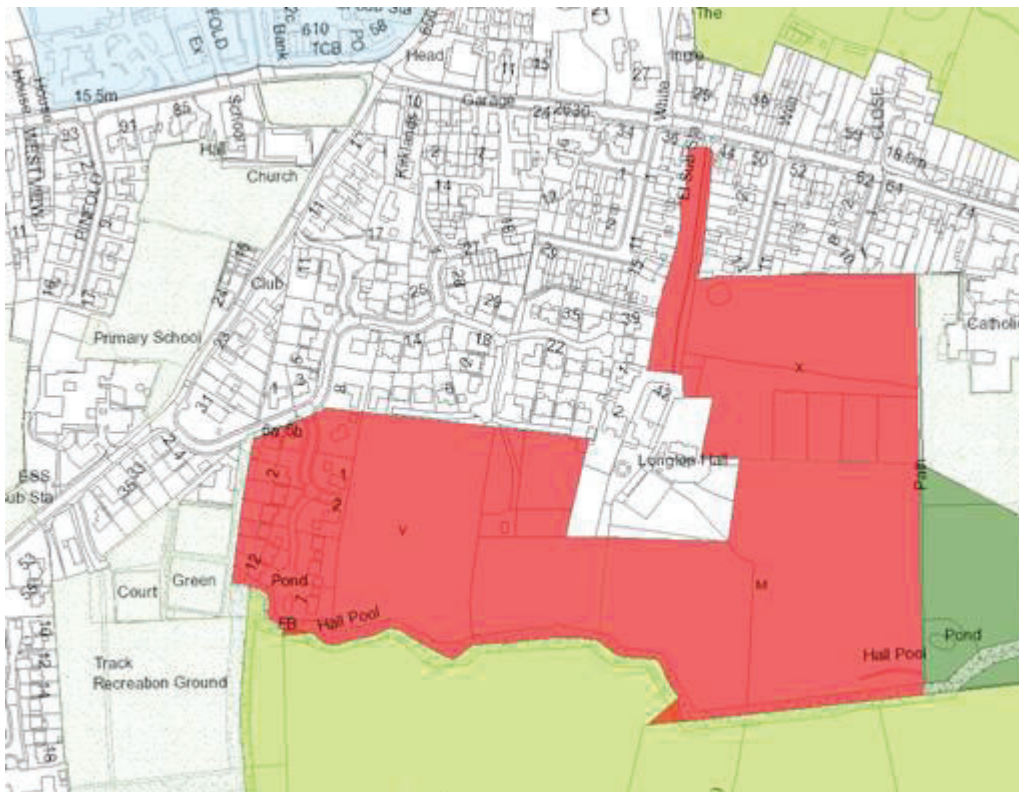
Harding, Zoe

From: [REDACTED]@c4projects.co.uk>
Sent: 08 April 2019 11:34
To: Harding, Zoe
Subject: RE: Demonstrating a Five Year Supply of Deliverable Housing Sites in South Ribble

Zoe,

As discussed earlier, the land owners of Plot V, are actively marketing the site with a new agent via a sealed bid arrangement, multiple house builders have stated that they will be bidding with ambitions to submit a planning application this year (2019), all of the interested developers have confirmed that they wish to move as quickly as possible with the build out of the properties and the interest is very high.

Number of houses will vary slightly from developer to developer but 40-60 houses should be expected within the next 3 - 4 years .



Hope this helps, if you wish to discuss the site please do not hesitate in contacting me.

Kind Regards,

[REDACTED]
Director



The Old Chapel, Old Cherry Lane, Lymm, Warrington, WA13 0TA
www.c4projects.co.uk

Tel: [REDACTED]
Mob: [REDACTED]

BP5-B

Title Number : LAN100256

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This extract shows information current on 18 SEP 2019 at 16:25:02 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: LAN100256
Address of Property	: land lying to the south of Chapel Lane, Longton, Preston
Price Stated	: £120,000
Registered Owner(s)	: MARTIN HUNTER care of 19 Thornfield, Much Hoole, Preston PR4 4HE DOREEN SINGLETON of 1 Marina Grove, Penwortham, Preston PR1 9TN.
Lender(s)	: None

Title number LAN100256

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A: Property Register

This register describes the land and estate comprised in the title.

LANCASHIRE : SOUTH RIBBLE

- 1 (15.03.2010) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land lying to the south of Chapel Lane, Longton, Preston.
- 2 (15.03.2010) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land adjoining the northerly boundary of the land in this title dated 8 February 2001 made between (1) Jennifer Estelle Bridge and Gladys Doreen Walker and (2) Redrow Homes (Lancashire) Limited.
NOTE: Copy filed.
- 3 (15.03.2010) The Transfer dated 8 February 2001 referred to above contains a provision as to surface water outfall, sewer or ditch improvement.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

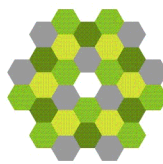
Title absolute

- 1 (15.03.2010) PROPRIETOR: MARTIN HUNTER care of 19 Thornfield, Much Hoole, Preston PR4 4HE and DOREEN SINGLETON of 1 Marina Grove, Penwortham, Preston PR1 9TN.
- 2 (15.03.2010) The value stated as at 15 March 2010 was £120,000.
- 3 (15.03.2010) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

