



# The Planning Inspectorate

4/03 Kite Wing  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

Direct Line:  
Customer Services: 0117 372 6372  
Fax No: 0117 372 8782  
e-mail:

---

Forward Planning Team  
South Ribble Borough Council  
Civic Centre  
West Paddock  
Leyland  
Lancashire  
PR25 1DH

Our Ref: PINS/F2360/429/2

Date: 22 November 2012

---

Dear Sir / Madam

I am pleased to have been appointed to examine the South Ribble Site Allocations and Development Management Policies Development Plan Document (the Plan). I look forward to working with all involved in an efficient and expeditious manner.

I am currently awaiting copies of the duly made representations which I understand were received in our office on Tuesday. There may be other issues I will wish to raise once I have received and considered these. In the interim, I would be grateful for the Authority's response to the following procedural questions with suitable cross references to the substantiating evidence:

- Has the Plan been prepared in accordance with the statutory procedures of the 2004 Act (as amended) and the associated regulations<sup>1</sup>, including in respect of the publication and availability of documents, advertisements and notification?
- Has the Authority complied with Regulation 22(c) (i), (ii), (iii) and (iv)?
- Has the Authority satisfied the 'duty to cooperate' as indicated by S33A of the 2004 Act?
- Has the Plan taken account of the plans of adjoining local authorities and the County Authority?
- Has the Plan been prepared in accordance with the Authority's Local Development Scheme (LDS)?
- Has the Plan been prepared in accordance with the Authority's Statement of Community Involvement (SCI) and met the minimum requirements of the relevant regulations in terms of consultation and publicity?
- Is the Council satisfied that the sustainability appraisal report accompanying the draft plan adequately summarises or repeats the

---

<sup>1</sup> Particularly, The Town and Country Planning (Local Planning) (England) Regulations 2012

reasons that were given for rejecting the alternatives at the time when they were ruled out (and that those reasons are still valid)? The Authority may wish to refer to the judgement in *Save Historic Newmarket Ltd v. Forest Heath District Council* [2011] EWHC 606.

- What is the relationship between the Regional Spatial Strategy and the submitted Plan?
- Does the Plan contain, as relevant, a list of superseded and saved development plan policies?
- Has the Plan taken account of the Authority's other plans, including any relevant Sustainable Community Strategies?
- What is the programme, and is it being met, for the preparation of other development plan documents?
- Is the Authority aware of any fundamental procedural shortcomings in the submitted document?

I understand that some representations were received by the Authority after the due date of the consultation. Can the Authority confirm which representations it has accepted and that it is content for me to consider their content?

The existence of a Habitat Regulations Assessment has been noted. At this moment in time, can the Authority confirm that there are no outstanding issues relating to this report raised by relevant bodies, for example Natural England?

As the Authority is aware and as mentioned above, S33A of the 2004 Act imposes a duty to cooperate between a local planning authority submitting a plan for examination and certain other bodies. I note the Statement of Compliance but this appears to relate to work undertaken at the Core Strategy stage. In addition, the evidence documents referred to in that Statement are not referenced using the referencing system for the submitted Plan. I would be grateful if the Authority could prepare a focussed topic paper/statement indicating how the duty has been discharged with regard to the submitted Plan. This should include two elements: firstly, how the processes of cooperation have been developed and utilised; secondly, what outcomes from the processes have been secured and whether they can be considered effective on all relevant issues, for example housing, nature conservation and necessary infrastructure.

I invite the Authority to consider the suggested 'model policy' (<http://www.planningportal.gov.uk/planning/planninginspectorate/news>) devised with regard to the thrust of the National Planning Policy Framework. Does the Authority have any views as to how it may be reflected within the Plan?

On receipt of the responses to the above, and once I have had the opportunity to consider the duly made representations, I will consider whether a formal Pre-Hearing Meeting (PHM) is necessary. I would anticipate that this would take place in early/mid January. I note the Authority's preferred hearing dates but, I consider that these dates are unlikely to be achievable, particularly as I have yet to receive copies of the representations and having regard to the intervening Christmas period.

Other matters will no doubt require attention in due course. In particular I will wish to know how the Authority would wish me to proceed in the event that the Plan requires major modification, for example in relation to consistency between Green Belt policy G1 and the National Planning Policy Framework. But, in the interim, I look forward to hearing from you as soon as possible and at the latest by 7 December.

Yours faithfully

*Susan Heywood*

Senior Housing and Planning Inspector

Date: 5 December 2012

Your ref: PINS/F2360/429/2

Our ref: JB

Please ask for: Jeni Barnes

Extension: 5213

Direct Dial Tel: 01772 625213

Fax: 01772 622287

email: [jbarnes@southribble.gov.uk](mailto:jbarnes@southribble.gov.uk)



Susan Heywood  
Senior Housing and Planning Inspector  
The Planning Inspectorate  
4/03 Kite Wing  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

Civic Centre, West Paddock,  
Leyland, Lancashire PR25 1DH  
Tel: 01772 421491  
Fax: 01772 622287  
email: [info@southribble.gov.uk](mailto:info@southribble.gov.uk)  
website: [www.southribble.gov.uk](http://www.southribble.gov.uk)

Dear Ms Heywood,

We acknowledge receipt of your letter dated 22 November 2012 with a series of questions and queries in relation to the South Ribble Site Allocations and Development Management Policies DPD, from this point on referred to as 'the Plan'. Please find the authority's response as set out below, including a series of statements and reports as appendices to this response. We have responded in chronological order to your questions and queries.

**Has the Plan been prepared in accordance with the statutory procedures of the 2004 Act (as amended) and the associated regulations, including in respect of the publication and availability of documents, advertisements and notification?**

Yes, the Plan has been prepared in accordance with the statutory procedures of the 2004 Town and Country Planning Act. Attached as an appendix to this response is a modified Regulations 22 (1) (c) Report, which includes details of availability of documents, advertisements and notification at all stages of the Plan's preparation. See Appendix One for full details.

**Has the Authority complied with Regulation 22 (c) (i), (ii), (iii) and (iv)?**

Yes, the Authority has complied with Regulation 22 (1) (c) (i) (ii) (iii) and (iv). A detailed response to Regulation 22 (1) (c) (i) and (ii) was omitted from the Regulations 22 (1) (c) report submitted to the Planning Inspectorate on 29 October 2012, referenced SRSD003. Attached (Appendix One) is an addendum to the Regulation 22 (1) (c) report which includes our full procedural response to (i) and (ii).

**Has the Authority satisfied the 'duty to cooperate' as indicated by S33A of the 2004 Act?**

Yes, the Authority is satisfied that it has fulfilled the legal requirement of the 'duty to cooperate' as indicated by S33A of the 2004 Act, which requires local authorities to cooperate in relation to the planning of sustainable development, in this case through the preparation of local plans. The Authority has prepared a Statement of Compliance referenced SRE001 (submitted on the 29 October 2012 to the Planning Inspectorate) detailing how the Authority has complied with the 'duty to cooperate' in relation to strategic matters. Much of this initial document relates to work prepared at the Central Lancashire Core Strategy level as this 'parent DPD' explored and examined the strategic matters for Central Lancashire, including South Ribble. The joint working and cooperation instigated through the

joint working on the Core Strategy has continued with the preparation of the Plan, evidence of this can be seen through the supplementary topic paper provided at your request, attached as Appendix Two, to this response.

Please note as an additional aid we will update the Statement of Compliance SRE001 to include the correct referencing relating to the South Ribble library of submission and evidence documents. This will be provided shortly.

**Has the Plan taken account of the plans of adjoining local authorities and the County Authority?**

Yes, the Authority has considered the relationship between the Plan, the wider LDF, adjoining local authorities and the County Council. As in many of these responses the Core Strategy, as the first adopted DPD in our LDF, instigated the process of joint working, cooperation and the need to take account of the wider Lancashire environment.

Chapter two of the Core Strategy details the relationship with national, regional, sub-regional and local level plans and evidence, which has influenced the preparation of the Plan. Specifically, the authorities looked at regional plans and strategies including the RSS, the Northern Way, regional economic and housing strategies, then looked at Lancashire-wide strategies including green infrastructure, economic, housing and transport to see how these wider issues would affect the Central Lancashire LDF and strategic issues to consider within the preparation of the Core Strategy. Joint working groups were set up around some of the specific topics and issues including officers from the county council and adjoining authorities and their concerns and issues were taken on board at a Lancashire-wide level, which has fed into our LDF preparation.

At a local level there were studies on Mid Lancashire/Central Lancashire priorities; housing, employment, climate change and joint working groups were set up to discuss these issues and take account of them through LDF preparation.

The Authority has a close working relationship with Lancashire County Council (LCC), members and officers on strategic issues for example, the Joint Advisory Committee (JAC) set up with member and officer representatives from LCC and Chorley, Preston and South Ribble authorities, also a transport working group attended by LCC and Lancashire authorities. The County has been involved and cooperated on all stages of the South Ribble LDF process, including preparation of the Plan. In addition, ongoing meetings/correspondence have occurred. There have been ongoing Development Plans Officer Group (DPOG) meetings where managers or senior officers from the Lancashire authorities and LCC meet to discuss their development plan process and examine any key issues that are cross-boundary. South Ribble has been a key member of this group.

In respect of our adjoining authorities, we have a good working relationship with all authorities. West Lancashire are currently preparing their Local Plan, encompassing their Core Strategy and Site Allocations and Development Management Policies DPD in one document, we have each been involved in commenting on our LDFs and suggesting improvements where applicable. Ribble Valley Borough Council has been involved in joint working with us on the Enterprise Zone (EZ) in Samlesbury, where the site covers both South Ribble and Ribble Valley. Blackburn with Darwen Council have also been involved in joint working and have commented on all stages of our LDF, we have had ongoing meetings/correspondence taking account of their plan preparation and taking on board any comments they have regarding ours.

Whilst much of this joint working began at the Core Strategy level for South Ribble, it has continued at the Site Allocations stage and influenced the direction and outcome of the Plan.

