



Pinsent Masons

BY E-MAIL

Ben Storey, Democratic & Member Services
Officer Email: [REDACTED]
Ben Storey, Democratic & Members Services Officer

[REDACTED]
Lizzie Bilsborrow, Member Services Officer

[REDACTED]
Josh Mynott, Democratic and Member Services
Manager
[REDACTED]

Your Ref
Our Ref: 157511079.11700183.07005

DDI [REDACTED]
E [REDACTED]

24 July 2025

Dear Mr Storey, Mr Mynott and Ms Bilsborrow

SUBMISSION OF CENTRAL LANCASHIRE LOCAL PLAN – JOINT ADVISORY COMMITTEE

We are instructed by Story Homes, Persimmon Homes, Taylor Wimpey and Northern Trust in connection with the emerging Local Plan. We previously issued a legal note on 14 April 2024 in response to the Regulation 19 Consultation in relation to Legal Compliance Issues.

According to this the webpage for the [Joint Advisory Committee - Central Lancashire Local Plan](#) the Central Lancashire Strategic Planning Joint Advisory Committee (JAC) is made-up of members from Chorley, Preston and South Ribble Councils. Lancashire County Council is also listed on the page with the other participants, but its status is not clear.

On 9th June there was a meeting of the JAC recorded on the Chorley, Preston and South Ribble websites.

- [Central Lancashire Strategic Planning Joint Advisory Committee on Monday, 9th June 2025, 6.30 pm | Chorley](#)
- [Agenda for Central Lancashire Strategic Planning Joint Advisory Committee on Monday, 9th June, 2025, 6.30 pm - Preston City Council](#)
- [Agenda for Central Lancashire Strategic Planning Joint Advisory Committee on Monday, 9th June, 2025, 6.30 pm | South Ribble](#)

There is no apparent record on the Lancashire County Council website. In each case there appears to have been a presentation on the outcome of the Regulation 19 consultation but the only document available is a briefing on the Planning and Infrastructure Bill. In addition, in each case it appears that the public were excluded from a “Regulation 22 Submission” item, relying on Schedule 12A of the Local Government Act 1972.

Since the date of that meeting the Head of Planning at Chorley Council [posted on LinkedIn](#) as follows: “Proud to say the Central Lancs Local Plan Team submitted our new Local Plan for Chorley , Preston & South Ribble to PINS (website & mailing list updates to follow shortly)”.

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It is extremely concerning that the content of such an important submission appears to have been agreed without any public participation or written record.

There are a number of different legal principles and requirements that promote or require openness and transparency in relation to environmental information.

- Article 9(3) of the Aarhus Convention (Directive 2003/4/EC) requires all officials and authorities to “assist and provide guidance to the public in seeking access to information, in facilitating participation in decision-making and in seeking access to justice in environmental matters”
- This Convention is integrated into English law through the Environmental Information Regulations 2004/3391 (“the EIR”).
 - Regulation 2 defines “Environmental information” as including “*any information in written, visual, aural, electronic or any other material form*” on...*(c) measures (including administrative measures), such as policies, legislation, plans, programmes, environmental agreements, ... (d) reports on the implementation of environmental legislation*”.
 - Regulation 5 requires environmental information to be supplied on requires
 - Regulation 12 imposes a presumption in favour of disclosing information.
- Section 100D of the Local Government Act 1972 requires that anything relied on as a “background paper” for the purpose of preparing a report to be listed in the report and be “open to inspection” by the public. This section has been relied on to challenge a lack of information on viability ([Holborn Studios Ltd, v London Borough of Hackney & Anor \[2020\]](#)) and land interests ([Save Warsash and the Western Wards, v Fareham Borough Council \[2021\]](#))

Although Schedule 12A to the 1972 Act has been relied on as the reason for non-disclosure of information in [Stride, R \(On the Application Of\) v Wiltshire Council \[2022\]](#), the judge ruled that the purpose of Schedule 12A was to avoid prejudice by the disclosure of information relating to the financial or business affairs of any person including the authority. No further details are available on the website, but it is difficult to see why any information relating to the content of a submission for a development plan document would have anything connection with the Council’s financial or business affairs.

Please can you therefore disclose the contents of the agenda items that were considered on 9th June together with any presentation material shared during the meeting (any electronic presentations and copies of any reports shared) and the recorded written meeting minutes or a transcript of any recording (if that exists). If this is not possible, then:

- please explain what commercial or business interests are seen as being prejudiced by the disclosure of Regulation 22 materials; and
- please also treat this letter as a formal request under EIR for disclosure of the contents of the discussion.

We look forward to hearing from you.

Yours faithfully

Pinsent Masons LLP

This letter is sent electronically and so is unsigned

Archived: 02 December 2025 16:52:46

From: [FOI - Chorley Borough Council](#)

Sent: Wed, 20 Aug 2025 15:20:02

To: [REDACTED]

Subject: [EXTERNAL] CBC 25 501 - Response

Importance: Normal

Sensitivity: None

Attachments:

0.png .jpg .jpg .jpg .jpg AC Slides 9th June.pdf MO JAC presentation 9th June 2025.pdf

Dear Requester,

I am writing in response to your request for information under the terms of the Freedom of Information Act 2000.