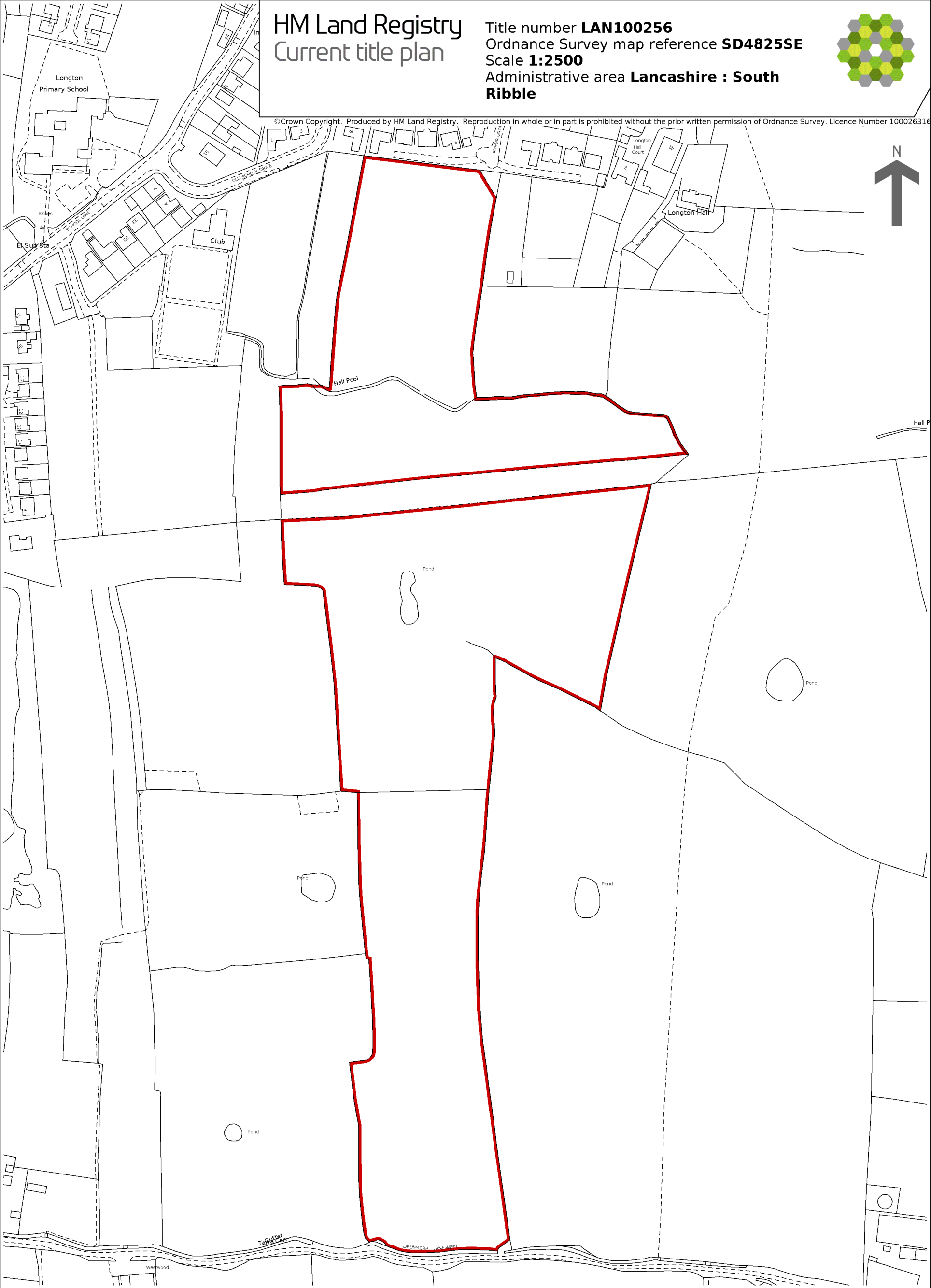
End of register

HM Land Registry Current title plan

Title number **LAN100256**
Ordnance Survey map reference **SD4825SE**
Scale **1:2500**
Administrative area **Lancashire : South Ribble**



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Title Number : LAN18358

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This extract shows information current on 18 SEP 2019 at 16:31:27 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: LAN18358
Address of Property	: Land associated with 7 Rymer Grove, Longton (PR4 5YS)
Price Stated	: £25,000
Registered Owner(s)	: ELIZABETH JAYNE BYROM of 7 Rymer Grove, Longton, Preston PR4 5YS.
Lender(s)	: None

Title number LAN18358

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A: Property Register

This register describes the land and estate comprised in the title.

LANCASHIRE : SOUTH RIBBLE

- 1 (15.05.2002) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land associated with 7 Rymer Grove, Longton (PR4 5YS).
- 2 (07.09.2005) The Transfer dated 3 August 2005 referred to in the Charges Register contains a provision as to light or air.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (07.09.2005) PROPRIETOR: ELIZABETH JAYNE BYROM of 7 Rymer Grove, Longton, Preston PR4 5YS.
- 2 (07.09.2005) The price stated to have been paid on 3 August 2005 was £25,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (15.05.2002) A Conveyance of the land in this title and other land dated 7 February 1986 made between (1) Peter Roland Bowker and Margaret Elisabeth Bowker (Vendors) and (2) Clive William Atherton and Linda Margaret Atherton (Purchasers) contains the following covenants:-

"The Purchasers on behalf of themselves and their successors in title hereby covenant with the Vendors as follows:-

(vii) Not to use the property hereby conveyed or any part thereof for any trade or business other than riding stables"

- 2 (15.05.2002) The land is subject to the following rights reserved by the Conveyance dated 7 February 1986 referred to above:-

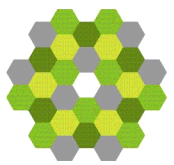
"EXCEPT AND RESERVING unto the Vendors a right to connect into the sewers drains pipes and cables at any time in or under the property hereby conveyed and making good all damage occasioned by such right"

- 3 (07.09.2005) A Transfer of the land in this title dated 3 August 2005 made between (1) Redrow Homes (Lancashire) Limited and (2) Elizabeth Jayne Byrom contains restrictive covenants.