The Statement of Compliance topic paper attached in Appendix Two provides further evidence to support our joint working in terms of adjoining authorities and the county authority through illustrating the process of cooperation and outcome.

**Has the Plan been prepared in accordance with the Authority's Local Development Scheme (LDS)?**

The Plan was prepared in the majority alongside the Central Lancashire Local Development Scheme (LDS) March 2011 which set out the key timescales for its production and was publically available on the Council's website. The Issues and Options stage of preparation and consultation was carried out as anticipated through the previous LDS. The Preferred Options document was scheduled for preparation between February and August 2011, due to a higher than expected number of representations received at the Issues and Options stage, this timeline was extended and preparation was completed by October 2011 and an ensuing consultation phase began in November until December 2011.

The Publication stage of preparation was scheduled between November 2011 and February 2012, and representations sought between March and April 2012. Unfortunately, the timescales slipped slightly due to uncertainty caused through the delay of the Central Lancashire Core Strategy and awaiting the outcome on strategic priorities; the Publication document was finalised by June 2012 and sought representations between July and August 2012. A new LDS was published on the Authority's website in October 2012 which set out revised timescales for the production of the Plan taking into account the slippages that had occurred over the previous 12 months.

The Authority is in compliance with the timescales set out in the current LDS October 2012 to date. See Appendix Three – Central Lancashire Local Development Scheme March 2011 which was omitted from the evidence base due to a revised LDS published in October 2012, which was included within the evidence base, referenced as SRE035.

**Has the Plan been prepared in accordance with the Authority's Statement of Community Involvement (SCI) and met the minimum requirements of the relevant regulations in terms of consultation and publicity?**

Yes, the Plan has been fully prepared in accordance with South Ribble's adopted SCI at all stages of its preparation. The Regulations (2012) have imposed new criteria for authorities in preparing local plans including a 'duty to cooperate' which has a list of prescribed bodies to engage with that are different from those bodies contained in the previous regulations, to which the SCI relates. Since we published our SCI in 2006 some bodies with whom we have consulted at all stages of the process have changed, for example the Countryside Agency and English Nature have combined to become Natural England. Additional engagement and cooperation has emerged over and above that set out in the SCI to take account of the new regulations. Please see our SCI, included within the evidence library and referenced SRSD004. Also, please see amended Regulation 22 (1) (c) report which includes a full 'Statement of Consultation' in compliance with our SCI.

**Is the Council satisfied that the sustainability appraisal report accompanying the draft plan adequately summarises or repeats the reasons that were given for rejecting the alternatives at the time when they were ruled out (and that those reasons are still valid)? The Authority may wish to refer to the judgement in *Save Historic Newmarket Ltd v. Forest Heath District Council* [2011] EWHC 606.**

The Council is satisfied that the Plan accurately and adequately includes sites and policies that have been subject to a full and thorough sustainability appraisal and the reasons for sites inclusion and rejection are still valid. The Authority has referred to the judgement in *Save Historic Newmarket Ltd v. Forest Heath District Council* [2011] EWHC 606, with particular note to a 'failure to comply with the relevant EU Directive and the Regulations made to implement it in that the strategic environmental assessment (SEA) did not contain all that it should have contained'. However, on close inspection of the sustainability appraisal report accompanying the Plan the Authority considers they are legally compliant in this instance. Further reference to alternatives is made within the sustainability appraisal proformas which set out a methodology to assess the most sustainable sites and bring those sites forward within the Plan. Sites that were not considered appropriate (Appendix Four of the preferred

options sustainability appraisal report), in part resulting from the sustainability appraisal assessment have been ruled out.

Text within the main body of the report on pages 24 to 28 gives further details of the rejected sites and reasons for these options not being taken forward. Likewise, Appendix Five of the preferred options sustainability appraisal report refers to the sustainability appraisal proformas for sites that are considered appropriate options to bring forward in terms of their sustainability assessment. Text within the main body on pages 29 to 48 provides evidence of why these options are supported through the sustainability appraisal. All preferred policies were subject to a full sustainability assessment including whether local plan policies were still relevant for inclusion or not, impacts of the Core Strategy policies, new policies that might be needed to cover policy gaps or particular issues identified through the Plan preparation stage. Information in the main text on pages 49 to 81 gives reasoning and information as to why these policy options were taken forward.

The section titled 'What has changed as a result of this SA' on page 82 aims to provide further clarity on the sustainability process and how it has shaped the Plan/its responsible for the inclusion or exclusion of sites and policies at this stage.

A number of changes occurred between the preferred options and the publication stages as a result of further work, representations received and responses to the duty to cooperate process which meant there was a need for additional sustainability appraisal assessment to ensure the Plan was up-to-date and valid. The amendment to the sustainability appraisal at the Publication stage includes assessment of these changes such as inclusion or deletion of new site options, changes to policies or the options for new policies to be included. This has been fully examined through the amendment to the sustainability appraisal report.

The Authority has been in contact with Natural England with regards to the sustainability appraisal and habitats regulations assessment, since the emergence of a joint working Core Strategy. In discussion with Natural England the methodology and approach was set and consultation and engagement between us has been ongoing. We have received a letter in response to the 'duty to cooperate' process stating that we have complied in full with this regulation. We have not received any representations at the publication stage highlighting any outstanding issues they may have with either of these supplementary documents. We are in the process of contacting Natural England on this point to receive a letter iterating this, to pass along to you prior to the examination.

### **What is the relationship between the Regional Spatial Strategy and the submitted Plan?**

The South Ribble LDF, including the Central Lancashire Core Strategy (adopted) and the Plan have been produced in conformity with the Regional Spatial Strategy (RSS) as it remains part of the statutory development plan. The RSS has directed policy-making within Central Lancashire, particularly in terms of housing and employment requirements, strategic employment sites, key infrastructure, etc. The Core Strategy, as the strategic level of the LDF, has incorporated the aims, vision and direction of the RSS fully in its preparation. In turn this has influenced the direction of the Plan, especially the number of sites allocated for housing and employment in light of the requirements, strategic employment sites and key infrastructure set at the regional level. Neither the Core Strategy nor the Plan can be read in isolation of one another. Appendix Three includes two tables (Table One and Table Two) highlighting all the references to the RSS within the South Ribble LDF. The Authority recognises that the majority of references to RSS are contained within the Core Strategy although this is seen as appropriate given its strategic role. Table One includes references within the Core Strategy to strategic issues/matters for example, Growth Point, housing and employment requirements and methodology set at the regional level, Brownfield housing targets, potential revocation of the RSS and implications for this. Table Two has far fewer references and refers mainly to the potential revocation of RSS and housing requirement figures that have steered the level of sites allocated for housing.

**Does the Plan contain, as relevant, a list of superseded and saved development plan policies?**

Yes, the Plan contains a list of superseded and saved development plan policies illustrated in Appendix One of the Plan, as required by Regulation 8 (5) in the Local Regulations 2012. Also see Appendix C: Superseded Policies from Existing Local Plans, within the Central Lancashire Core Strategy, referenced SRE002.

**Has the Plan taken account of the Authority's other plans, including any relevant Sustainable Community Strategies?**

Yes, the Central Lancashire Core Strategy has included the vision and the main priorities incorporated within the Sustainable Community Strategies for South Ribble, Chorley, Preston and Lancashire County Council, within its vision, key aims and priorities. The sustainable community strategies for the four authorities informed the Strategic Objectives (shown on page 36 of the adopted Central Lancashire Core Strategy July 2012, referenced as SRE002), which thread through the document within all the topic specific chapters. These strategic objectives were created as a mechanism through which to include the vision and priorities of the sustainable community strategies and provide a framework for monitoring purposes to balance whether their vision and priorities were being delivered through the LDF process.

The Plan within South Ribble has followed this process by including the Strategic Objectives created within the Core Strategy at the beginning of each topic chapter titled 'Core Strategy Objectives'. There is a direct correlation between the Strategic Objectives derived from the sustainable community strategies and the key issues and policies taken forward in the Plan, for example Strategic Objective 2 in the Core Strategy (to ensure there is sufficient and appropriate infrastructure to meet future needs, funded where necessary by developer contributions), is taken forward in Chapter A of the Plan in a variety of measures, specifically Policies A1, A2 and A3 which seek to bring forward key infrastructure funded partly through developer contributions. Delivering infrastructure was a key aim of the sustainable community strategies of the four authorities.

Thus, there is an intrinsic link throughout the Plan to the sustainable community strategies of South Ribble and wider Central Lancashire, originating within the Central Lancashire Core Strategy and continuing within the Plan.

**What is the programme, and is it being met, for the preparation of other development plan documents?**

There are no other development plan documents being prepared for South Ribble. There is a series of Central Lancashire-wide SPDs which have been included within the evidence base referenced SRE003 – SRE007, for information. This package of SPDs was formally adopted by the three Councils at the end of October 2012. South Ribble is also in the process of preparing a further two SPDs, one on renewable energy and the low carbon economy and one on residential extensions. These are due for adoption in spring/summer 2013 and spring 2013 respectively. Preston and Chorley Councils are producing their Site Allocations and Development Management Policies DPD to sit alongside the Central Lancashire Core Strategy within their areas. The timetable for the production of these DPDs is included within the Central Lancashire LDS October 2012 (SRE035).

**Is the Authority aware of any fundamental procedural shortcomings in the submitted document?**

No. The Authority is confident that the Plan has been prepared fully in accordance with all regulations as set out, and is compliant both in terms of legal process and soundness.



**I understand that some representations were received by the Authority after the due date of the consultation. Can the Authority confirm which representations it has accepted and that it is content for me to consider their content?**

We received some representations to the Plan after the deadline of 15 August 2012. The Authority has compiled a list of these representations, included in the evidence base sent to the Inspectorate (SRSD002a/ SRSD002b) referred as 'late representations' in the tables in these aforementioned evidence base documents. We will be guided by you as to whether these late representations can be considered during the examination process; the Authority considers it acceptable to include the content of these representations if you are minded to.

**The existence of a Habitat Regulations Assessment has been noted. At this moment in time, can the Authority confirm that there are no outstanding issues relating to this report raised by relevant bodies, for example Natural England?**

The Authority has been in regular contact with Natural England in relation to the Plan and its subsequent Habitats Regulations Assessment and Sustainability Appraisal report. The Authority is confident there are no outstanding issues of concern for Natural England in respect of either of these reports. We are aiming to provide a letter of evidence to this effect, prepared by Natural England in due course.

**As the Authority is aware and as mentioned above, S33A of the 2004 Act imposes a duty to cooperate between a local planning authority submitting a plan for examination and certain other bodies. I note the Statement of Compliance but this appears to relate to work undertaken at the Core Strategy stage. In addition, the evidence documents referred to in that Statement are not referenced using the referencing system for the submitted Plan. I would be grateful if the Authority could prepare a focussed topic paper/statement indicating how the duty has been discharged with regard to the submitted Plan. This should include two elements: firstly, how the processes of cooperation have been developed and utilised; secondly, what outcomes from the processes have been secured and whether they can be considered effective on all relevant issues, for example housing, nature conservation and necessary infrastructure.**

As mentioned above in an earlier response, the Authority has produced a supplementary topic paper to discuss the processes of cooperation we have undergone and whether these have been effective on all of the key strategic issues. See attached topic paper referenced under Appendix Two of this response.

**I invite the Authority to consider the suggested 'model policy' (<http://www.planningportal.gov.uk/planning/planninginspectorate/news>) devised with regard to the thrust of the National Planning Policy Framework. Does the Authority have any views as to how it may be reflected within the Plan?**

The Authority is aware of the 'Model Policy' as referenced within the above text as it is included as an adopted policy within the Central Lancashire Core Strategy. The Authority had not considered incorporating this policy into the Plan due to a repetitive nature; however if the Inspector considers this to be the most appropriate course of action the Authority would not object.

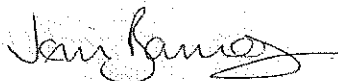
**Other matters will no doubt require attention in due course. In particular I will wish to know how the Authority would wish me to proceed in the event that the Plan requires major modification, for example in relation to consistency between Green Belt Policy G1 and the National Planning Policy Framework.**

The Authority would wish to deal with any minor amendments and challenges during the examination process as appropriate. If the Inspector were to consider any elements of the Plan to require major modification then we would be guided by your advice and comply with the Regulations as appropriate.

We have responded to your letter ahead of the designated timeframe you set as we are keen to proceed with the examination process in the timeliest manner possible. As you can understand, with the impending deadline for local authorities to have adopted local plans in place within the 12 month window set by the Government in respect of the NPPF, we are cautious to reach our timescales to prevent potential future vulnerability.

If we can provide any further information to ensure the process is followed as fully and quickly as possible please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jeni Barnes', with a stylized flourish at the end.

Jeni Barnes  
Forward Planning  
South Ribble Borough Council

**Appendix One – ‘Statement of Consultation’ – this will form as an addendum to the Regulation 22 (1) (c) Report, referenced SRSD003**

**Addendum to Regulation 22 (1) (c) Report (SRSD003) specifically clause (i) and (ii)**

In preparation of the Plan the Authority invited the following bodies/persons to make representations at each stage of the Plan’s preparation as required under Regulation 18, and in accordance with its adopted Statement of Community Involvement.

Set out below at each stage of the preparation is a list of ‘which’ bodies/organisations were invited to take part:

**Issues and Options (December 2010 to January 2011)**

- All the consultees on the Central Lancashire consultation database, including the statutory consultees as listed in the South Ribble Statement of Community Involvement.
- Local businesses
- Shoppers of all ages through consultation events at supermarkets across the borough
- Readers of the local press
- All residents
- Viewers of the council’s website
- Library/Post Office users
- Attendees at Area Committee meetings
- Members of the South Ribble Local Strategic Partnership groups
- Young people through youth groups
- Visitors to schools
- Patients at doctors/dentists surgeries
- Church attendees
- Users of community centres
- Disabled groups
- Users of church halls
- Leisure centre users
- Visitors to the Civic Centre

**Preferred Options (November to December 2011)**

- Statutory consultees as set out in the South Ribble Statement of Community Involvement – updated to reflect changes since its adoption.
- All people/organisations on the consultation database (approximately 1300 people/organisations). This includes people who made comments at the Issues and Options stage.
- Visitors to the Civic Centre
- Readers of local newspapers
- Users of the council’s website
- All residents via the council’s newspaper, Forward
- Shoppers of all ages through consultation events at supermarkets across the borough
- Library/Post Office users
- Visitors to schools
- Patients at doctors/dentists surgeries
- Church attendees
- Users of community centres
- Disabled groups
- Users of church halls
- Leisure centre users
- Visitors to the Civic Centre

## **Publication (July to August 2012)**

- Statutory Consultees as set out in the South Ribble Statement of Community Involvement – updated to reflect changes since its adoption.
- All those recorded on our database who expressed an interest in the Site Allocations and Development Management Policies DPD (over 2,000 contacts)
- Shoppers of all ages through consultation events at supermarkets across the borough
- Readers of the local press
- All residents
- Viewers of the council's website
- Library/Post Office users
- Visitors to the Civic Centre

Additionally, the regulations require the Authority to provide a variety of methods to engage with bodies/organisations currently set out within our adopted SCI (SRSD004).

Below is a list of 'how' the Authority engaged at each stage of the process as required by Regulation 18:

## **Issues and Options (December 2010 to January 2011)**

### Letters/Emails

- Letters/emails were sent to all the consultees on the Central Lancashire consultation database, including the statutory consultees as listed in the South Ribble Statement of Community Involvement.
- Questionnaires were sent to all businesses held on the Council's business database held by the Economic Development team in December 2010.

### Personal Contact

- Members of the Forward Planning Team were available during office hours throughout the consultation period to speak with the public/other interested parties. They were available for face-to-face contact at the Civic Centre, or by telephone or email.

### Website/Press Releases/Forward Newspaper

- A quarter page item 'Your area, your choice' in the Winter 2010/11 edition of the Council's quarterly newspaper Forward (Issue 66) on page 4. These newspapers are delivered to every household in the borough and would therefore appreciate knowing if any areas are not receiving them.
- The opportunity to be involved in the consultation was promoted via our website and press releases/press notices.
- The Landowners' & Developers' Site Suggestions, Issues & Options Discussion Paper, was available as a download from the Council's website together with response forms.
- The council's website has a page dedicated to the emerging Local Development Framework which is regularly updated.
- January 2011 – press release to raise awareness of process and dates/venues of consultation events.
- February 2011 – press release raising awareness of process and fact that hundreds of responses had been received.

## Posters/Leaflets

- Leaflets outlining the proposals and response forms were given out at all the consultation events and made available at the deposit points:
  - Civic Centre, Leyland
  - All libraries in the borough
  - Higher Walton Post Office
  - Gregson Lane Post Office
  - Samlesbury Post Office
  - Much Hoole Post Office
  - New Longton Post Office
  - New Longton Post Office
  - Walmer Bridge Post Office
  - Hutton Post Office
  
- Over 200 posters were displayed in:
  - Civic Centre, Leyland
  - All libraries in the borough
  - post offices
  - shops
  - doctors' surgeries
  - dentists' surgeries
  - church halls
  - churches
  - community centres
  - schools
  - leisure centres
  - bus stops
  - conservative club
  - nursery schools
  - parish/community noticeboards
  - community centres
  - pensioner meeting groups
  - colleges
  - Leyland market
  - South Ribble Disability Forum
  - WI hall

## Deposit Points

- Copies of the document, map, CD (containing document and map), leaflets and consultation response forms were available at the following locations:
  - Civic Centre, Leyland
  - All libraries in the borough
  - Higher Walton Post Office
  - Gregson Lane Post Office
  - Samlesbury Post Office
  - Much Hoole Post Office
  - New Longton Post Office
  - New Longton Post Office
  - Walmer Bridge Post Office
  - Hutton Post Office

## Public/Partner Consultation Events

- Copies of the document, map, CD (containing document and map), leaflets and consultation response forms were available at every event held for the public/partners:
  - Members of the Forward Planning team attended every Area Committee meeting (six meetings) or hosted additional events for the ones which were cancelled due to the bad weather just before Christmas 2010. These included the display of maps and interactive activities such as the use of post-it notes for attendees to place their suggestions on maps/feedback sheets. Small informal groups were used within these meetings to encourage participation by those who may not like to speak in public.
- Displays were set up in supermarkets to raise awareness of the process and how to respond to the consultation:
  - Booths at Penwortham
  - Leyland Market
  - Tesco Extra at Leyland
  - Sainsbury's at Bamber Bridge
  - Presentation given to South Ribble LSP Steering Group
  - Presentation given to South Ribble LSP People and Communities Group
  - Presentation given to South Ribble LSP Healthy Communities Group
  - Consultation event (People & Health Market) aimed at health sector partners of the South Ribble LSP.
  - Event held at Penwortham Youth Centre for young people.
  - Presentation to District Youth Council at Lostock Hall
  - Presentation to Leyland Youth Council
  - Presentation to Economic Partnership Group or South Ribble LSP
- Council Meetings/Ward Councillors/Parish Councils
  - All council meetings which have discussed the document are open to the public to attend.
  - Ward and parish councillors were kept fully informed throughout the process and provided essential liaison between planning officers and their constituents.
  - Presentation to Lancashire Association of Local Councils

## **Preferred Options (November to December 2011)**

### Letters/Emails

- It was resolved to contact all of the people/organisations in South Ribble that are on the consultation database. We also contacted the Statutory Consultees who are included on the consultation database. Approximately 1300 people/organisations, 400 of whom are on email, were contacted in this way. This number includes people who made comments at the Issues and Options stage. (See example Preferred Options letter attached separately as evidence of notification and availability of documents)

### Personal Contact

- Members of the Forward Planning Team were available during office hours throughout the consultation period to speak with the public/other interested parties. They were available for face-to-face contact at the Civic Centre, or by telephone or email.

### Website/Press Releases/Forward Newspaper

- The opportunity to comment on the Preferred Options document was promoted via our website and press releases/press notices.
- The Preferred Options Site Allocations & Development Management Policies DPD was available as a download from the Council's website together with response forms.
- The council's website has a page dedicated to the emerging Local Development Framework which is regularly updated.
- There was an article on page 9 of the Winter 2011 edition (Issue 70) of Forward, the council's newspaper which is delivered to every household in the borough.

### Posters/Leaflets

- Over 100 posters were put on display across the borough at:
  - Bus stops
  - Conservative club
  - Public/community noticeboards
  - Community centres
  - All libraries in the borough
  - Churches
  - Shops
  - Leisure centres
  - Post offices
  - Church halls
  - Senior citizens' social clubs
  - Leyland Market
  - Village Halls
  - Colleges

### Deposit Points

- The full documents were available for inspection at the following locations throughout the consultation period:
  - Civic Centre, Leyland
  - All libraries in the borough
  - Gregson Lane Post Office
  - Houghton Post Office
  - Leyland Post Office
  - Penwortham Post Office
  - New Longton Post Office
  - Longton Post Office

### Public Consultation Events

- Copies of the document, map, CD (containing document and map), leaflets and consultation response forms were available at each of the following events attended by members of the Forward Planning team:
  - Civic Centre, Leyland
  - Hoole Village Memorial Hall, Much Hoole
  - Morrisons at Bamber Bridge
  - St Catherine's Church Hall, Farington
  - Booths at Penwortham
  - Booths at Longton
  - Samlesbury War Memorial Hall

- Morrisons at Leyland
- St Gerard's Parochial Centre, Lostock Hall
- Kingsfold Community Centre

#### Council Meetings/Ward Councilors/Parish Councils:

- Ward and parish councillors have been kept fully informed throughout the process and have provided essential liaison between planning officers and their constituents. The Team held Member Workshops to ensure they had up-to-date knowledge throughout the process, for example: all council meetings which have discussed the document were open to the public to attend.

#### **Publication (July to August 2012)**

##### Letters/Emails

- We have an extensive database of people who have expressed an interest in the Site Allocations DPD (over 2,000 contacts) who have all received letters or emails about this stage of the process. These included our statutory consultees (updated since the Statement of Community Involvement).
  - Over 440 emails
  - Over 1840 letters (See example Publication letter attached separately as evidence of notification and availability of documents)

##### Personal Contact

- Members of the Forward Planning Team were available during office hours throughout the period when representations could be submitted to speak with the public/other interested parties. They were available for face-to-face contact at the Civic Centre, or by telephone or email.

##### Website/Press Releases

- The opportunity to make representations has been promoted via a press notice.
- There have been several items in both the Lancashire Evening Post and the Leyland Guardian about various sites. These have usually followed or promoted public/council meetings.
- The opportunity to make representations was promoted on the council website. The DPD and representation forms were available as downloads from the website.

##### Leaflets

- Leaflets were available at all the deposit points and public events giving details of how to make representations.

##### Deposit Points

- The full document was made available in all South Ribble libraries and the Civic Centre.

##### Public Awareness Events

- Copies of the document, map, CD (containing document and map), leaflets and representation forms were available at each of the following:
  - - Staff were available to discuss issues and made CDs/maps/ representation forms available at various locations across the borough:



- Booths at Longton
  - Morrisons at Bamber Bridge
  - Morrisons at Leyland
- Information was made available at each Neighbourhood Forum (Eastern, Penwortham and Leyland) that took place between 5 July and 15 August, including the document and a CD.
- One ward councillor held a public meeting for his constituents to discuss the proposals.

#### Council Meetings/Ward Councillors' Parish Councils

- All council meetings which have discussed the document were open to the public to attend.
- Ward and parish councillors have been kept fully informed throughout the process and have provided essential liaison between planning officers and their constituents. All received a letter at the same time as the other consultees and a presentation was given to Cabinet Workshop in May.

This information was omitted from the Regulation 22 (1) (c) Report submitted to the Planning Inspectorate on 29 October 2012; however this addendum can be seen as evidence that the Authority has fully complied with all legal and procedural requirements, as asked in your first two questions in your letter dated 22 November 2012.

## **SUBMISSION SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES DEVELOPMENT PLAN DOCUMENT REGULATION 22 (1) (c) STATEMENT: SUMMARY OF MAIN ISSUES RAISED AT PUBLICATION STAGE**

### **Introduction**

1. The Publication Site Allocations and Development Management Policies Development Plan Document (the DPD) was made available for the receipt of formal representations between 5th July 2012 and 15<sup>th</sup> August 2012. The purpose of this report is to fulfil Regulation 22 (1) (c) of the Town and Country Planning (Local Planning) (England) Regulations 2012 by stating the number of representations made and giving a summary of the main issues raised.
2. A total of 559 individual representations were made to the Publication DPD from 322 respondents in accordance with Regulation 20 (2). In addition, 52 representations from 36 respondents were received late and therefore not in accordance with Regulation 20(2).
3. The remainder of this report identifies and summarises the main issues raised in the representations which would be likely to bear on whether the DPD is sound. It should be noted that not all representations related to one of these main issues, hence this is not an exhaustive description of all the representations made. The representations are reproduced in full on the South Ribble Borough Council website ([www.southribble.gov.uk](http://www.southribble.gov.uk)).

### **General or overarching matters raised**

4. Several members of the public raised concerns about the methods of engagement used in publicising the plan. Most of these respondents had not been involved in the earlier stages of consultation, and expressed concern about the potential development of land close to where they live. Other representations related to the Council's interpretation of the National Planning Policy Framework (NPPF), or the need to ensure that references to the NPPF replace references to the previous Planning Policy Statements or guidance notes.

### **Major Sites for Development (Chapter C)**

5. A significant number of representations were received on the five Major Sites for Development, as set out in Chapter C of the DPD (see appendix, tables 1-5, for full details). These are at Pickering's Farm, Penwortham; Moss Side Test Track, Leyland; Heatherleigh and Moss Lane, Farington Moss; Cuerden Strategic Site and BAE Systems, Samlesbury. Most of the owners or occupiers of these sites have made submissions, as have local residents concerned about aspects of the development proposals. The scale of representations was greatest for the proposed allocations at the Moss Side Test Track (20 representations) and Heatherleigh and Moss Lane (63 representations).
6. Most representations have challenged aspects of the proposals, including infrastructure provision, loss of green space and wildlife, access points and road congestion, and the overall level of need for new development. Many of the owners and agents of these sites have also challenged the Council's requirements for some infrastructure provision to be provided in advance of residential or commercial development, especially the flexibility of requirements for the funding of the Cross Borough Link Road. One key respondent has requested that work on the DPD be suspended pending the outcome of

work under way on a Transport Masterplan for Central Lancashire, which would include aspects of the infrastructure provision.

#### **Homes for All (Chapter D)**

7. The requirement for housing land delivery is set by Policy 4 in the Central Lancashire Core Strategy. For South Ribble this equates to 417 dwellings per annum over the period 2010 – 2026, plus an allowance for a shortfall in the years since 2003/04. The DPD identifies the quantity and location where housing will be built up to 2026, as shown in Policy D1 and Table 2 of the DPD. Representations have been received challenging whether the Council has identified sufficient land, and whether development will be appropriate or deliverable in a number of specific locations. The largest numbers of representations on sites in the DPD were for Land between Altcar Lane/Shaw Brook Road, Leyland (Site P: 114 representations, many of which are identical responses submitted and signed by different people), and Land off Brindle Road, Bamber Bridge (Site S: 7 representations). Other sites attracting representations include Sites at Longton (Sites M, V and X and Q: 9 representations), and Land off Wesley Street, Bamber Bridge (Site R: 3 representations). Representations for these sites are shown separately in the tables 6-10 in the appendix.
8. In addition to representations made on the quantity and location of housing development, there was one representation made on the subject of Policy D3, concerning the removal of conditions restricting the occupancy of agricultural workers' dwellings.

#### **Protecting and Enhancing the Quality of the Natural and Built Environment (Chapter G)**

9. Most of the representations received on this chapter relate to Safeguarded Land and Protected Open Land, and these are dealt with below. There were also some important representations made on the following matters:
  - The need for various policies to refer to the protection and enhancement of biodiversity;
  - The compatibility of renewable energy and the Green Belt, as set out in Policy G1;
  - The need for development to be prioritised on brownfield sites, and be of sustainable standards;
  - The compatibility of the Green Corridor and Wildlife Corridor designations.

#### **Safeguarded Land for Future Development (Policy G3)**

10. The South Ribble Local Plan (2000) identified several parcels land as safeguarded for future development, as directed and guided by the former Planning Policy Statement on the Green Belt (PPG2). The purpose of these allocations was to identify broad locations for development beyond the life of the Local Plan, which would ensure that the Green Belt boundaries in the Local Plan could endure and not be subject to pressure to develop Green Belt land or change the Green Belt boundaries.
11. The Site Allocations DPD has reviewed all of the former Safeguarded Land to ensure that the Council allocated sufficient land accommodate the development required in the period 2011 – 2026, especially that required for housing led development. A significant majority of all the representations received on the DPD relate to land which either was or is proposed to remain as Safeguarded Land. Sites already referred to above, at Pickering's Farm, between Heatherleigh and Moss Lane, land between Altcar Lane and

Shaw Brook Road, and at Brindle Road, were all formerly designated as Safeguarded Land.

