

Central Lancashire Local Plan 2023-2041

THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING)
(ENGLAND) REGULATIONS 2012



Regulation 19 Pre-Submission Plan

REPRESENTATION FORM

The easiest way to submit your comments is online at <https://centrallocalplan.citizenspace.com/planning/cllp-regulation-19-representation-period/>. Alternatively, you can scan the QR code on the right, using a smartphone, to be taken to the webpage. **We would encourage you to use the online form wherever possible.** Where online is not possible, you can complete this form and return it to us using the postal address on the final page.



Submission form

This form has two parts-

Part A – Personal Details: need only to be completed once. **We will not be able to accept responses where personal details are not provided.**

Part B – Your representation(s): Please fill in a separate sheet for each representation you wish to make relating to each individual policy.

You will be asked to give details of why you consider the policies of the Local Plan to be sound or unsound, please be as precise as possible. You will also be asked to set out the modification(s) you consider necessary to make the Local Plan policies sound in respect of any soundness matters you have identified. You will need to say why each modification will make the policy sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Privacy Notice

If you have any questions about how the Central Lancashire Authorities will handle your personal data, please see our Data Protection Policy Statement or contact us via email at centrallancashireplan@chorley.gov.uk

- Chorley Privacy Statement: <https://chorley.gov.uk/privacy>
- Preston Privacy Statement: <https://www.preston.gov.uk/article/1231/Data-protection-policy-statement>
- South Ribble Privacy Statement: <https://southribble.gov.uk/privacypolicy>

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|------------------------------|--|--|--|--|
| Preston, or South Ribble) | | | | |
|------------------------------|--|--|--|--|

Part B: Please use a separate sheet for each representation you wish to make

| | |
|------------------------------|---|
| Name or Organisation: | <p>Homes England On behalf of the landowners contained within the proposed allocation HS3.2 Apsley House, Farington (the Site) of the CLLP.</p> <p>The proposed allocation includes land owned by:</p> <ul style="list-style-type: none"> • Homes England: 11.1 ha, • G & W Love (individual landowner): 3.7 ha and; • Northern Trust Group (with Lanley Homes): 8.5 ha. <p>Collectively referred to below as 'the landowners'.</p> |
|------------------------------|---|

3. To which part of the Local Plan does this representation relate?

Please provide the reference of the policy, paragraph, policies map, evidence etc that your comment relates to. Please use a separate Part B form for each element of the plan (i.e. policy, paragraph, site, document) that you wish to comment on.

If comments do not provide a reference, or are submitted on a single form and relate to multiple elements of the Plan, then the Council will assign and/or separate these points out as it considers most appropriate for submission to the Planning Inspectorate.

| Comment being made against: | Reference (please provide) |
|-----------------------------|--------------------------------|
| Policy: | HS3.2: Apsley House, Farington |
| Paragraph: | |
| Development Site: | |
| Policies Map: | |
| Evidence: | |
| Other (Please state): | |

4. Do you consider the Local Plan is: Sound

| | | |
|--|-------------------------------|----|
| | Please check the relevant box | |
| | Yes | No |

| | | |
|--|-------------------------------------|--------------------------|
| 1) Legally compliant | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) Sound (If you check 'No', please also confirm below which of the 'tests' it fails to meet) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Positively prepared | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Justified | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Effective | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Consistent with national policy | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3) Complies with the duty to co-operate | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible (e.g., if objecting on the basis of legal compliance, please quote the specific law that the Central Lancashire Local Plan does not comply with).

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

The landowners consider Policy HS3.2: Apsley House, Farington sound as it is justified by technical evidence, is available to be brought forwards for development now, and is a suitable and sustainable location for new housing development.

For further detail outlining this position, please see the submitted Apsley House – Joint Landowners Letter sent via email.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The landowners are supportive of the allocation, however for completeness, a modification is requested to Policy HS3.2 to clarify the capacity of the Site is 448 dwellings and not 435 dwellings.

This is to ensure it is justified (reflecting the landowners' proportionate evidence of the allocation's capacity) and consistent with national planning policy by ensuring an effective use of land to meet the need for homes (Paragraph 124 of the NPPF).

The landowners consider the Key Development Considerations can be met in full within individual planning applications and are confident that no modifications are necessary to this policy wording.

For further detail outlining this position, please see the submitted Apsley House – Joint Landowners Letter sent via email.

(Continue on a separate sheet /expand box if necessary)

Please note: In your representation, you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues identified during the examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

| | Please check the relevant box |
|--|-------------------------------------|
| No, I do not wish to participate in hearing sessions | <input type="checkbox"/> |
| Yes, I wish to participate in hearing sessions | <input checked="" type="checkbox"/> |

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Homes England, as a key landowner across Central Lancashire, would like to attend all hearing sessions relating to their land ownerships.

Please refer to the submitted representation for further details.

The landowners wish to attend the hearing session to support proposed Housing Allocation HS3.2.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Please return your completed representation form(s) by post to: Planning Policy Team, Third Floor, Town Hall, Lancaster Road, Preston, PR1 2RL by filling in this representation form.

Forms must be received by midnight on Monday 14 April 2025.