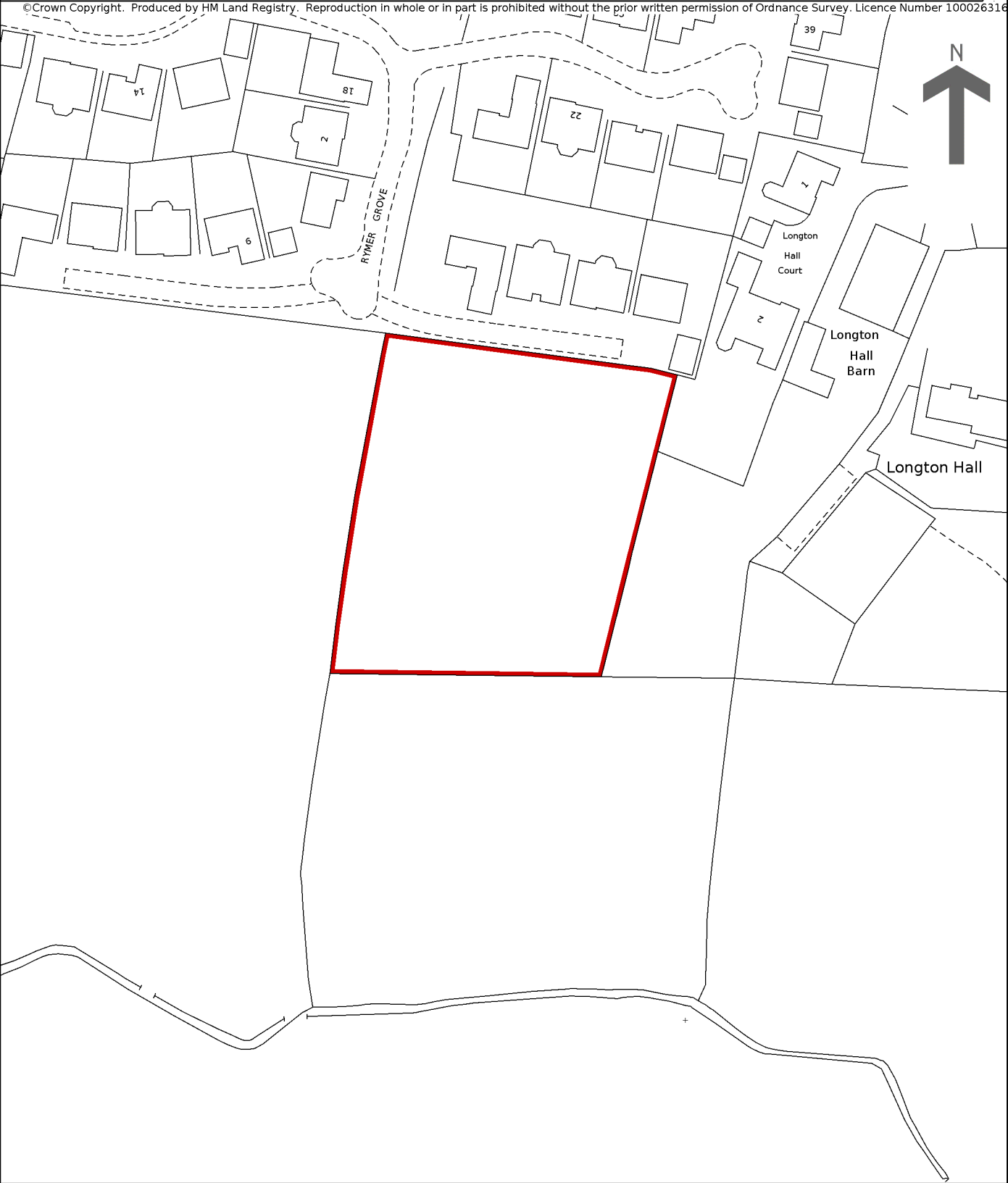
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Title number LAN18358

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BP5-C

Title Number : LAN146797

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This extract shows information current on 7 OCT 2019 at 17:11:54 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: LAN146797
Address of Property	: Land lying to the south-east of School Lane, Longton, Preston
Price Stated	: £1
Registered Owner(s)	: WINIFRED YOUNG of 74 Franklands, Longton, Preston PR4 5WD JEAN WINFIELD of 14 Holly Grove, Tarleton, Preston PR4 6AZ MCKENZIE JAMES YOUNG and KIRK YOUNG care of 74 Franklands, Longton, Preston PR4 5WD.
Lender(s)	: None

Title number LAN146797

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A: Property Register

This register describes the land and estate comprised in the title.

LANCASHIRE : SOUTH RIBBLE

- 1 (07.01.2004) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying to the south-east of School Lane, Longton, Preston.
- 2 (07.01.2004) The land has the benefit of but is subject to the rights granted by the Deed dated 29 June 1994 referred to in the Charges Register.
- 3 (07.01.2004) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land lying to the north of the land in this title dated 8 February 2001 made between (1) Winifred Young and John Young and (2) Redrow Homes (Lancashire) Limited.
NOTE: Copy filed under LA950164.
- 4 (07.01.2004) The land has the benefit of the rights granted by a Deed dated 9 February 2001 made between (1) Winifred Young and Jean Winfield and (2) John Young and Winifred Young.
NOTE: Copy filed under LA950164.
- 5 (07.01.2004) The Deed dated 9 February 2001 referred to above is expressed to release certain rights granted in the Deed dated 29 June 1994 referred to above.
- 6 (19.07.2013) By a Deed dated 12 July 2013 made between (1) Winifred Young and Jean Winfield (2) Winifred Young, McKenzie James Young and Kirk Young (3) Redrow Homes Limited and (4) HB (LCS) Limited the rights granted and reserved by the Transfer dated 8 February 2001 referred to above were released as therein mentioned.
NOTE: Copy filed under LA950164.
- 7 (19.07.2013) The land has the benefit of the rights reserved by but is subject to the rights granted by the Transfer dated 12 July 2013 referred to in the Charges Register.
- 8 (19.07.2013) By a Deed dated 12 July 2013 made between (1) Winifred Young, McKenzie James Young and Kirk Young and (2) Winifred Young and Jean Winfield the rights of way and water granted by the Deed dated 9 February 2001 were released as therein mentioned.
NOTE: Copy filed under LA950164.
- 9 (25.09.2014) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title number LAN146797

