

# 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](mailto: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		
First Name	Tiffany	Angela
Last Name	Bates	Brookes
Job Title (where relevant)	██████████ ██████	██████
Organisation (where relevant)	National Grid Electricity Transmission	Fisher German LLP
Address Line 1	National Grid House	The Estates Office
Address Line 2	Warwick Technology Park, Gallows Hill	Norman Court
Town	Warwick	Ashby de la Zouch
Postcode	CV34 6DA	LE65 2UZ
Telephone number		
Email address	<a href="mailto:box.landandacquisitions@nationalgrid.com">box.landandacquisitions@nationalgrid.com</a>	<a href="mailto:ngplanning@fishergerman.co.uk">ngplanning@fishergerman.co.uk</a>

What authority do you live / work in? ( <i>Chorley, Preston, or South Ribble</i> )	n/a	n/a
--	-----	-----

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

<b>Name or Organisation:</b>	National Grid Electricity Transmission	<b>Fisher German LLP</b>
------------------------------	--	--------------------------

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 SS3: Strategic Site Allocation – North West Preston/Bartle
Paragraph:	
Development Site:	Policy SS3: Strategic Site Allocation – North West Preston/Bartle
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 checked="" type="checkbox"/>	<input type="checkbox"/>
(If you check 'No', please also confirm below which of the 'tests' it fails to meet)		
a) Positively prepared	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Justified	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) Effective	<input type="checkbox"/>	<input checked="" 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.

### Proposed development sites crossed or in close proximity to NGET assets

Following a review of the Central Lancashire Local Plan - Regulation 19 Publication Version Development Plan Document, we have identified that one or more proposed development sites are crossed or in close proximity to NGET assets. Details of the sites affecting NGET assets are provided below.

Development Plan Document Site	Asset Description
SS3 North West Preston	ZX ROUTE TWR (248R - 444R): 400Kv Overhead Transmission Line route: HEYSHAM- HUTTON - PENWORTHAM 1 & HEYSHAM- HUTTON - PENWORTHAM 2
SS5 – Preston West	ZX ROUTE TWR (248R - 444R): 400Kv Overhead Transmission Line route: HEYSHAM- HUTTON - PENWORTHAM 1 & HEYSHAM- HUTTON - PENWORTHAM 2
SS6 (A+B): Strategic Site Allocation – Pickering’s Farm, Penwortham	ZX ROUTE TWR (248R - 444R): 400Kv Overhead Transmission Line route: HEYSHAM- HUTTON - PENWORTHAM 1 & HEYSHAM- HUTTON - PENWORTHAM 2
Policy HS3: Housing Allocations South Ribble HS3.2 Apsley House, Farington* #	ZQ ROUTE TWR (120 - 186): 400Kv Overhead Transmission Line route: PADIHAM – PENWORTHAM & CARRINGTON - DAINES - PENWORTHAM
HS4.2 - Land off Riversway & West of Dodney Drive Lea	ZX ROUTE TWR (248R - 444R): 400Kv Overhead Transmission Line route: HEYSHAM- HUTTON - PENWORTHAM 1 & HEYSHAM- HUTTON - PENWORTHAM 2
EC3.4 - Riversway, Maritime Way, Preston	ZX ROUTE TWR (248R - 444R): 400Kv Overhead Transmission Line route: HEYSHAM- HUTTON - PENWORTHAM 1 & HEYSHAM- HUTTON - PENWORTHAM 2
Policy EC6: Mixed Use Allocations South Ribble - EC6.1 Cuerden	ZQ ROUTE TWR (120 - 186): 400Kv Overhead Transmission Line route: PADIHAM – PENWORTHAM & CARRINGTON - DAINES - PENWORTHAM

A plan showing details of the site locations and details of NGET assets provided in a separate attachment submitted alongside this representation. Please note that this plan is illustrative only. NGET also provides information in relation to its assets at the website below.

<https://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/network-route-maps>

NGET advocates the high standards of design and sustainable development forms promoted through national planning policy and understands that contemporary planning and urban design agenda require a creative approach to new development around high voltage overhead lines and other NGET assets.

Without appropriate acknowledgement of the NGET assets present within the site, these policies should not be considered effective as they cannot be delivered as proposed; unencumbered by the constraints posed by the presence of NGET infrastructure.

### **New Infrastructure**

Currently there are no known new infrastructure interactions within the area, however demand for electricity is expected to rise as the way NGET power our homes, businesses and transport changes. As the nation moves towards net zero, the fossil fuels that once powered the economy will be replaced with sources of low-carbon electricity, such as offshore wind farms.

The UK Government has committed to reach net zero emissions by 2050. This means achieving a balance between the greenhouse gases put into the atmosphere and those taken out. Decarbonising the energy system is vital to this aim.

