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Your Ref:
Our Ref: PINS/F2360/429/2
Date: 15 October 2013

Dear Sir / Madam

South Ribble Site Allocations and Development Management Policies DPD Partial Report Fact Check

Thank you for your letter dated 7 October and comments relating to the fact checking of the Partial Report. I have the following comments / request for information:

Paragraph 19 – noted.

Paragraph 15 – this date is taken from the Council's revised timetable for the ongoing Gypsy and Traveller work. On looking at that timetable again, I see that the actual date of adoption is cited as December 2014 / January 2015 (the mid April 2015 date includes time for Judicial Review). Accordingly, I suggest that paragraph 15 could be altered to say "the anticipated adoption date of the local plan would be the end of 2014 / beginning of 2015".

Paragraph 16 – the Partial Report uses the correct terminology and there is no conflict between this and paragraph 18.

Paragraphs 45, 53, 65, 80 – noted with thanks.

Paragraph 92 – The wording of this paragraph doesn't comfortably transfer to the consideration of the sites. I suggest that the last sentence of paragraph 44 could be altered to say: "The site allocations within the Plan as a whole would provide an appropriate contribution to meeting housing need in the area and none of the allocations are unsound". Further summaries and 'catch-all' paragraphs are already provided in paragraph 54 and the individual summaries relating to the major sites.

Paragraph 93 – Can you please clarify how you intend update the Plan in light of the adoption of the CIL? References in the Partial Report to the Draft Regulation 123 List will be altered but can you please forward a copy of the adopted document and highlight any changes from the draft in my possession. Similarly, I would request an updated copy of the CIL Charging Schedule with changes highlighted. These documents should be given CD numbers and added to the list of Core Documents on the Council's website.

Paragraph 96 would then be updated to the following:

"The Council has adopted their CIL Charging Schedule¹ in conjunction with its partner authorities and the **evidence² demonstrates that this has been set at a reasonable level to secure, together with other funding sources, the necessary funding for the infrastructure requirements of the Plan.** The Plan contains adequate flexibility, within individual polices and in the requirements for the production of masterplans for the Major Sites, such that there is no reason to conclude that the objectives of the Plan are not capable of delivery for reasons of financial constraint.

Paragraph 97: The modifications references will be altered to read MM01 and MM31. In relation to the PMF, this will remain as a separate document. Reference to this could be inserted at page 57 of the Partial Report.

Site P: There is, of course, no requirement for the Report to cover each objection and the concerns raised by interested parties for site P are included in the more generic responses at paragraphs 42 and 43. However, I appreciate the Council's comments having regard to this site in particular and would suggest the following specific paragraph could be inserted after paragraph 41:

- Concerns were raised regarding impacts on highways, ecology and potential flooding issues at Site P, amongst other matters. It would appear that there are existing drainage problems in this area. The Water Cycle Study³ indicates that parts of the site are within Flood Zones 2 and 3. However, a site specific Flood Risk Assessment would be expected to steer development away from high risk areas and would also be expected to ensure that the development does not cause flooding problems either on or off site. The EA have raised no specific concerns about the allocation of this site, but have indicated that they wish to be involved at the masterplanning stage. As stated above, the Highway Authority is satisfied that none of the allocations, including Site P, would cause insurmountable traffic or highway problems. The masterplanning stage will provide the opportunity to address these and other detailed matters of site development. Policy A1, discussed below, will ensure that contributions towards infrastructure facilities are secured through S106 agreements or CIL funds. Wildlife issues are addressed below. This site was safeguarded for future development in the South Ribble Local Plan. As such, there has been a long standing intention that the site would be developed. I conclude that the Council's approach to site P, as outlined in policy D1, is sound.

Existing paragraph 42 (new 43) would then refer to site P after the words 'greenfield sites'.

I would welcome your response to the above matters and confirmation that the Council is happy with the proposed amendments as soon as possible.

Yours faithfully

Susan Heywood

Senior Housing and Planning Inspector

¹ Updated CD4.16

² CD4.27 – CD4.29, CD4.37 & CD4.37.1

³ SRE027