Title absolute

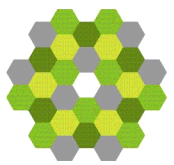
- 1 (19.12.2013) PROPRIETOR: WINIFRED YOUNG of 74 Franklands, Longton, Preston PR4 5WD and JEAN WINFIELD of 14 Holly Grove, Tarleton, Preston PR4 6AZ and MCKENZIE JAMES YOUNG and KIRK YOUNG care of 74 Franklands, Longton, Preston PR4 5WD.
- 2 (19.12.2013) The price stated to have been paid on 15 July 2013 was £1.
- 3 (19.12.2013) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (19.12.2013) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

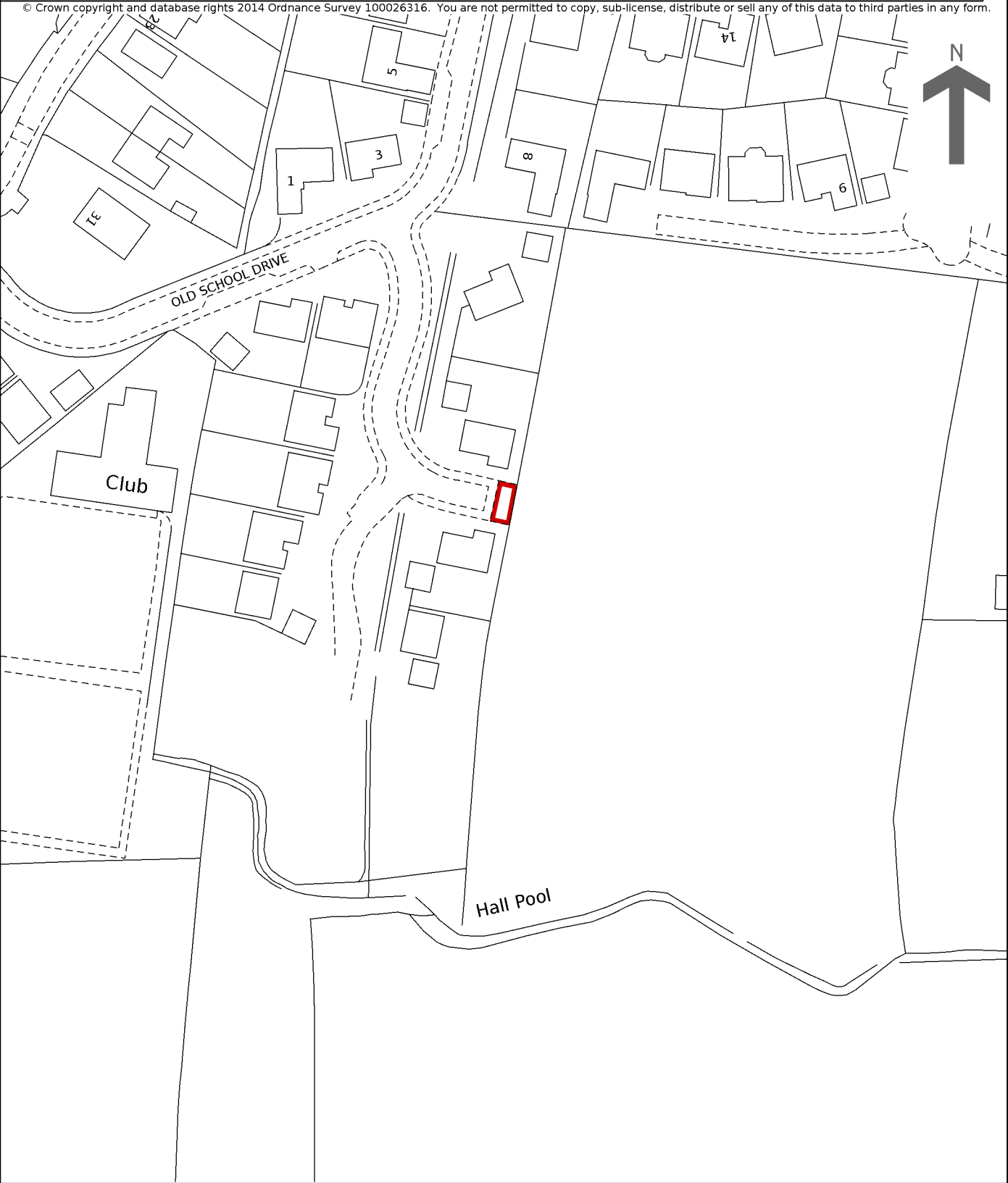
This register contains any charges and other matters that affect the land.

- 1 (07.01.2004) A Conveyance of the land in this title and other land dated 14 May 1968 made between (1) Margaret Ethel Kirkpatrick and (2) John Young and Winifred Young contains restrictive covenants.
NOTE: Copy filed under LA950164.
- 2 (07.01.2004) By a Deed dated 29 June 1994 made between (1) Margaret Ethel Kirkpatrick and (2) John Young and Winifred Young the right of way contained in the Conveyance dated 14 May 1968 referred to above has been extinguished.
- 3 (13.09.2010) Right of pre-emption in favour of Winifred Young, Mckenzie Young and Kirk Young contained in a Agreement dated 1 April 2010 made between (1) Winifred Young (2) Mckenzie James Young and (3) Kirk Young upon the terms therein mentioned.
NOTE:-Copy filed under LA950164.
- 4 (19.07.2013) A Transfer of adjoining land dated 12 July 2013 made between (1) Winifred Young, Jean Winfield, McKenzie James Young and Kirk Young and (2) Redrow Homes Limited contains restrictive covenants by the Transferor.
NOTE: Copy filed under LA885554.
- 5 (30.04.2014) A Deed of Covenant dated 7 February 2014 made between (1) Winifred Young, McKenzie James Young, Kirk Young and Jean Winfield and (2) Redrow Homes Limited contains restrictive covenants.
NOTE: Copy filed.

End of register



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This title is dealt with by HM Land Registry, Fylde Office.

