

Response ID ANON-XXXP-WAFZ-G

Submitted to Central Lancashire Local Plan Regulation 19 Representation Period
Submitted on 2025-04-12 05:58:55

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:

[REDACTED]

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:

LEGALITY

1. The Title Deeds for the land in question (LAN118769) contains a Charge/Restriction. It is understood that this Charge/Restriction states the following:

'The Purchasers hereby covenantto bind themselves and their successors in title as follows' : -

a) Not to erect any building on the land

2. With reference to the Part 1 Preferred Options section of the Local Plan, it is stated that a Preferred Options Consultation took place 19th December 2022 and 24th February 2023. It can be seen that the South Ribble Policies Maps states 'Bamber Bridge East - No preferred Sites in this area'. This particular area includes the land referred to above, ie. HS3.10.

As such, South Ribble Borough Council have not acted in accordance with Regulation 19, and the inclusion of the land in the Local Plan is therefore non-compliant.

3. South Ribble Borough Council do not own all the land indicated in the Local Plan Document, SHELA REF. 19S191.

SOUNDNESS

The Local Plan indicates that Lancashire County Council have confirmed in relation to Highways that there are 'No Congestion' issues. They have obviously not completed a Traffic Survey on the adjacent Kellet Lane/ Brindle Road otherwise they would have determined the exact opposite due to the following:

Twice a day (morning & afternoon) traffic builds up from the railway crossing on Brindle Road and extends down the full length of Kellet Lane almost up to Tramway Lane for approximately 20 minutes before it fully clears. As such, any vehicle wishing to turn right from any new access on the proposed residential land would have to wait 20 minutes before it could do so, thereby completely blocking egress from the new site.

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:

The above information is relatively self-explanatory in relation to what would be required in terms of modifications.

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)?

No, I do not wish to participate in hearing session(s)

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.: