

Central Lancashire Local Plan Publication (Regulation 19) Draft

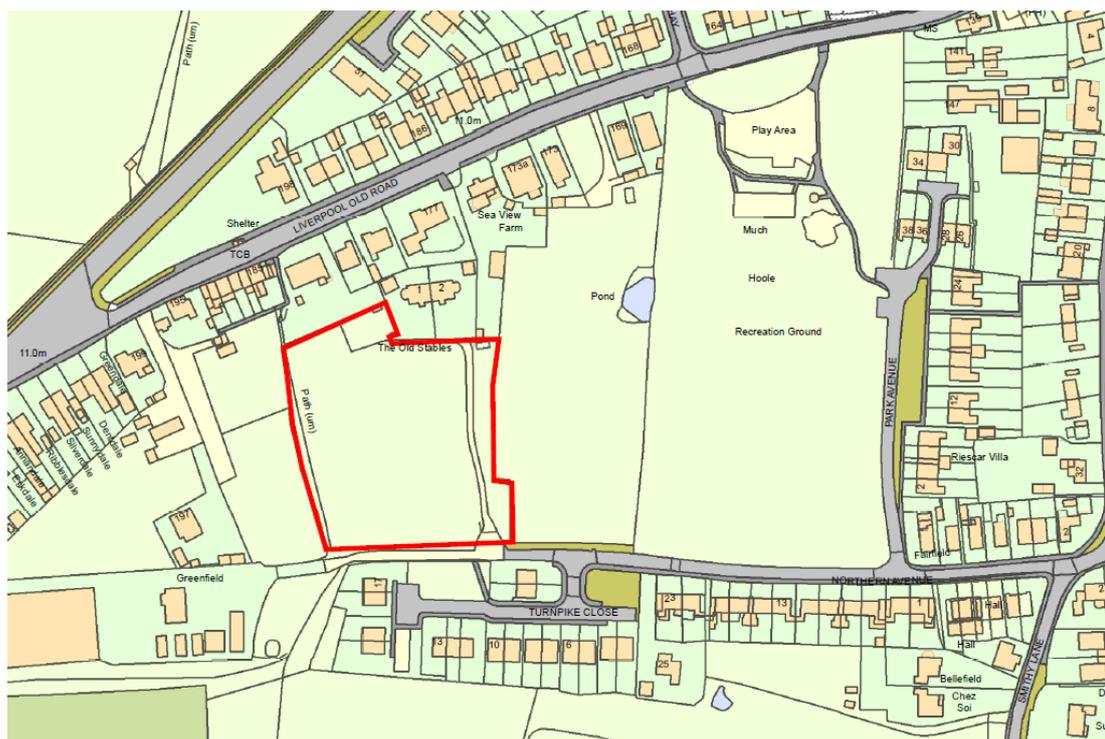
Representation to Proposed Allocation HS3.9 'South Liverpool Old Road, Much Hoole'.

1. Introduction

- 1.1. De Pol Associates are retained by Mr Robin Green to submit representations to the Publication (Regulation 19) draft of the Central Lancashire Local Plan 2023-2041 (CLLP). This representation relates specifically to proposed allocation HS3.9 Land South of Liverpool Old Road, Much Hoole of which Mr Green is part owner.
- 1.2. These representations relate specifically to the proposed allocation and are without prejudice to any other policies or allocations within the Publication draft Plan to which De Pol Associates has submitted separate representations. These representations are in support of the allocation of the site for residential development.

2. Allocation HS3.9

- 2.1. Mr Green owns a significant proportion of the proposed allocation as identified on the plan below.



Extent of site owned by Mr Green

- 2.2. The NPPF, at paragraph 35, sets out four tests which plans must meet in order to be considered sound. In relation to proposed allocation HS3.9 it is considered that these tests have been met as outlined below and as such the allocation is considered to be sound.

Positively Prepared

- 2.3. Allocation HS3.9 represents a positive policy which assists in meeting the housing requirements of the Borough. This representations does not seek to comment on the overall strategy and settlement hierarchy. The proposed allocation is for a total of 60 dwellings, in 2011 the census identified that approximately 2,000 people were living in Much Hoole. An allocation to deliver approximately 60 dwellings is commensurate with the size of the village.

Justified

- 2.4. The allocation of the site at HS3.9 is considered to be justified. The Local Planning Authority has a duty to meet its housing need (a matter on which this representation does not comment). The allocation of the site at HS3.9 will contribute towards the delivery of this requirement.
- 2.5. In terms of reasonable potential alternatives, the proposed allocation is allocated in the adopted South Ribble Local Plan under Policy B2 for development which meets local need. As such the site has previously been identified as suitable for development as part of the current



plan. There are no other suitable sites in Much Hoole which could accommodate housing without Green Belt release. In this context there are no reasonable potential alternative sites in Much Hoole which could accommodate housing.

Effective

- 2.6. The proposed allocation is considered to be effective. The site is a greenfield site within an existing settlement. The land owned by Mr Green has the potential for access from Northern Avenue to the south of the allocation. There are no known constraints to development which would mean the site would not be delivered. Mr Green is fully supportive of the Council's proposal to allocated his land as part of allocation HS3.9. Mr Green has been approached previously by developers and land promoters indicating that there is market interest in the site, again confirming its suitability and deliverability.

Consistent with National Policy

- 2.7. Without comment on other policies and allocations within the publication draft it is considered that the proposed allocation of HS3.9 is consistent with national policy. The delivery of the allocation will assist in boosting housing supply in accordance with national requirements. A critical consideration.
- 2.8. The site is located in a sustainable location with recreation ground, primary school, shop, village hall and public house in the village and all within easy walking distance of the site. Bus stops on Liverpool Old Road, again within easy walking distance of the proposed allocation provide regular services to Ormskirk, Hesketh Bank, Southport, Chorley and Preston.
- 2.9. The proposed allocation is sustainably located and accords with the requirements of national policy.
- 2.10. In consideration of the four tests of soundness it is considered that the proposed allocation of site HS3.9 is sound and represents a suitable allocation for residential development.