NGET's infrastructure projects in England and Wales will support the country's energy transition and make sure the grid is ready to connect to more and more sources of low carbon electricity generated in Britain.

The way NGET generate electricity in the UK is changing rapidly, and NGET are transitioning to cheaper, cleaner and more secure forms of renewable energy such as new offshore windfarms. NGET need to make changes to the network of overhead lines, pylons, cables and other infrastructure that transports electricity around the country, so that everyone has access to clean electricity from these new renewable sources. These changes include a need to increase the capability of the electricity transmission system between the North and the Midlands, and between the Midlands and the South. It is also needed to facilitate the connection of proposed new offshore wind, and subsea connections between England and Scotland, and between the UK and other countries across the North Sea.

Accordingly, we request that the Council is cognisant of the above.

### **Further Advice**

NGET is happy to provide advice and guidance to the Council concerning their networks. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us.

If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, NGET wishes to be involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult NGET on any Development Plan Document (DPD) or site-specific proposals that could affect our assets.

**(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.

We propose modifications to the above site allocations and/or policies to include wording to the following effect. We propose that these modifications are applied to each of the aforementioned site allocations affected by NGET assets.

We propose modifications to the referenced site allocations and/or policies to include wording to the following effect (*bold red italics*).

**Policy SS3: Strategic Site Allocation – North West Preston/Bartle**

*i) Include a strategy for responding to the National Grid Overhead Cable Route present within the site which demonstrates how the National Grid Design Guide and Principles have been applied at the masterplanning stage and how the impact of the assets has been reduced through good design.*

Within the Key Development Considerations table:

*Infrastructure: The development will include a strategy for responding to the National Grid Overhead Cable Route present within the site which demonstrates how the National Grid Design Guide and Principles have been applied at the masterplanning stage and how the impact of the assets has been reduced through good design.*

(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.**

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

<b>Name or Organisation:</b>	National Grid Electricity Transmission	Fisher German LLP
------------------------------	--	-------------------

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:	<ul style="list-style-type: none"> <li>• Policy SS5: Strategic Site Allocation – Preston West</li> <li>• Policy SS6 (A+B): Strategic Site Allocation – Pickering’s Farm, Penwortham</li> <li>• Policy HS3: Housing Allocations South Ribble - HS3.2 Apsley House, Farington* #</li> <li>• Policy HS4: Housing Allocations Preston - HS4.2 Land off Riversway &amp; West of Dodney Drive Lea # (To include an asterisk so that the Key Development Considerations set out within Appendix 4 apply)</li> <li>• Policy EC3: Employment Allocations Preston - EC3.4 Riversway, Maritime Way, Preston</li> <li>• Policy EC6: Mixed Use Allocations South Ribble - EC6.1 Cuerden</li> </ul>
Paragraph:	
Development Site:	<ul style="list-style-type: none"> <li>• Policy SS5: Strategic Site Allocation – Preston West</li> <li>• Policy SS6 (A+B): Strategic Site Allocation – Pickering’s Farm, Penwortham</li> <li>• Policy HS3: Housing Allocations South Ribble - HS3.2 Apsley House, Farington* #</li> <li>• Policy HS4: Housing Allocations Preston - HS4.2 Land off Riversway &amp; West of Dodney Drive Lea</li> <li>• Policy EC3: Employment Allocations Preston - EC3.4 Riversway, Maritime Way, Preston</li> <li>• Policy EC6: Mixed Use Allocations South Ribble - EC6.1 Cuerden</li> </ul>
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  (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 type="checkbox"/>	<input checked="" 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.

**Proposed development sites crossed or in close proximity to NGET assets**

Following a review of the Central Lancashire Local Plan - Regulation 19 Publication Version Development Plan Document, we have identified that one or more proposed development sites are crossed or in close proximity to NGET assets. Details of the sites affecting NGET assets are provided below.