BP6-A

Harding, Zoe

From: [REDACTED]@hotmail.com>
Sent: 05 April 2019 21:38
To: Harding, Zoe
Cc: [REDACTED]
Subject: Kitty's Farm at Longton update.

Categories: Housing inc SHLAA/SHMAA

Hi Zoe,

[REDACTED]

[REDACTED]

However, it is my pleasure to inform you that progress IS being made about selling the land, after removal of a recent 'blockage' & we have had notification of at least 4 large developers & an interesting independent developer who have visited the Land, with a couple more in the pipeline.

I look forward to hearing from you regarding going forward, FINALLY, with this.

Kindest regards & thanks.

[REDACTED]

Sent from my iPhone

BP6-B

SOUTH RIBBLE BOROUGH COUNCIL PLANNING DEPARTMENT

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure)
(England) Order 2015

PLANNING PERMISSION

REFERENCE NUMBER: 07/2017/0623/FUL

DATE OF APPLICATION: 25 July 2017

APPLICANT: European Real Estate Investment Company
C/O LEA HOUGH & CO

AGENT: David Bailey
8 Eaton Avenue
Matrix Office Park
Buchshaw Village
PR7 7NA

PARTICULARS AND LOCATION OF DEVELOPMENT:

The improvement of the existing Longton Hall Court junction with Chapel Lane, Longton to adoptable standards and sufficient to enable the service of the remainder of the allocated development sites M V and X South of Longton Hall Longton in the SRBC Local Plan (which would be subject to a future application)

at:

Land At Longton Hall Court, Chapel Lane , Longton, Preston

The South Ribble Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted or other such amended plans that may be agreed in writing by the Local Planning Authority subject to the following conditions:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out with reference to the following approved plans and suite of documents:

- o Ecological Assessment (Tyrer Partnership: 5 May 2017: as amended 1.9.17)
- o Supporting Statement (Lea Hough: March 2017)
- o Transport Statement (SCP JA/17006/TA/01: Feb 2017)
- o Proposed Access Solution (SCP/17006/F01: 31.1.17)
- o Arboricultural Impact Assessment (Bowland Tree Consultancy: BTC1394 Aug 2017)

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy 17 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17

3. Prior to the commencement of any development, a surface water drainage scheme and means of disposal based on sustainable drainage principles, with evidence of an assessment of the site condition (inclusive of post-completion management) shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall include, but is not limited to:

o Information about the lifetime of the development design storm period and intensity (1 in 30 and 1 in 100+ allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed taken to delay and control surface water discharged from the site, and measures taken

to prevent flooding and pollution of the receiving groundwater and/or surface water including watercourses and details of floor levels

oThe drainage scheme should demonstrate that the surface water run off must not exceed the existing green-field rate, and shall subsequently be implemented in accordance with the approved details before the development is completed.

oAny works required off site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant)

oFlood water exceedance routes both on and off site

oA timetable for implementation, including phasing where applicable

oSite investigation and test results to confirm infiltration rates

oDetails of water quality controls where applicable

The development shall be completed, maintained and managed in accordance with the timing and phasing arrangements embodied within the approved drainage scheme, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure before development commences that appropriate drainage measures have been assessed in order to prevent flooding by ensuring a satisfactory storage and/or disposal of surface water from the site, and to reduce the risk of flooding to the proposed development elsewhere and to future users in accordance with Policy 29 in the Central Lancashire Core Strategy

4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

o parking of vehicles of site operatives and visitors

o loading and unloading of plant and materials

o storage of plant and materials used in constructing the development

o suitable wheel washing facilities for vehicles leaving site. Details also to include mechanical sweeping of roads adjacent to the site.

o measures to control the emission of dust and dirt during construction

o measures to control the emission of noise during construction

o details of external lighting to be used during construction

o a scheme for recycling/disposing of waste resulting from demolition and construction

works

o anticipated delivery times

REASON: To ensure that prior to development measures are in place to control construction in order to safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17

5. During construction and site clearance, no machinery shall be operated, no processes carried out or deliveries taken at or dispatched from the site outside the following times: 0800 hrs to 1800 hrs Monday to Friday / 0800 hrs to 1300 hrs Saturday. No activities shall take place on Sundays, Bank or Public Holidays.

REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy

6. Should the development not have commenced within 24 months of the date of this permission, a re-survey be carried out to establish whether bats or other protected species are present at the site shall be undertaken by a suitably qualified person or organisation. In the event of the survey confirming the presence of such species details of measures, including timing, for the protection or relocation of the species shall be submitted to and agreed in writing by the Local Planning Authority and the agreed measures implemented.

REASON: To ensure the protection of schedule species protected by the Wildlife and Countryside Act 1981 and so as to ensure work is carried out in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

7. No part of the development hereby approved shall commence until a scheme for the construction of the amended access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980.

REASON: In order to satisfy the Local Planning Authority and Highway Authority before development commences on site that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users and to be in accordance with Policy G17 in the South Ribble Local Plan 2012-2026.

8. If the presence of bats, barn owls, great crested newts or other protected species is detected or suspected on the development site at any stage before or during development or site preparation, works must not continue until Natural England has been contacted regarding the need for a licence.

REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

9. No tree felling, clearance works, demolition work or other works that may affect nesting birds shall take place between March and August inclusive, unless the absence of nesting birds has been confirmed by surveys or inspections.

REASON: To protect habitats of wildlife, in accordance with Policy 22 in the Central Lancashire Core Strategy

Advice Note:

Other application Informative

1. Attention is drawn to the condition(s) attached to this planning permission. In order to discharge these conditions an Application for Approval of Details Reserved by Condition form must be submitted, together with details required by each condition imposed. The fee for such an application is £97. The forms can be found on South Ribble Borough Council's website www.southribble.gov.uk

2. Highways Note 1: The applicant is advised that the amended access, will need to be constructed under a section 278 agreement. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact Lancashire County Council before works begin on site. Further information and advice can be found at www.lancashire.gov.uk

3. Highways Note 2: The alterations to the access and existing highway as part of the new works may require changes to an existing telegraph pole and lighting column at the expense of the client/developer.'

