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Helen Hockenhull
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Your Ref:
Our Ref: PINS/F2360/429/2
Date: 30 June 2014

Dear Ms Hockenhull

South Ribble Site Allocations and Development Management Policies DPD Policy C4 – Cuerden Strategic Site

Thank you for your letter dated 19 June.

Your suggestion of a further modification to overcome the concerns expressed by the interested parties seems sensible under the circumstances. I note that you anticipate a number of objections to the modification. In order to overcome these concerns as far as possible, it would seem prudent for the Council to discuss the proposed modification with the parties before consulting upon it. It is worth noting that paragraph 8.29 (in the amended retail chapter) refers to Policy 11 of the CS and the sequential approach within the National Planning Policy Framework. You may wish to refer to these in your discussions / modification.

I would also recommend that the Council reconsiders the sustainability appraisal (SA) and whether this has been undermined by the modification, as currently proposed and / or as further modified.

I am unable at this stage to advise you on the likely timescale for adoption. That will depend on the timescale for consultation and further SA (if necessary) and the number and content of any objections received to the modification. Neither of these matters are within my control. It may be necessary to hold a further hearing session, but at this stage it is not possible for me to determine whether that will be required.

Whilst writing, I would bring two further matters to your attention for consideration and response please.

1. You may be aware of the recent high court judgement *Gallagher Estates Limited, Lioncourt Homes Limited and Solihull Metropolitan Borough Council EWHC 1283 [2014]* which relates to objectively assessed need for housing as set out in a Core Strategy. A further challenge, *Gladman Developments Ltd v SSCLG & Wokingham BC*, relating specifically to a Site Allocations Plan, has been made but not yet decided. The Council may wish to seek its own legal advice as to the implications of these two challenges for the current Plan.

Please let me have your views on this matter as soon as possible.

2. I am still awaiting a response to my query, sent through the Programme Officer, relating to the SA process and the modifications to the Gypsy and Traveller section of the Plan. I would be grateful if the Council would confirm that this has been considered.

Yours sincerely

Susan Heywood

Senior Housing and Planning Inspector