12. The remaining sites of Safeguarded Land identified in Policy G3 are now shown as sites v,w,x,y and z for ease of identification. Three of these sites have been the subject of representations, either supporting their continued protection in the DPD, or challenging it on the basis that landowners or developers could deliver development which will meet the Council's requirements (see table 11 in the appendix). The largest number of representations has been received on Site z (land between off Emnie Lane, Leyland: 118 representations) in support of this site remaining as Safeguarded Land: most of these representors have also made submissions against the allocation of Site P for housing.

#### **Protected Open Land (Policy G4)**

13. This policy identifies valuable open areas of land to ensure natural breaks in the built-up areas and settlements. Representations have been received from individuals supporting the protection of these areas (especially for sites in Longton and New Longton), and from owners or agents challenging the Council's designation, and offering the land for development during the plan period (see table 12: 58 representations).

## Appendix: Tables of Representations Received

### 1. Table of representations made on Pickering's Farm, Penwortham (7 Representations)

Representation	Respondent	Respondent Organisation
37		Network Rail
55	Mr F Gornall	
74	Mr L Dodd	
93		The Wildlife Trust
111	HOW Planning	Taylor Wimpey
135	Sedgwick Associates	Wainhomes
149		Homes & Communities Agency

### 2. Table of Representations made on Moss Side Test Track, Leyland (20 Representations)

Representation	Respondent	Respondent Organisation
4	Mr P & Mrs J Marston	
35		Ulnes Walton Bridleway Association
40	Mr J & Mrs M Marsden	
69	Mr I Braddock	
81	Mrs N Veevers	
93		The Wildlife Trust
113	Mr N Berry	
115	Netley Partnerships	Hazel House Nursing Home
129	Mr H Jamieson	
135	Sedgwick Associates	Wainhomes
319	Mr N Veevers	
320	Mr I Veevers	
321	Mr S Butler	
322	Mr W G Norris	
323	Mr D Chorley	
324	Mrs H Chorley	
325	Mr S W Asbury	
326	Mr S Duffield	
329	Councillor M Green	
330	Mr P McLelland	

### 3. Table of Representations made on land between Heatherleigh and Moss Lane, Farington Moss (63 Representations)

Representation	Respondent	Respondent Organisation
1	Mr P Thomas & Miss T Leach	
4	Mr P & Mrs J Marston	
8	Mr F & Mrs N Norris	
12	Mr K DaCosta	
14	Mr R Codd	
29	Mr K Barrow	
36	GL Hearn	Hollinwood Homes
38	Mr S Malek	
41	Mrs S Clayton	
43	Mr N Howarth	
44	Mr J Roe	
45	Mr J Coxon	
46	Mr & Mrs Wilson	

Representation	Respondent	Respondent Organisation
47	Mrs J Roe	
48	Mr R Cowling	
49	Miss J Bacon	
50	Mr N Mitchell	
51	Mr R Ollerton	
53	Mrs E Snape	
54	Mr D Snape	
56	Mr A & Mrs A Young	
59	Ms M Greenhalgh	
61	Mrs J Blashard	
63	Mr J Blackburn	
64	Mr M & Mrs J Blanshard	
66	Ms S Devine	
67	Mrs A Southcombe	
68	Mr G Webster	
70	Mr C & Mrs L Hartford	
72	Mr T Holmes	
73	Dr Windsor Gunawardena	
78	Mrs M Newton	
80	Mr N Webb	
83	Mr K Hankin	
85	Mr I Braddock	
90	Emery Partnership	Wainhomes
91	Mr A Johnson	
93		The Wildlife Trust
97	Mr J Blundell	
101	Mr D Dawson	
102	Mrs S Rimmer	
103	Mr G Rimmer	
104	Mr M Rimmer	
105	Mr S Barnes	
106	Mr T Barnes	
107	Mrs A Barnes	
108	Mr & Mrs Braddock	
109	Mrs H Derbyshire	
110	Mr E Hughes	
112	Mrs S Ball	
116		Farington Moss Residents Action Group
124	Mrs C Hughes	
141	Mr B Ashworth	
142	Lee Hough	
144	Mrs S Cherry	
149		Home & Communities Agency
312	Mrs J Calderbank	
313	Mr J Andrew	
314	Mrs M Balmer	
315	Mr C Davies	
316	Mr F Green	
317	Mrs I Rigby	
318	Miss J Rigby	

**4. Table of Representations made on the Cuerden Strategic Site (7 Representations)**

Representation	Respondent	Respondent Organisation
93		The Wildlife Trust
95	Turley Associates	Sainsbury's
119	Mr S Mair	P Wilson & Co
137		RPS Planning & Development
138		Lancashire County Council
143	Jones, Lang Lasalle	Lancashire County Council
148	Savills	Brookhouse Group Ltd

**5. Table of Representations made on the BAE Systems Strategic Site at Samlesbury (8 Representations)**

Representation	Respondent	Respondent Organisation
86	Ms S Fox	
93		The Wildlife Trust
98	Mr J Wood	
99	Mrs J Caunce	
100	Mr B Bridge	
121	BNP Paribas Real Estate UK	BAE Systems
138		Lancashire County Council
327	Mr & Mrs J Carroll	

**6. Table of Representations made on the Allocation of Housing Land (7 Representations)**

Representation	Respondent	Respondent Organisation
37		Network Rail
65		Brackenhous Properties
90	Sedgwick Associates	Wainhomes
96	Mr B Jopson	
131	Turley Associates	Redrow Homes
135	Sedgwick Associates	Wainhomes
149		Homes & Communities Agency

**7. Table of representations made on Land between Altcar Lane/Shaw Brook Road, Leyland (Site P: 114 Representations)**

Representation	Respondent	Respondent Organisation
58	Mr D Abbott	
84	Miss G Hudson	
131	Turley Associates	Redrow Homes
149		Homes & Communities Agency
150	Mrs S Butterworth	
152	Mr C Nutter	
153	Mr G Nutter	
154	Mr Peter Carrington	
155	Mr J Woodruff	
156	Mr S R Lee	
157	Mrs B Rooney	
158	Mr P Carrington	
159	Mr D Abbott	
160	Mr M J Bowker	
161	Mr J Bowker	
162	Mr M E Banks	

Representation	Respondent	Respondent Organisation
163	Miss A Manley	
164	Mr R Campbell	
165	Mr K A Fizser	
166	Mr D A Groves	
167	Mr J Rooney	
168	Mrs J Carlton	
169	Mr R Carlton	
170	Mr P Hodgson	
171	Mr G W Abram	
172	Mr E M Abram	
173	Mrs S Cockroft	
174	Mr A Cockroft	
175	Mr D Campbell	
176	Mr M S Campbell	
177	Ms M Darwen	
178	Mr C Wilson	
180	Mr A Brownsea	
181	Mr E V McManus	
182	Mr D Shoemith	
183	Mr J Scarff	
184	Ms L Eastham	
185	Mr S Gillibrand	
187	Mr A Seed	
188	Mr S Penny	
189	Ms R Grime	
190	Mr J E Richardson	
191	Ms J Rogers	
192	Mr J Cornthwaite	
193	Mr G M Briercliffe	
194	Mr L A Moon	
195	Ms L A Moon	
197	Mr A Cain	
198	Mr H Patel	
199	Mr R Edney	
200	Mr J Bassett	
201	Ms S Tunstall	
202	Mr S Casson	
203	Ms A Hoolahan	
205	Mr J Evans	
206	Mr W Evans	
208	Ms M R Kay	
209	Mr M Parkinson	
210	Mr M J Parkinson	
211	Mr K R Bassett	
212	Ms B A Thornborrow	
213	Mr M Tunstall	
214	Mr D Casson	
215	Mr J Thornborrow	
216	Mrs J Grindrod	
217	Mr D Grindrod	
218	Mr A Knowles	
219	Mr L M Knowles	
220	Mr F Gardner	
221	Mr S Knowles	
222	Mr L W Brierfield	
223	Mr H A Thornborrow	
224	Ms L Duxbury	



Representation	Respondent	Respondent Organisation
225	Mr F C Duxbury	
226	Ms A Benoit-Asselman	
227	Mr D Benoit-Asselman	
228	Ms J Glover	
229	Mr N Thompson	
230	Mr G Keene	
231	Mr J Smith	
232	Mrs P M Smith	
233	Mr J Lynch	
234	Mr D Dillon	
235	Mrs T White	
236	Miss PA White	
237	Ms L Pullin	
238	Mr C Parker	
239	Ms S Parker	
240	Mrs C A Hodgson	
241	Ms A Edney	
249	Mr J Lewis	
250	Mr P Humberstone	
251	Mr G Humberstone	
252	Mr M Baglow	
253	Mr J Ryan *	
254	Mr R Bryce *	
256	Ms J Cochrane *	
257	Mr S Cochrane *	
258	Ms C Heaton *	
259	Mr P Heaton *	
260	Ms M Sheryn *	
261	Mr W Sheryn *	
262	Ms K Sheryn *	
263	Mr R Lear *	
264	Ms Amanda Lear *	
265	Mr A Lear *	
266	Ms Avril Lear *	
267	Mr Nick Haley	
268	Ms V Haley	
269	Mr Neil Haley	
270	Mr J Haley	
271	Ms C Haley	
272	Mr A Gould *	
273	Ms J Gould *	

**8. Table of representations made on Land at Brindle Road, Bamber Bridge  
(Site S: 7 Representations)**

Representation	Respondent	Respondent Organisation
3	Mr W E Lloyd	
71	Ms E Fearnley	
89		Persimmon Homes
92	Mrs D Green	
126	Steven Abbott Associates	Dorbcrest Homes Limited
334	Mrs M Boase	
335	Mr & Mrs N Harrison	

**9. Table of Representations made on Sites at Longton  
(Sites M, V, X and Q: 9 Representations)**

Representation	Respondent	Respondent Organisation
86	Ms S Fox	
90	Emery Partnership	Wainhomes
98	Mr J Wood	
99	Mrs J Counce	
100	Mr M Bridge	
131	Turley Associates	Redrow Homes
139	Lee Hough	Trustees of Kitty's Farm
327	Mr & Mrs J Carroll	
331	Mr W J & Mrs E Melling	

**10. Table of Representations made on Land off Wesley Street, Bamber Bridge  
(Site R: 3 Representations)**

Representation	Respondent	Respondent Organisation
93		The Wildlife Trust
140	Mr D Whitney	Gorrie Limited
147	Mr M Horbury	

**11. Table of Representations made on land Safeguarded for Future Development  
(Policy G3: 118 Representations)**

Representation	Site	Respondent	Respondent Organisation
82	z	Mr J Pallet	Leyland Cricket Club
84	z	Miss G Hudson	
93	x, z		The Wildlife Trust
136	v	Sedgwick Associates	Mr R Simpson, Mr E Simpson, Ms J Simpson
149	x, z		Homes & Communities Agency
152	z	Mr C Nutter	
153	z	Mr G Nutter	
154	z	Mr Peter Carrington	
155	z	Mr J Woodruff	
156	z	Mr S R Lee	
157	z	Mrs B Rooney	
158	z	Mr P Carrington	
159	z	Mr D Abbott	
160	Z	Mr Mr M J Bowker	
161	z	Mr J Bowker	
162	z	Mr M E Banks	
166	z	Mr D A Groves	
167	z	Mr J Rooney	
168	z	Mrs J Carlton	
169	z	Mr R Carlton	
170	z	Mr P Hodgson	
171	z	Mr G W Abram	
172	z	Mr E M Abram	
173	z	Mrs S Cockroft	
174	z	Mr A Cockroft	
175	z	Mr D Campbell	
176	z	Mr M S Campbell	
177	z	Ms M Darwen	
178	z	Mr C Wilson	
180	z	Mr A Brownsea	

Representation	Site	Respondent	Respondent Organisation
181	z	Mr E V McManus	
182	z	Mr D Shoesmith	
183	z	Mr J Scarff	
184	z	Ms L Eastham	
185	z	Mr S Gillibrand	
187	z	Mr A Seed	
188	z	Mr S Penny	
189	z	Ms R Grime	
190	z	Mr J E Richardson	
191	z	Ms J Rogers	
192	z	Mr J Cornthwaite	
193	z	Mr G M Briercliffe	
194	z	Mr L A Moon	
195	z	Ms L A Moon	
196	z	Mr J A Moon	
197	z	Mr A Cain	
198	z	Mr H Patel	
199	z	Mr R Edney	
200	z	Mr J Bassett	
201	z	Ms S Tunstall	
202	z	Mr S Casson	
203	z	Ms A Hoolahan	
204	z	Mr D Hoolahan	
205	z	Mr J Evans	
206	z	Mr W Evans	
209	z	Mr M Parkinson	
210	z	Mr M J Parkinson	
211	z	Mr K R Bassett	
212	z	Ms B A Thornborrow	
213	z	Mr M Tunstall	
214	z	Mr D Casson	
215	z	Mr J Thornborrow	
216	z	Mrs J Grindrod	
217	z	Mr D Grindrod	
218	z	Mr A Knowles	
219	z	Mr L M Knowles	
220	z	Mr F Gardner	
221	z	Mr S Knowles	
222	z	Mr L W Brierfield	
223	z	Mr H A Thornborrow	
224	z	Ms L Duxbury	
225	z	Mr F C Duxbury	
226	z	Ms A Benoit-Asselman	
227	z	Mr D Benoit-Asselman	
228	z	Ms J Glover	
229	z	Mr N Thompson	
230	z	Mr G Keene	
232	z	Mrs P M Smith	
233	z	Mr J Lynch	
234	z	Mr D Dillon	
235	z	Mrs T White	
236	z	Miss PA White	
237	z	Ms L Pullin	
238	z	Mr C Parker	
239	z	Ms S Parker	
240	z	Mrs C A Hodgson	
241	z	Ms A Edney	

Representation	Site	Respondent	Respondent Organisation
242	Z	Mr B Brownbill	
243	Z	Mr B Brownbill	
244	Z	Mr A Man	
249	Z	Mr J Lewis	
250	Z	Mr P Humberstone	
251	Z	Mr G Humberstone	
252	Z	Mr M Baglow	
253	Z	Mr J Ryan *	
254	Z	Mr R Bryce *	
255	Z	Ms H Bryce *	
256	Z	Ms J Cochrane *	
257	Z	Mr S Cochrane *	
258	Z	Ms C Heaton *	
259	Z	Mr P Heaton *	
260	Z	Ms M Sheryn *	
261	Z	Mr W Sheryn *	
262	Z	Ms K Sheryn *	
263	Z	Mr R Lear *	
264	Z	Ms Amanda Lear *	
265	Z	Mr A Lear *	
266	Z	Ms Avril Lear *	
267	Z	Mr Nick Haley	
268	Z	Ms V Haley	
269	Z	Mr Neil Haley	
270	Z	Mr J Haley	
271	Z	Ms C Haley	
272	Z	Mr A Gould *	
273	Z	Ms J Gould *	
274	Z	Mr P Gabriel *	
275	Z	Ms L Corcoran *	
276	Z	Ms C Walker	

**12. Table of Representations made on Protected Open Land  
(Policy G4: 58 Representations)**

Representation	Respondent	Respondent Organisation
10	Mr D Rookcroft	
13	Mr T Lockwood	
15	Mrs L Livesey	
16	Mr A Coneys	
17	Mr P Sanderson	
18	Mrs H Winter-Coneys	
19	Mr G Welch	
20	Mr G Robinson	
21	Mrs G Williams	
22	Mr J & Mrs A Carroll	
25	Mr R Holden	
26	Ms J Heaton	
27	Mr M & Mrs B Ingham	
32	Mrs S Owen	
33	Mr J Gordon	
34	Mrs S Gordon	
42	Mr I McCarthy	
75	Mrs H Threlfall	
76	Mr R A Blackburn	
77	Mrs B A Blackburn	

Representation	Respondent	Respondent Organisation
79	Mrs T Bowett	
93		The Wildlife Trust
134	Sedgwick Associates	Wainhomes
276	Ms C Walker	
278	Mr W Bridge	
279	Mrs C Wood	
280	Mr J Wood	
281	Mr M & Mrs K Barwise	
282	Mr E George	
283	Mrs J Cunningham	
284	Mr R Willis	
285	Mr J Kennerley	
286	Mrs M Balaam	
287	Mr J Balaam	
288	Mrs B Emms	
289	Mr B & Mrs C Almond	
290	Mr T Turley	
291	Mrs R Wdowicki	
292	Mr G Wdowicki	
293	Ms S juniper	
294	Mr J Birkenhead	
295	Mrs S Birkenhead	
296	Ms J E Lang	
297	Mr T Terrell	
298	Mr G Stephenson	
299	Ms E Davis	
300	Mr P Davis	
301	Mr J Pass	
302	Mrs P Pearson	
303	Mr A Pearson	
304	Mr K Young	
305	Mr G Butler	
306	Mrs J Evans	
307	Mr P Louhisalo	
308	Mrs E Louhisalo	
309	Mrs R Howard	
310	Mr M King	
311	Mrs A King	

<b>REPORT TO</b> Cabinet	<b>DATE OF MEETING</b> 13 <sup>th</sup> June 2012
-----------------------------	--

Report template revised July 2004



<b>SUBJECT</b>	<b>PORTFOLIO</b>	<b>AUTHOR</b>	<b>ITEM</b>
Site Allocations Development Plan Document – The Preferred Options consultation outcomes and the Publication version	Planning and Housing	Debra Holroyd	

## SUMMARY AND LINK TO CORPORATE PRIORITIES

As Members are aware the Local Development Framework is made up of two key documents – The Core Strategy and Site Allocations Document. The purpose of the Site Allocations Development Plan Document (DPD) is to set out the allocations for land including the development management policies for South Ribble, ensuring these are line with the general principles and policies that are set out in the Central Lancashire Core Strategy. This is directly linked to the Councils corporate priorities of delivering a strong South Ribble in the heart of a prosperous Central Lancashire; creating strong and healthy communities; together with a clean, green and safe environment.

The Preferred Options Site Allocations Development Plan Document was the subject of consultation in November – December 2011. The purpose of this report is to set out the summary of responses received to the consultation, detail the proposed way forward including some minor changes and amendments and seek endorsement of the publication version of the document for consultation, commencing in July 2012.

## RECOMMENDATIONS

That the Cabinet -

1. Note the responses received to the preferred options consultation as summarised in this report,
2. Give approval to the proposed amendments to the Site Allocations Development Plan Document, as set out within this report,
3. Endorse the publication version of the Site Allocations Development Plan Document for further consultation, Appendix 1
4. Delegate authority to the Director of Planning and Housing in consultation with the Cabinet Member for Strategic Planning and Housing to make minor text, layout and formatting amendments to the draft Publication Site Allocations Development Plan Document.

## DETAILS AND REASONING

### Background

As Members are aware the Site Allocations DPD has been through both the issues and options and preferred option consultation stages. We are now at a critical stage; the publication version of this document. One of the key tasks in helping to prepare for the publication stage has been to analyse each of the responses that the Council received in relation to the preferred options consultation, taking on board comments where appropriate and proposing a way forward which includes some amendments to policies and sites within the document.

In terms of the Central Lancashire Core Strategy, which is another key document within the Local Development Framework, officers are awaiting the Inspectors report which is due imminently, with the proposal to take the Core Strategy to the Council meeting in July for adoption.

## PREFERRED OPTIONS CONSULTATION OUTCOMES

In response to the preferred options consultation, the Council received 227 individual responses which were made up of numerous comments, in support together with some objections in relation to sites, policies and chapters within the preferred options document. This figure is quite comforting having regard to the fact that the Council were consulting on future development sites, which may have generated significant local concern.

The table below shows the breakdown of the 227 respondents, with the majority of comments being received from individuals.

