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Architecture + Building Surveying + Town Planning

**Central Lancashire Local Plan Examination
Written Statement on behalf of Jennifer Turner
in respect to Matter 5 – Housing Allocations**

6th November 2025

CASSIDY + ASHTON

7 East Cliff, Preston, PR1 3JE

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1.0 REPRESENTATION

- 1.1 We act on behalf of Jennifer Turner in respect to the land at Daub Hall Lane, Coupe Green which is allocation HS3.8 in the Central Lancashire Local Plan.
- 1.2 We do not intend to appear at the hearing into Matter 5 but would like to stress that the site remains available, viable and deliverable. In support of this position, we write to provide an update on the planning status of the land.
- 1.3 A full planning application for 105 residential dwellings with 35% affordable housing is due to be submitted by a major regional housebuilder in the second week of November 2025. The target for determination is February 2026.
- 1.4 Provided that full planning permission is granted, the intention would be that a start on site commences in Summer 2026.

Matter 5 Housing Allocations

Issue 5 - Are the proposed housing allocations justified, effective, developable, deliverable, in line with national policy and otherwise soundly based?

Housing Allocations – South Ribble

[Policy HS3]

- 1.5 In so far as by providing details of a full planning application being made, paras. 5.5 and 5.6 are in effect being addressed for HS3.8 Daub Hall Lane, Coupe Green as the application has taken into account all of the following factors:
 - a) *Have the site constraints been appropriately taken into account in the allocation of the site?*
 - b) *Are the various requirements set out in the policy clear, justified and effective?*
 - c) *Have the indicative yield, development mix and viability considerations been adequately addressed?*
 - d) *Is there robust evidence that the assumptions regarding the infrastructure required for the development are realistic and that it will be deliverable?*
 - e) *Is there evidence that the development of the allocations is viable and developable during the plan period?*
 - f) *Are there any omissions in the policy, and is it sufficiently flexible?*

Does the policy provide sufficient information on site specific constraints and requirements such as the physical and social infrastructure that may be required as part of the development?

- 1.6 The application is accompanied by a full suite of technical supporting information that addresses all the site specific constraints and the requirements of planning policy.

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