

Central Lancashire Local Plan 2023-2041

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



Regulation 19 Pre-Submission Plan

REPRESENTATION FORM

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

Name or Organisation:

FI Real Estate Management Ltd

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:	SS1: Development Patterns
Paragraph:	
Development Site:	
Policies Map:	
Evidence:	
Other (Please state):	

4. Do you consider the Local Plan is:

	Please check the relevant box	
	Yes	No
1) Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(If you check 'No', please also confirm below which of the 'tests' it fails to meet)		

a) Positively prepared	<input type="checkbox"/>	<input type="checkbox"/>
b) Justified	<input type="checkbox"/>	<input type="checkbox"/>
c) Effective	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Consistent with national policy	<input type="checkbox"/>	<input type="checkbox"/>
3) Complies with the duty to co-operate	<input 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 representor is generally in support of Policy SS1: Development Patterns but suggests a change to increase the emphasis on the need to accommodate different forms of economic development/employment development at the right time and right locations given its key role in meeting current demand and market need, and for supporting sustainable communities

(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.

Proposed amendments to Policy SS1, parts 1 to 3:

The proposed change deals only with paragraphs 1-3. Remaining paragraphs 3-6 remain as drafted:

1. *New housing, employment and commercial growth and associated infrastructure will be focused on the most sustainable locations **brought forward in the most***

appropriate and suitable locations to meet needs and to deliver sustainable patterns development in Central Lancashire **and** where development can ideally:

a) Benefit from, and/or provide, a range of facilities, services, open spaces, and jobs.

b) Help regenerate our City and Town centres.

c) Support and reinvigorate the role of centres as focal points for services, facilities, employment, and sustainable transport.

d) Make the best use of well-located previously developed land and buildings.

e) Provide the greatest opportunities to reduce greenhouse gas emissions and create climate resilient places.

f) Facilitate active travel and the use of public transport.

g) Harness and enhance local culture and heritage.

h) Support and enhance a network of accessible green and blue infrastructure and nature recovery.

i) Meet the need for particular forms of employment development at the most appropriate and accessible locations.

2. The Green Belt in Central Lancashire will continue to prevent ~~urban sprawl~~ **inappropriate development** by keeping land permanently open. **Other development will need to be supported by the demonstration of very special circumstances or that land is grey belt.** The extent of the Green Belt is shown on the Policies Map and development proposals within the Green Belt will be determined in accordance with national policy and guidance to meet the national purposes of Green Belt.

3. New development will **generally** be focussed within settlement boundaries and on allocated sites as shown on the Policies Map **except for site-specific development meeting an identified need.**

[No change is proposed to Parts 4 to 6]

(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:

The amendment is inter-related with wider spatial vision, strategy and economic policy representations made.

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.