Category	Count
Individuals	150
Housebuilders, landowners and agents	30
Commercial developers, owners and agents	12
Other Interest Groups/Organisations	7
Community Organisations	6
Government Departments, Agencies, Quangos	4
Private Utility Companies	4
Local Authorities and Parish Councils	14

There were various comments made in the consultation with regard to sites, phasing, infrastructure, flooding, traffic congestion etc. Overall there were no significant issues that emerged from the consultation process and a general summary is set out below. The full consultation responses report is available in the Member's rooms.

A general summary of the main comments received are set out below -

### Housing Policies and Allocations

Summary of comments in support -

- Support was received for the allocation of the Pickering's Farm site (Site EE) from developers and land owners. However issues were raised in terms of viability, questioning whether the allocation of 1200 dwellings could successfully deliver the associated infrastructure needs such as highway works, affordable housing, medical centre etc within the appropriate density levels.
- The Council received mainly support from landowners and developers with objections from a number of residents to the housing site – Part of Land north of Bannister Lane and north of Heatherleigh (Site W). Some respondents were enquiring about what is being proposed rather than making an objection.
- Internal consultation with Environmental Health Officers was carried out regarding the Barn Flatt Close and Brindle Road allocations, raised noise issues as a result of the sites proximities to the motorway, resulting in advice that the Barn Flatt Close allocation (Site BB) would be unsuitable for a residential allocation and the Brindle Road site (Site S) should be reduced in terms of its density and the area of allocation to allow for provision of mitigation measure such as acoustic fencing etc.

#### Summary of objections -

- Local residents who responded to the consultation objected to the proposed housing sites in Longton, due to traffic congestion, utilities infrastructure, flooding and the current openness of the village; they did not wish to see more development.
- Hutton Parish Council and local residents objected to the proposed housing land (Site N) opposite the Grammar School due to existing traffic congestion in relation to the school.
- Some residents were concerned about the proposed housing development off Brindle Road in Bamber Bridge (Site S). Local residents living within the area objected mainly due to traffic congestion.
- The Homes and Community Agency (HCA) have suggested that the land at Lilm Kiln Farm should be allocated for housing, which would help deliver and support the Central Park aspiration within the Preferred Options Site Allocations DPD.
- Bovis Homes objected to suggested phasing for housing at Vernon Carus and Land, Factory Lane, Penwortham (Site H) as they consider that housing could be delivered sooner here.
- There were various comments from developers and landowners relating to the phasing of the proposed allocations stating that sites could be delivered sooner and that some sites were undeliverable.

### Employment Policies and Allocations

#### Summary of comments in support -

- The Allocation of Employment Land Policy (Policy E1) and the Protection of Employment Areas and Sites Policy (Policy E2) were generally supported however comments were made about the policy requesting it be more flexible in terms of their uses to ensure that the policies are in line with the existing planning permission for e.g South Rings Business Park (Site a)

#### Summary of objections -

- The South Leyland Residents Action Group object to the proposed employment land allocated off Emnie Lane / Leyland Lane (Site b). The group submitted a petition with the objection. Concerns included noise pollution, safety issues, congestion and loss of the openness of the area.
- Local residents in Bamber Bridge object to the proposed employment allocation at Kellet Lane (Site c), due to the open space that is currently there and the houses that look on to this area, they also stated that there was sufficient employment land nearby.

### Retail

#### Summary of comments in support -

- Support for Leyland Town Centre policy. However comments received stated there should be more flexibility and a wider definition of potentially suitable uses within the secondary shopping frontage area
- The same principle applies at other sites too including retail sites such as the Capitol centre where respondents requested a specific policy and allocation in the interest of clarity.

#### Summary of objections -

- No objections received on the retail policies.

### Transport

#### Summary of comments in support -

- There was support for the Cross Borough Link Road and the Penwortham Bypass.
- There was support for road and public transport infrastructure that will support new and existing development, this is essential.



#### Summary of objections -

- A mix of responses in support and also objecting to the locations of the Park and Ride sites, especially those in Penwortham.
- The majority of comments relating to transport were in relation to congestion on the existing roads and that more development will worsen the situation.

#### **Strategic and Major Development Sites**

##### Summary of comments in support –

- There was general support for the inclusion of Pickering's Farm, Moss Side Test Track, Cuerden Strategic Site and BAE Systems Samlesbury by landowners and developers including some residents.
- Developers request that the whole of the Strategic Location south of Penwortham and north of Farington be allocated for housing to ensure deliverability of the site.

##### Summary of objections –

- We received no significant objections to the Strategic and Major Development Sites.

#### **General Comments**

- Support for the various Protected Open Land allocations.
- Support for the various Green Infrastructure policies, as these will protect the Boroughs green assets and open spaces.
- Support for the policy on the Protection of Health, Education & Other Community Services & Facilities.

#### **MOVING FORWARD – THE PUBLICATION VERSION**

Considering the comments received at the preferred options stage consultation, recent discussions on the deliverability of sites and a review of the Councils position and Boroughs infrastructure needs, the following section of the report sets out the proposed amendments to the Site Allocations document to be incorporated in the publication version document. The draft publication version of the Site Allocations Development Plan Document is attached to this report, in Appendix 1. The draft publication proposal map is also available to view in the Members rooms.

The paragraphs below us include a list of more general amendments that have also been incorporated in to the document.

#### **The Proposed Amendments to Housing Allocations and Policies –**

- It is proposed that the Brindle Road site (Site S) be decreased from 375 dwellings, as in the preferred options document, to 250 dwellings. This is based on responses regarding high levels of noise from the motorway, which would significantly affect the site. Noise due to the elevated sections of the motorway (that are adjacent to both sides of this site) would reduce the amount of housing to be delivered on this site and will require large buffer areas.
- The Barn Flatt site (Site BB) to be deleted from a residential allocation (30 dwellings) as this site lays adjacent to the Motorway and a recent noise assessment carried out shows that noise levels would be too high for dwellings in this location. This site is proposed to be unallocated within the existing built up area, allowing development to come forward if necessary on the basis that there may be possible technical solutions to help mitigate the noise levels from the motorway.

Due to the reduction in the housing numbers proposed on the sites listed above, amendments to the following two sites are proposed -

- Heatherleigh and North of Bannister lane allocation, (site W) – This site is proposed to be extended and to be allocated for the provision of 600 dwellings. The appropriate policy within the document will allocate this site as a major site for residential development with the potential of other community uses if the Council required this to be delivered through out the plan period. The proposed allocation would extend from Heatherleigh up to Moss Lane. Consultation responses in relation to this site highlighted that the densities on this site should be lower within this wider allocation to reflect the surrounding area and ensure the site is comprehensively developed including the relevant infrastructure for the local area.
- The Pickering's Farm site (Site EE) is proposed to continue as an allocation but to be extended on land either side of Flag Lane, increasing from 1200 dwellings to 1350 dwellings. This amendment would ensure appropriate densities on the site to deliver a high quality comprehensive development, the relevant and necessary infrastructure to be delivered including the Cross Borough Link road and many other community benefits where appropriate.

### **Proposed Amendments to the Employment Allocations and Policies -**

Due to the responses received at the preferred options stage consultation and the Enterprise Zone status achieved at BAE Samlesbury, it was felt appropriate to revisit the employment element of the document including policy and employment allocations as proposed in the preferred options document.

The Core Strategy sets out a requirement of 62 hectares of employment land for South Ribble over the plan period. It is proposed that this figure (62 hectares) is to be made up of 35.4 hectares of land (as set out in the table below) to provide for local employment needs. An element/portion of the 2 strategic sites (Cuerden and BAE) would make up the additional 26.6 hectares.

There would then be a remaining strategic site allocation of 91.4 hectares which would contribute towards the employment land supply for Central Lancashire as a whole and the North West Region. The Enterprise Zone will also contribute nationally to employment demands.

The changes are set out in the table below. They include the removal of South Rings, Kellet Lane and Emnie Lane from the employment site allocations. There would be a significant over supply of employment land if these sites were to remain. Their removal also addresses the objections and concerns raised about these sites.

### **Amendments to Table 5 in Policy E1 of the Preferred Options Site Allocations DPD.**

As stated above 3 sites have been removed from Table 5 as presented in the preferred options stage document, including

1. Emnie Lane (Site b and h), which is to be safeguarded for future development, at a time when it could be developed for employment, residential or both if appropriate,
2. Kellet Lane (Site c) which is to be unallocated within the existing built up area. It could come forward for development if required in the plan period and
3. South Rings (Site a) is proposed to be the subject of a mixed use policy, in line with the existing development on this site.

<b>Employment sites</b>	<b>Size hectares</b>
North of Lancashire Business Park	9.2
West Paddock	1.9
Land Adjacent to Leyland Business Park	2.1

Farington Hall Estate	22.2
<b>Total</b>	<b>35.4</b>

Strategic Employment Site land supply

<b>Strategic Site</b>	<b>Size hectares</b>
Cuerden	65
Samlesbury - EZ	53
<b>Total</b>	<b>118</b>

**Proposed other minor amendments -**

A number of other minor amendments are proposed to the document as follows –

As a result of the findings from the recent Open Space study, which is due to be finalised shortly, it has been necessary to amend a small number of the open space allocations as plotted on the site allocations proposals map. The Open Space study and playing pitch study has also proposed revised open space and playing pitch standards for new developments, which are added to the publication document.

In relation to Central Park, the document has been amended to strengthen the description of the parks boundary within policy and on the proposals map to help aid the delivery of the park.

The Housing Phasing table (Table 2 - Preferred Options) is proposed to be amended, to reflect the housing options chosen and the changes due to Strategic Housing Land Availability Assessment and deliverability assessment review that has taken place.

The housing and employment site descriptions within the document are proposed to be revised to ensure that the descriptions include all key information and characteristics about a site and the sites infrastructure needs.

