

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>

Part A: Personal Details*

We will not be able to accept responses where personal details are not provided.

1. Please provide your contact details.

**If an agent is appointed, please complete only the Title, Name and Organisation (if applicable) in the Person Details boxes below but complete the full contact details of the agent in Agent Details.*

	Representor Personal Details	Agents Details (if applicable)
Title	Mr	
First Name	Eddie	
Last Name	Graves	
Job Title (where relevant)	████████████████████ ██████	
Organisation (where relevant)	████████████████	
Address Line 1	████████████████████ ████████████	
Address Line 2		
Town	████████████████	
Postcode	██████████	
Telephone number	██████████████	
Email address	████████████████████ ██	
What authority do you live / work in? (<i>Chorley, Preston, or South Ribble</i>)	N/A	

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

Name or Organisation:	Fylde Council
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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:	Policy SS5
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 checked="" type="checkbox"/>
b) Justified	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Effective	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Consistent with national policy	<input type="checkbox"/>	<input checked="" 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.

Strategic Housing Sites

The CLLP includes strategic development sites SS3 and SS5 close to the boundary with Fylde. The sites represent a very significant urban extension; however, Fylde Council has some concerns about how the development will proceed and some potential impacts of the developments.

In the case of site SS3, although reference is made in the need for an infrastructure delivery schedule that it should be linked to the phases of development on the site, there are no specifications as to what those phases should consist of, nor to any limits to what development could take place prior to the provision of key infrastructure.

In the case of site SS5, the site is split into two phases, of which one is not anticipated to be commenced until after the plan period ends. Again, no specifications are made as to what development could take place, other than reference to masterplanning and an overall requirement for infrastructure.

Therefore, whilst it had been suggested at the Duty to Co-operate meeting of 6th November 2024 that the sites west of Preston would be long term allocations and were only in the early planning stage, allocation of these as strategic sites as currently proposed could result in development commencing very quickly. Fylde Council wish to stress that the sites should be developed only in a planned way, through pre defined phases and with specific infrastructure delivered at specified stages in the development of the wider sites, and that this needs to be set out in more detail in the plan.

Spatial Strategy Policy SS1 Development Patterns point 6 requires that development proposals should be safely integrated into their environments. This will apply particularly to the large edge-of settlement sites SS3 and SS5 close to/and adjoining the boundary with Fylde, where the context is a sparsely populated rural area. The impact on the surrounding landscape to the west will need to be mitigated: it is recommended that areas of strategic landscaping be identified within the allocations to achieve this.

The emergency planning zone for the Westinghouse Springfields nuclear site extends into the strategic site SS5, and much of site SS5 is in close proximity to what is nationally important green energy infrastructure. Consultation will need to be undertaken with the Office for Nuclear Regulation, Lancashire County Council's Emergency Planning Team and the site operators. If there is any suggestion that any current or proposed future operations at the Springfields site would be compromised by the strategic-sized housing development, the allocation should be modified or deleted so that the operation of the site can remain unhindered.

(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.

How the issues are addressed are matters for the three authorities and the Inspector to determine

(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:

As a neighbouring authority, Fylde Council would expect to be able to ensure that the matters are aired and explored during the hearing.

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.