Development Plan Document Site	Asset Description
SS3 North West Preston	ZX ROUTE TWR (248R - 444R): 400Kv Overhead Transmission Line route: HEYSHAM- HUTTON - PENWORTHAM 1 & HEYSHAM- HUTTON - PENWORTHAM 2
SS5 – Preston West	ZX ROUTE TWR (248R - 444R): 400Kv Overhead Transmission Line route: HEYSHAM- HUTTON - PENWORTHAM 1 & HEYSHAM- HUTTON - PENWORTHAM 2
SS6 (A+B): Strategic Site Allocation – Pickering’s Farm, Penwortham	ZX ROUTE TWR (248R - 444R): 400Kv Overhead Transmission Line route: HEYSHAM- HUTTON - PENWORTHAM 1 & HEYSHAM- HUTTON - PENWORTHAM 2
Policy HS3: Housing Allocations South Ribble HS3.2 Apsley House, Farington* #	ZQ ROUTE TWR (120 - 186): 400Kv Overhead Transmission Line route: PADIHAM – PENWORTHAM & CARRINGTON - DAINES - PENWORTHAM
HS4.2 - Land off Riversway & West of Dodney Drive Lea	ZX ROUTE TWR (248R - 444R): 400Kv Overhead Transmission Line route: HEYSHAM- HUTTON - PENWORTHAM 1 & HEYSHAM- HUTTON - PENWORTHAM 2
EC3.4 - Riversway, Maritime Way, Preston	ZX ROUTE TWR (248R - 444R): 400Kv Overhead Transmission Line route: HEYSHAM- HUTTON - PENWORTHAM 1 & HEYSHAM- HUTTON - PENWORTHAM 2
Policy EC6: Mixed Use Allocations South Ribble - EC6.1 Cuerden	ZQ ROUTE TWR (120 - 186): 400Kv Overhead Transmission Line route: PADIHAM – PENWORTHAM & CARRINGTON - DAINES - PENWORTHAM

A plan showing details of the site locations and details of NGET assets are provided in a separate attachment submitted alongside this representation. Please note that this plan is illustrative only. NGET also provides information in relation to its assets at the website below.

<https://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/network-route-maps>

NGET advocates the high standards of design and sustainable development forms promoted through national planning policy and understands that contemporary planning and urban design agenda require a creative approach to new development around high voltage overhead lines and other NGET assets.

Without appropriate acknowledgement of the NGET assets present within the site, these policies should not be considered effective as they cannot be delivered as proposed; unencumbered by the constraints posed by the presence of NGET infrastructure.

### **New Infrastructure**

Currently there are no known new infrastructure interactions within the area, however demand for electricity is expected to rise as the way NGET power our homes, businesses and transport changes. As the nation moves towards net zero, the fossil fuels that once powered the economy will be replaced with sources of low-carbon electricity, such as offshore wind farms.

The UK Government has committed to reach net zero emissions by 2050. This means achieving a balance between the greenhouse gases put into the atmosphere and those taken out. Decarbonising the energy system is vital to this aim.

NGET's infrastructure projects in England and Wales will support the country's energy transition and make sure the grid is ready to connect to more and more sources of low carbon electricity generated in Britain.

The way NGET generate electricity in the UK is changing rapidly, and NGET are transitioning to cheaper, cleaner and more secure forms of renewable energy such as new offshore windfarms. NGET need to make changes to the network of overhead lines, pylons, cables and other infrastructure that transports electricity around the country, so that everyone has access to clean electricity from these new renewable sources. These changes include a need to increase the capability of the electricity transmission system between the North and the Midlands, and between the Midlands and the South. It is also needed to facilitate the connection of proposed new offshore wind, and subsea connections between England and Scotland, and between the UK and other countries across the North Sea.

Accordingly, we request that the Council is cognisant of the above.

### **Further Advice**

NGET is happy to provide advice and guidance to the Council concerning their networks. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us.

If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, NGET wishes to be involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult NGET on any Development Plan Document (DPD) or site-specific proposals that could affect our assets.

**(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.

We propose modifications to the above site allocations and/or policies to include wording to the following effect. We propose that these modifications are applied to each of the aforementioned site allocations affected by NGET assets.

We propose modifications to the referenced site allocations and/or policies to include wording to the following effect (*bold red italics*).

Policy SS3: Strategic Site Allocation – North West Preston/Bartle  
 Policy SS5: Strategic Site Allocation – Preston West  
 Policy SS6 (A+B): Strategic Site Allocation – Pickering’s Farm, Penwortham  
 Policy HS3: Housing Allocations South Ribble - HS3.2 Apsley House, Farington\* #  
 Policy HS4: Housing Allocations Preston - HS4.2 Land off Riversway & West of Dodney Drive Lea # (To include an asterisk so that the Key Development Considerations set out within Appendix 4 apply)  
 Policy EC3: Employment Allocations Preston - EC3.4 Riversway, Maritime Way, Preston  
 Policy EC6: Mixed Use Allocations South Ribble - EC6.1 Cuerden  
 All policies listed above to include within the Key Development Considerations table:

*Infrastructure: The development will include a strategy for responding to the National Grid Overhead Cable Route present within the site which demonstrates how the National Grid Design Guide and Principles have been applied at the masterplanning stage and how the impact of the assets has been reduced through good design.*

(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 checked="" type="checkbox"/>
Yes, I wish to participate in hearing sessions	<input 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:
--

n/a
-----

<b><i>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.</i></b>
---

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.**