A specific policy has been drafted for the Capitol Centre to protect its retail and leisure offer and in addition policies focusing on South Rings and Cuerden Way, have been prepared to ensure the appropriate mix of development is achieved in the area in line with existing development and uses in the area. This will address responses received.

Officers consider it is appropriate to add a specific infrastructure policy within the document, to secure the delivery of the necessary infrastructure; which will be cross referenced to the Community Infrastructure Levy.

Officers propose to remove the park and rides sites and bus transit routes off the proposal map, as Lancashire County Council are carrying out work on a Central Lancashire Transport Masterplan which will set out the transport needs for the area in line with the development being proposed.

**TIMESCALES AND NEXT STEPS**

It is essential that the Council move forward quickly with the final preparations of the Site Allocations document to ensure we have an up to date Local Plan, especially in light of the publication of the National Planning Policy Framework (NPPF) which has now replaced the Planning Policy Statements (PPS). Subject to cabinet approval, it is proposed to consult on the publication version of the site allocations document in July – August 2012 for 6 weeks. It is the intention to submit the document to Government in October 2012, with a view to hold the examination in January 2013 and then adoption in April 2013.

## WIDER IMPLICATIONS

In the preparation of this report, consideration has been given to the impact of its proposals in all the areas shown below. A risk assessment has also been carried out. The table shows the implications in respect of each of these.

<b>FINANCIAL</b>	Document preparation costs allowed for in estimates.
<b>LEGAL</b>	The preparation of the document has complied with the relevant legislation.
<b>RISK</b>	<p>The preparation of the LDF has been risk assessed as part of the Local Development Scheme and is subject to annual review.</p> <p>Recent appeal decisions demonstrate that the Government's agenda to significantly increase the delivery of new housing can outweigh a proven five year supply and an out of date local plan. Without an up-to-date development plan all applications will be decided in the light of the NPPF, with its presumption in favour of sustainable development. On this basis, the Council could expect to receive planning applications on safeguarded land and other un-allocated open land sites. Should applications be refused, the impact would be an increase in appeals, together with their associated costs.</p>
<b>OTHER (see below)</b>	

Asset Management	Corporate Plans and Policies	Crime and Disorder Act 1998 – Section 17	Data Protection
Fair Access	Freedom of Information Act 2000	Health and Safety	Human Rights Act 1998
Implementing Electronic Government	Staffing	Sustainability	Training and Development

## BACKGROUND DOCUMENTS

1. The Submission Version Central Lancashire Core Strategy, July 2011
2. The Issues and Options Site Allocations Development Plan Document, December 2010/January 2011
3. The Preferred Options Site Allocations Development Plan Document – November/December 2011
4. The draft Publication Version Site Allocations Development Plan Document - Appendix 1
5. The draft Publication Version Proposals Map
6. The draft Preferred Options Consultation Responses Report

31 October 2011



Dear Sir/Madam

## **CONSULTATION ON A NEW PLAN FOR THE BOROUGH**

### **Preferred Options – Site Allocations and Development Management Policies Development Plan Document**

The Council are currently producing a new Local Plan for the borough; this is the Site Allocations and Development Management Policies Development Plan Document. It sets out the Council's proposed uses for land in the borough, and includes the proposed Development Management policies which will guide decisions on future planning applications.

An earlier consultation in respect of the issues and options version of this document took place between December 2010 and January 2011. Views were sought on around 200 site suggestions that had been put forward by developers and landowners. These sites were put forward for potential new housing, employment, green spaces and transport infrastructure uses.

South Ribble Borough Council has now assessed these site suggestions and the feedback we received from the earlier consultation and is now proposing around 100 sites to be allocated for various uses/protection. We are now giving you the opportunity to comment on these sites and the proposed development management policies.

### **HOW TO VIEW THE DOCUMENT, GET INVOLVED AND MAKE YOUR COMMENTS**

The document and Proposal Map are available to view at: [www.southribble.gov.uk/ldf](http://www.southribble.gov.uk/ldf).

You can also view the document and map at South Ribble Borough Council offices where paper and CD copies will be available, including response forms, from 1 November to 22 December 2011.

#### **The Council offices are at:**

Civic Centre  
West Paddock  
Leyland  
PR25 1DH

Opening hours Monday – Thursday 8.30am to 5.15pm, Friday 8.30am to 4.45pm

In addition, arrangements have been made for copies of the document and map to be placed in local libraries and in some post offices (in villages without a permanent library) as follows –

Bamber Bridge Library	Station Road
Gregson Lane Post Office	305b Gregson Lane
Hoghton Post Office	The Straits
Kingsfold Library	Kingsfold Drive
Leyland Library	Lancastergate
Leyland Post Office	51 Hough Lane
Longton Library	Liverpool Road
Longton Post Office	64 Liverpool Road
Lostock Hall Library	Watkin Lane
New Longton Post Office	1 Station Road
Penwortham Library	Liverpool Road
Penwortham Post Office	244a Cop Lane

We will also be holding various road show 'drop in' events around the borough, where you can come and speak to us between the stated times. These events are as follows –

Location	Date	Time
Hoole Village Memorial Hall, Much Hoole	Wednesday, 9 November,	5.30pm – 7.15pm
Morrisons, Bamber Bridge	Thursday, 10 November,	10am – 6pm
St Catherine's Church Hall, Farington	Monday, 14 November	5pm – 7pm
Booths, Penwortham	Thursday, 17 November	10am – 6pm
Booths, Longton	Monday, 21 November	10am – 6pm
War Memorial Hall, Samlesbury	Thursday, 24 November	5.30pm – 7.30pm
Morrisons, Leyland	Friday, 25 November	10am – 5pm
St Gerard's Parochial Centre, Lostock Hall	Monday, 28 November	3pm – 6pm
Community Centre lounge, Penwortham	Tuesday, 6 December	5pm - 7pm
Civic Centre, Leyland	Wednesday, 7 December	2pm – 6pm

#### SEND US YOUR COMMENTS:

Comments may be made either –

1. online via the website [www.southribble.gov.uk/ldf](http://www.southribble.gov.uk/ldf)
2. via the dedicated email address - [ldf@southribble.gov.uk](mailto:ldf@southribble.gov.uk)
3. or in writing posted (no stamp required) to the following address: **FREEPOST, Central Lancashire LDF.**

Respondents are asked to use the response forms available on-line, from the Council office, or from the road show events, and to submit comments **no later than 5pm on 22 December 2011.**

If you require any further information during the consultation period please do not hesitate to contact Mike Eastham on 01772 625408, or Debra Holroyd on 01772 625411.

Yours faithfully



John Dalton  
Director of Planning and Housing

4 July 2012



Dear Sir/Madam

**A New Plan for the Borough: Publication Version –  
Site Allocations and Development Management Policies Development Plan Document**

The Council is producing a new Local Plan for the Borough, called the Site Allocations and Development Management Policies Development Plan Document (DPD).

This 'Publication' Version of the DPD sets out the Council's proposed uses for land in the Borough and the Council's interpretation of the Central Lancashire Core Strategy. The plan includes the proposed development management policies that will guide decisions on future planning applications. It allocates or protects land for different uses, such as housing, employment or open space. The process of preparing the plan has involved consultation on two previous versions of the document: the Issues and Options version (December 2010-January 2011) and the Preferred Options version (November 2011-January 2012). All previous consultation responses have been considered to help formulate the Publication version.

In producing a Publication version, the Council is now inviting interested parties to make formal representations within a six week period. Following consideration of representations made on the Publication version, the document will be submitted by the Council to Government, and will then be subject to examination by an independent Planning Inspector. At that stage, all formal representors will have the opportunity to put their case to the Inspector at the examination. Once this process is complete, including any changes required by the examination process, the document can be formally adopted by the Council.

**HOW TO VIEW THE DOCUMENT, GET INVOLVED AND MAKE REPRESENTATIONS**

The document and Proposal Map are available to view at: [www.southribble.gov.uk/ldf](http://www.southribble.gov.uk/ldf).

The document and map may also be viewed at the South Ribble Borough Council offices. CD copies will be available, along with representation forms, from 5 July until 15 August 2012. The Council offices are at:

Civic Centre  
West Paddock  
Leyland  
PR25 1DH

Opening hours Monday – Thursday 8.30am to 5.15pm, Friday 8.30 am to 4.45 pm

Arrangements have been made for copies of the document and map to be placed in local libraries as follows:

Library	Address
Bamber Bridge Library	Station Road
Kingsfold Library	Kingsfold Drive
Leyland Library	Lancastergate
Longton Library	Liverpool Road
Lostock Hall Library	Watkin Lane
Penwortham Library	Liverpool Road

The documentation will be available for information at the following My Neighbourhood meetings (7 pm to 8 pm):

Thursday 5 July: Eastern Neighbourhood Forum, Gregson Lane Community Centre

Thursday 12 July: Penwortham Neighbourhood Forum, St.Teresa's Parish Centre

Thursday 19 July: Leyland Neighbourhood Forum, Civic Centre, Leyland

We will be holding three "drop-in" events around the Borough, where you can come and speak to us between 12 noon and 6 pm. These events are as follows:

Location	Date
Booths, Longton	Tuesday 10 July
Morrisons, Bamber Bridge	Wednesday 11 July
Morrisons, Leyland	Tuesday 17 July

Formal representations may be made:

1. online via the website: [www.southribble.gov.uk/ldf](http://www.southribble.gov.uk/ldf)
2. via the dedicated email address: [ldf@southribble.gov.uk](mailto:ldf@southribble.gov.uk)
3. in writing posted to the following address: Forward Planning Team, Civic Centre, West Paddock, Leyland, PR25 1DH.

Respondents are asked to use the representations forms available on-line, from the Council offices, or from the drop-in events, and to submit representations **no later than 5pm on Wednesday 15 August 2012.**

If you require any further information during the representations period please contact David Porter on 01772 625415 or Zoë Harding on 01772 625451. Please let us know if your contact details have changed, so that we may update our records.

Yours faithfully,



**John Dalton**  
**Director of Planning and Housing**