4. Highways Note 3: The applicant is advised to consult with Lancashire County Councils Public Right of Way team prior to commencement of development on site.

5. Ecology Note: The applicant is advised that under the terms of the Wildlife and Countryside Act 1981, and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds, roosting birds or other protected species. The work hereby granted does not override the statutory protection afforded to these species and you are advised to seek expert advice if you suspect that any aspect of the development would disturb any protected species

Informative: The decision to grant planning permission has been taken having regard to the policies and proposals in the South Ribble Local Plan and the Central Lancashire Core Strategy as set out below, and to all relevant material considerations including Supplementary Planning Guidance:

NPPF - National Planning Policy Framework

17 - Design of New Buildings (Core Strategy Policy)

22 - Biodiversity and Geodiversity (Core Strategy Policy)

POLD1 - Allocations of housing land

POLG13 - Trees, Woodlands and Development

POLG16 - Biodiversity and Nature Conservation

POLG17 - Design Criteria for New Development

This informative is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please contact the Development Control Section who will be able to assist and can provide a copy of the application report if required. Telephone: 01772 625400 or email: planning@southribble.gov.uk.



JONATHAN NOAD
THE PLANNING MANAGER

DATE OF DECISION: 19 October 2017

REFERENCE.: 07/2017/0623/FUL

Important Note: This permission relates only to that required under the Town and Country Planning Act. It does not provide any consent or approval under any other enactment, byelaw, order or regulation including the Building Regulations. If you are in any doubt about the need to obtain approval under the Building Regulations then please contact the Building Control Section, Civic Centre, West Paddock, Leyland on 01772 625403 or email: bldcontrol@southribble.gov.uk

In determining the above planning application, the Council has implemented the requirements of paragraphs 186-187 of the N.P.P.F and worked proactively and positively with the applicant.

Appeal to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.
2. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provision of the development order and to any directions given under the order.
5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notices

1. If either the local planning authority or the Secretary of State for the Environment refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
2. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V, Chapter I of the Town and Country Planning Act 1990.

BP6-C

Title Number : LA569333

This title is dealt with by HM Land Registry, Fylde Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 10 OCT 2019 at 14:45:43 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: LA569333
Address of Property	: land lying to the south of Chapel Lane, Longton
Price Stated	: £50,000
Registered Owner(s)	: EUROPEAN REAL ESTATE INVESTMENT COMPANY (LLP Regn. No. 305397) of 10-11 Austin Friars, London EC2 2HG.
Lender(s)	: None

Title number LA569333

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A: Property Register

This register describes the land and estate comprised in the title.

LANCASHIRE : SOUTH RIBBLE

- 1 (11.09.1987) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the south of Chapel Lane, Longton.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (07.04.2005) PROPRIETOR: EUROPEAN REAL ESTATE INVESTMENT COMPANY (LLP Regn. No. 305397) of 10-11 Austin Friars, London EC2 2HG.
- 2 (07.04.2005) The price stated to have been paid on 27 October 2004 was £50,000.
- 3 (07.04.2005) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by James Herbert and Sons Building Contractors and Developers Limited of 58 Tintern Court, Green Man Lane, Ealing, London W13 0SN.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 The land is subject to the following rights granted by a Conveyance of land lying to the east of the land in this title dated 28 April 1961 made between (1) Arthur Donald Kernot (Vendor) (2) Martins Bank Limited and (3) Lancashire County Council:-

"TOGETHER with the free and uninterrupted passage and running of water and soil and other services to and from the land hereby conveyed and any buildings erected or to be erected thereon in and through the sewers drains watercourses channels pipes and wires laid in or under the adjoining land of the Vendor with power and liberty to tie into connect or otherwise make use of the said sewers drains watercourses channels pipes and wires and the full and free right to enter at all reasonable times into and upon the said adjoining land of the Vendor or any part thereof for the purpose of maintaining and repairing the said connections making good damage (if any) caused to the said adjoining land by the exercise of such liberty and power."

2 The land is subject to the following rights reserved by a Conveyance of the land in this title dated 20 May 1971 made between (1) Wareing Bros. (Halsall) Limited (Vendor) and (2) The City of Westminster Assurance Company Limited (Purchaser):-

C: Charges Register continued

"EXCEPT AND RESERVING in fee simple to the Vendor and its successors in title the owners and occupiers for the time being of the property retained by the Vendor (hereinafter called "the retained premises") lying to the East South and West of the property herein described and its or their respective Servants Tenants Licencees and Others with its permission

(a) the full right and liberty from time to time and at all times hereafter by day or night to pass and re-pass with or without vehicles of any description with or without animals over and along the road or way coloured brown on the said plan and every or any part thereof to the intent that the right of way hereby reserved shall be forever hereafter appertenant to the retained premises

(b) full rights of the passage of foul water drainage and surface water drainage and surface water drainage from the retained premises through the pipes for foul drainage and surface water drainage now or hereafter (but not later than the expiration of the period of eighty years from the date hereof which period shall be the perpetuity period applicable hereto) laid in or under the land hereby conveyed

(c) full rights of the passage through any pipes wires or cables now or hereafter (within the said perpetuity period) laid in or under the land hereby conveyed for the purposes of inspecting maintaining repairing and laying so far as may be necessary such pipes drains wires and conduits as aforesaid PROVIDED ALWAYS that the Vendor or its successors of title the owners or occupiers for the time being of the retained premises will make good any damage occasioned by the exercise of such right of entry to compensate the Purchaser for any loss sustained as a result of such right of entry being exercised

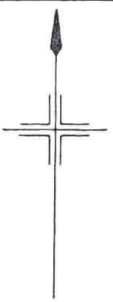
THE Vendor reserves to itself and the owners for the time being of the retained property the right to build up to the boundary of the lands hereby conveyed notwithstanding that such building may obstruct or interfere with the access of light or air to the lands hereby conveyed."

