

Submitted to Central Lancashire Local Plan Regulation 19 Representation Period
Submitted on 2025-03-19 05:54:07

Part A: Personal Details

1 What is your title?

Mr

2 What is your first name?

First Name:
Andrew

3 What is your last name?

Last name:
Hodson

4 What is your job title? (if relevant to the representation)

Job title:
Not Applicable

5 What is your organisation? (if relevant to the representation)

Organisation:
Not Applicable

6 What Authority do live/work in?

[Redacted]

7 What is your address?

Address line 1:
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

8 What is your email address?

Email:
[Redacted]

Part B: Representation

9 Which part of the Central Lancashire Local Plan would you like to make a representation about?

South Ribble Site Allocations

South Ribble Site Allocations

280 Which site allocation would you like to make a representation for?

site allocation reference:
HS3.10

281 Do you consider the Central Lancashire Local Plan is:

Spatial Vision: Soundness/legal/DtC - Legally Compliant:
No

Spatial Vision: Soundness/legal/DtC - Sound (If you check 'No', please also confirm below which of the 'tests' it fails to meet):

No

Spatial Vision: Soundness/legal/DtC - a) Positively prepared:

No

Spatial Vision: Soundness/legal/DtC - b) Justified:

No

Spatial Vision: Soundness/legal/DtC - c) Effective:

No

Spatial Vision: Soundness/legal/DtC - d) Consistent with national policy:

No

Spatial Vision: Soundness/legal/DtC - Complies with the Duty to Cooperate:

No

282 Please give details of why you consider the Central Lancashire 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 (i.e., if objecting on legal grounds then please quote the specific law that the Central Lancashire Local Plan does not conform with). If you wish to support the legal compliance or soundness of the Central Lancashire Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

South Ribble site allocations: soundness/legality/DtC:

1. the red line boundary partially includes land that is not within the ownership of South Ribble Borough Council, but has already been developed as residential. The land affected includes 5 detached houses that were completed in 2022 ; [REDACTED]

2. In the past the land in question had a Restrictive Covenant placed on it, restricting its use to recreation playing fields, and forbade the construction of residential housing.

3. The Consultation Document for the Central Lancashire Local Plan states:

a) Section 6 states 'South Ribble have sufficient land available to exceed the housing requirements recommended for them without releasing Green Belt land'.

b) Section 9 states 'South Ribble have sufficient land available outside of the Green Belt to meet their requirements.

c) National planning policy requires local authorities to demonstrate exceptional circumstances to allocate land for development in the Green Belt.

Other than the land that is not within South Ribble Borough Council's ownership, the land in question is currently agricultural land, and is effectively Green Belt.

In view of the foregoing the land is definitely not compliant in all aspects.

283 Please set out the modification(s) you consider necessary to make the Central Lancashire Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in the question 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 Central Lancashire 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.

South Ribble site allocations: modifications:

As explained, the land indicated on the red line boundary falls outside South Ribble Borough Council's ownership and would therefore need to be amended.

Separately, compliance cannot be achieved when, clearly, the allocation of residential does not meet the requirements of its own Consultation Document for the Central Lancashire Local Plan, as has been demonstrated in section 282 above.

284 Do you wish to make another representation?

No

Declaration

300 This is the final page of the Regulation 19 Consultation survey. After completing this page, your response will be submitted. If you wish to go back and make a representation on another part of the survey, please click 'go back' below.

Not Answered

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

Not Answered

302 If you have answered 'yes' to the question above, wishing to participate in the hearing session(s), please outline why you consider this to be necessary:

why participation is necessary:

303 By completing and submitting this representation, I agree to my name (and other relevant details necessary) and representation(s) being shared and made available for public viewing.

I agree to my name (and other relevant details necessary) and representation(s) being shared and made available for public viewing.

304 If you wish to be contacted further at future stages of the Local Plan process and to be added to the Central Lancashire and/or district individual consultation databases, please select the relevant option below

Future stages on the Local Plan - I wish to be contacted at future stages of the Local Plan process and added to the Local Plan Consultation database for Central Lancashire:

Yes

Future stages on the Local Plan - I wish to be contacted about Planning Policy matters and added to the Chorley Consultation database.:

Future stages on the Local Plan - I wish to be contacted about Planning Policy matters and added to the South Ribble Consultation database.:

Yes

Future stages on the Local Plan - I wish to be contacted about Planning Policy matters and added to the Preston Consultation database.: