



Date: 15.03.2021

Our Ref: Your Ref:18-294

Please ask for: Mrs. Catherine Lewis

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Via email: SHarris@emeryplanning.com

Dear Mr. Harris

Re: Chain House Lane APP/F2360/W/19/3234070

I refer to your letter dated 15 March 2021 to which you invite the Council in light of the Cardwell Farm appeal decision, to reconsider its position in respect of defending reasons one and two of planning permission 07/2018/ 9316/OUT at the forthcoming Public Inquiry.

I can advise that the Council considers there to be significant flaws in the Cardwell Farm appeal decision as advised in correspondence from Mr Ireland to you on 11th March. The decision identifies, but then fails to address the issue of whether there has been a significant change in circumstances. It does not engage in this respect with the conclusions drawn in Ground 3 of the challenge to the previous Inspector's decision in this case.

Furthermore, a distinction can be made between Preston and South Ribble in respect of whether a further review has occurred since that in 2017. The Council did not withdraw from MOU2 and has progressed a separate review of Policy 4 so that there can be no ambiguity as to its position as to how the housing land supply should be calculated for decision-making.

The Council therefore intends to defend the two outstanding reasons for refusal at this week's inquiry.

Your sincerely,

Catherine Lewis

Catherine Lewis MRTPI

Development Control Team Leader

CC: Tim Salter via E-Mail tim.salter@planninginspectorate.gov.uk

Enc: Email from Nick Ireland to Stephen Harris dated 11 March 2021

From: Nick Ireland <NIreland@iceniprojects.com>
Sent: 11 March 2021 16:26
To: Stephen Harris <SHarris@emeryplanning.com>
Cc: Ben Pycroft <BPycroft@emeryplanning.com>; Catherine Lewis <catherine.lewis@southribble.gov.uk>
Subject: RE: Inquiry ref 3234070 Land South of Chain House Lane

Hi Stephen

Yes. I acknowledge that the decision is a material consideration. However, our view is that there are significant flaws within it

- It does not appear to address the issue of whether there has been a significant change in circumstances
- It does not engage with the conclusions drawn by Dove J in Ground 3 of the challenge your client brought to the previous Inspector's decision in this case.

Our position is that it failed to take account of material considerations and/or there is a significant failure in the reasoning set out in the decision.

Furthermore, a distinction can be made between Preston and South Ribble in respect of whether a further review has occurred since that in 2017.

I am taking instructions and continuing to discuss the Cardwell Farm decision and will address it in evidence next week. I do not envisage that this will however change our position that a healthy 5 year supply exists.

The Council is also liaising with Preston regarding whether they intend to challenge the Cardwell Farm decision. I will update the inquiry next week if we know more on this.

I will make sure that the decision is added to the Core Documents.

Kind regards.

Nick

Nick Ireland
Director, Planning

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