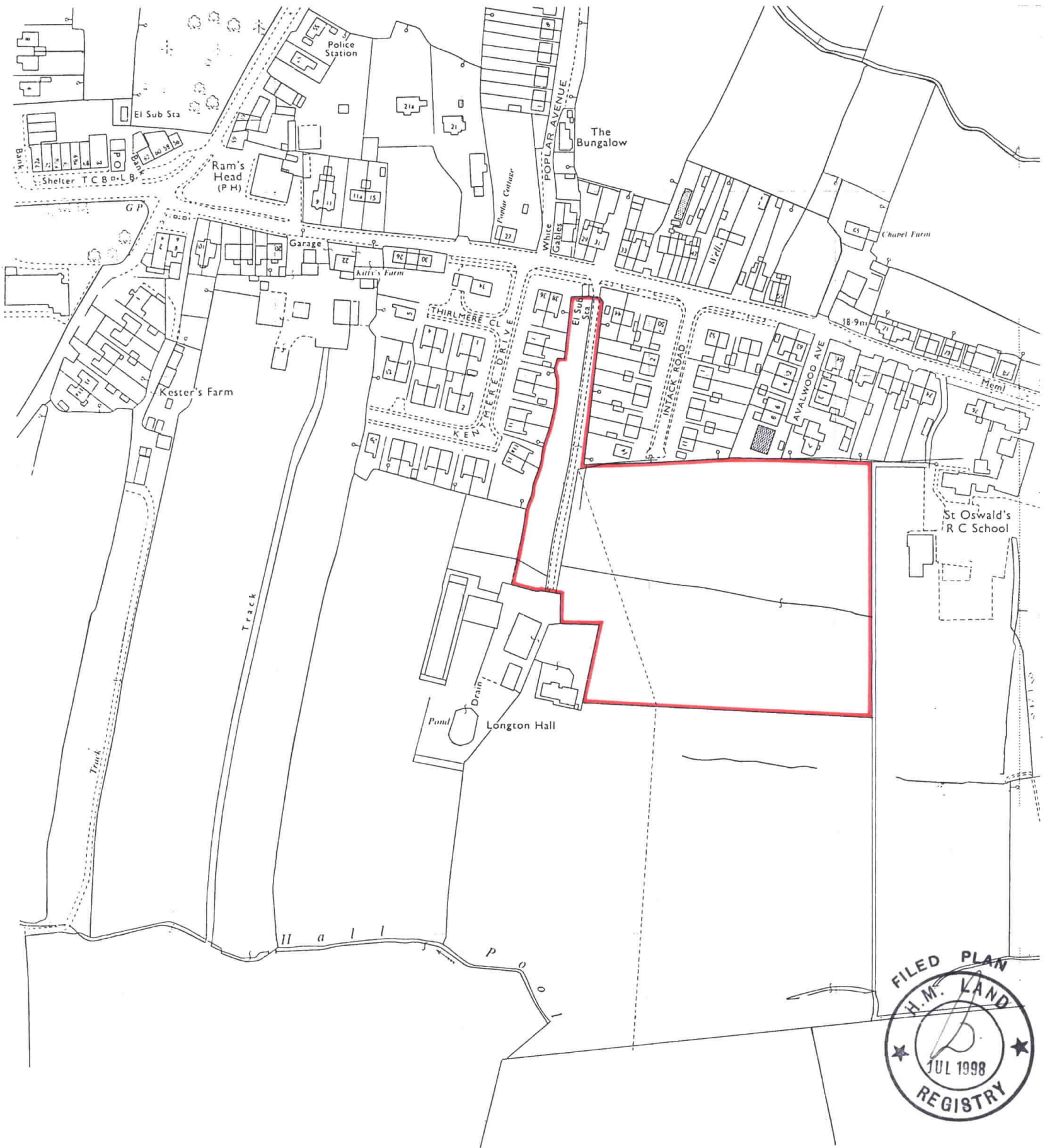
NOTE: Copy Plan in Certificate. Copy Plan filed.

- 3 The land is subject to the rights granted by a Deed dated 2 March 1987 made between (1) City of Westminster Assurance Company Limited and (2) The Lancashire County Council.
The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy in Certificate. Copy filed.

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		LA569333	
ORDNANCE SURVEY PLAN REFERENCE	SD 4825	Scale 1/2500	
COUNTY	LANCASHIRE	SOUTH RIBBLE DISTRICT	© Crown Copyright



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BP6-D

Title Number : LAN205444

This title is dealt with by HM Land Registry, Fylde Office.

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This extract shows information current on 10 OCT 2019 at 14:56:43 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: LAN205444
Address of Property	: Land on the west side of 44 Chapel Lane, Longton, Preston (PR4 5EB)
Cautioner(s)	: EUROPEAN REAL ESTATE INVESTMENT COMPANY (LLP Regn. No. OC305397) of Salford Innovation Forum, 51 Frederick Road, Salford M6 6FP and of 1st Floor Apartment, 104 Station Road, Chingford, London E4 6AP.

Title number LAN205444

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Caution register kept under Section 19 of the Land Registration Act 2002

A: Caution Property Register

Containing a description of the legal estate to which the caution relates.

LANCASHIRE : SOUTH RIBBLE

- 1 (23.05.2018) Caution against first registration of the freehold estate in land relating to the land shown edged with red on the caution plan of the above title filed at the Registry and being Land on the west side of 44 Chapel Lane, Longton, Preston (PR4 5EB).
- 2 (23.05.2018) The statement of truth accompanying the caution states the cautioner claims the following interest in the estate:

I Siraj Valli Moosa Karbhari of 1st floor apartment, 104 Station Road, Chingford, London, E4 6AP make the following statement of truth:

1. I am a designated member of European Real Estate Investment Company LLP (OC305397) the legal owner of the freehold land known as land lying to the south of Chapel Lane, Longton, Lancashire registered under title number LA569333 (benefitting land) and partially shown edged red on the plan (plan) attached to this application. The benefitting land was acquired by my company on the 27 October 2004 and has been owned by my company ever since.

2. A private single track road with hedges and grass verges on either side (access road) shown edged blue on the plan passes between the northern most point of the land comprised within the benefitting land and forms the access way connecting the benefitting land with the public highway shown marked as Chapel Lane (public highway) on the plan. I believe the access road is unregistered and I am unaware of who is the legal owner of the access road.

3. The access road is circa three meters wide expanding to circa 4.5 meters wide where the access road meets the public highway (excluding the grass and hedge verges on either side) and runs between the benefitting land and the public highway. It has a tarmacadam surface and is bounded on both sides by grass and hedge verges.

4. During our period of ownership, I my family, guests and visitors have used the access road as the sole means of access between the benefitting land and the public highway on a regular basis by day and night. We have used the access road both for pedestrian and vehicular access with private motor vehicles for all purposes in connection with regular inspection and maintenance of the benefitting land.

5. During our period of ownership we have been responsible for the maintenance, repair and upkeep of the access road

6. To the best of my knowledge and belief, the right of way has always been exercised without force, secrecy or permission.

7. We have made no contact with the freehold owner or any tenant or mortgagee of the access road and we are not aware of any dispute concerning the use of the access road.

8. I therefore claim that a right of way with or without vehicles has been acquired for the benefit of the benefitting land over the access

Title number LAN205444

A: Caution Property Register continued

road.

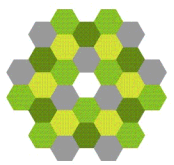
NOTE: The edged red referred to is tinted pink on the caution plan, the edged blue is the land in this caution.

B: Cautioner's Register

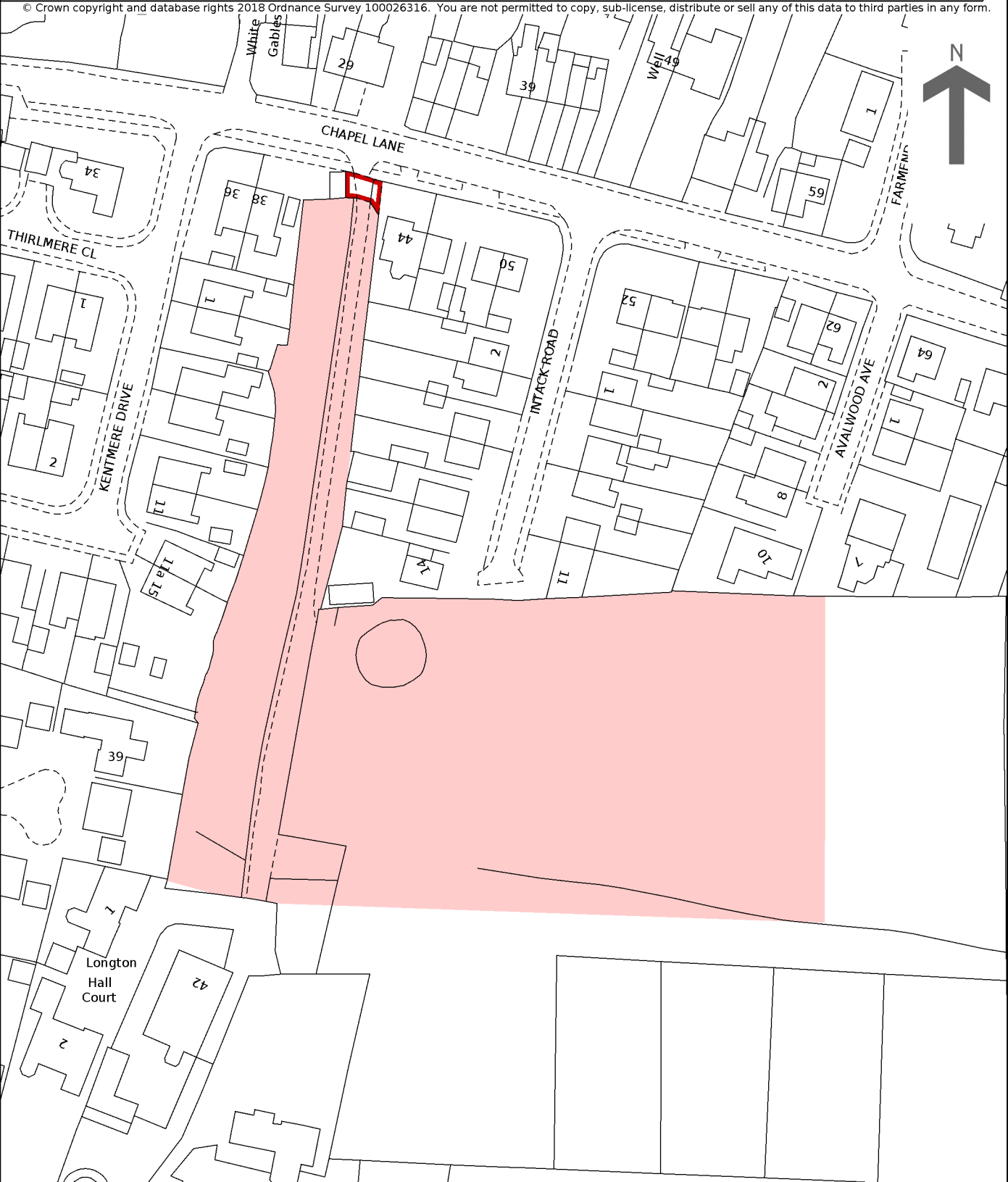
Containing the name of the cautioner, address(es) for service and details of any person consenting to the lodging of the caution.

- 1 (23.05.2018) CAUTIONER: EUROPEAN REAL ESTATE INVESTMENT COMPANY (LLP Regn. No. OC305397) of Salford Innovation Forum, 51 Frederick Road, Salford M6 6FP and of 1st Floor Apartment, 104 Sation Road, Chingford, London E4 6AP.

End of caution register



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