Please find below, the details of your request and our response.

REQUEST:

Please can you therefore disclose the contents of the agenda items that were considered on 9th June together with any presentation material shared during the meeting (any electronic presentations and copies of any reports shared) and the recorded written meeting minutes or a transcript of any recording (if that exists). If this is not possible, then:

- * please explain what commercial or business interests are seen as being prejudiced by the disclosure of Regulation 22 materials; and
- * please also treat this letter as a formal request under EIR for disclosure of the contents of the discussion.

RESPONSE:

On the matters and business discussed at the meeting on Monday 9 June, you have requested disclosure of the contents of the agenda items together with any presentation material. The agenda and published minutes of the meeting can be found on the following link:

[Agenda for Central Lancashire Strategic Planning Joint Advisory Committee on Monday, 9th June 2025, 6.30 pm | Chorley](#)

In addition, a recording of the meeting is available via Chorley Council's Youtube page - [Central Lancashire Strategic Planning Joint Advisory Committee - 9 June 2025 - YouTube](#).

The presentation material is attached as a pdf file.

No further material, including transcripts, exist.

We hope the information provided here answers your request. If however, you are unhappy with the outcome, or the way in which Chorley Council has handled your request, you may wish to make an appeal. This can be done in writing to the Deputy Chief Executive, Chorley Council, Town Hall, Market Street, Chorley, PR7 1DP or by e-mail to: foi@chorley.gov.uk clearly stating your reasons for dissatisfaction. This is known as an Internal Review and you have 40 days from when you receive the response from the Council to request this. Please quote the

above reference number in all correspondence.

If your appeal is not upheld or you remain dissatisfied with our decision, you can complain to the Information Commissioner by completing their complaints form which can be found at: <https://ico.org.uk/make-a-complaint/foi-and-eir-complaints/foi-and-eir-complaints/>

Please note that the information provided by Chorley Borough Council is intended for your personal use. If it is your intention to re-use the information for commercial gain, you will need to apply to the Council for a licence to re-use it, under the Re-Use of Public Sector Information Regulations 2015.

Yours sincerely,

**FOI
Chorley Council**

□
□

□

[Electoral Commission VoterID](#)

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Agenda Item 8

Central Lancashire Local Plan 2023-2041 Regulation 19 Publication Version Consultation Outcomes

Presentation by

Zoe Whiteside

Date

09/06/2025

What We Will Cover

Outcome of the Regulation 19 Consultation

Details of volume of responses

Breakdown of responses by policy/theme

Quick Recap on the consultation of the new Local Plan

- ▶ We are required to publish our Regulation 19 Publication version of the Local Plan prior to us thereafter submitting for examination
- ▶ We must make it available to prescribed bodies and to others as set out in our SCIs
- ▶ Invited representations from 1910 subscribers to our mailing lists (1567 CLLP /CBC 343)
- ▶ The consultation ran from Monday 24th February to Monday 14th April 2025
- ▶ We used an online digital survey with hard copies of all materials available in libraries and post offices
- ▶ We ran local drop in events and promoted the consultation on social media

Delegated Authority Permission Chorley

- ▶ To grant delegated approval to the Director of Planning and Property in consultation with the Executive Member (Economic Development and Public Service Reform) following the completion of the consultation period , to submit the Central Lancashire Local Plan 2023-2041 Publication Version to the Secretary of State (together with any necessary minor modifications or that are required to ensure legal compliance ‘soundness) in accordance with Regulation 22 (The Town and Country Planning (Local Planning)(England) Regulations 2021) for independent examination.
- ▶ To grant delegated approval to the Director of Planning and Property in consultation with the Executive Member (Economic Development and Public Service Reform)to request that the Local Plan Inspector recommends any main modifications to the submission versions of the plan (if necessary) in order for the plan to be legally compliant .

Delegated Authority Permission

South Ribble

- ▶ Delegated approval is given to the Director of Planning and Property, in consultation with the Cabinet Member for Economic Growth, Planning and Investment, following completion of the consultation period, to submit the Central Lancashire Local Plan 2023-2041 Publication Version to the Version to the Secretary of State (together with any necessary minor modifications or that are required to ensure legal compliance 'soundness') in accordance with Regulation 22 (The Town and Country Planning (Local Planning)(England) Regulations 2021) for independent examination.
- ▶ Council agree that delegated approval is given to the Director of Planning and Property in consultation with Cabinet Member for Economic Growth, Planning and Investment to request that the Local Plan Inspector recommends any main modifications to the submission versions of the plan to be legally compliant and found sound in accordance with Section 20(7c)etc

Delegated Authority Permission Preston

(ii) Delegated authority to the Director of Development and Housing to make any minor non-material amendments for such purposes as correcting typographical errors, clarification in the Central Lancashire Local Plan Policies Map (Publication version) (Appendices ten to thirty-three), the Integrated Appraisal (Appendix two) and supporting documents (Appendix nine)

(iii) Delegated authority to the Director of Development and Housing, on completion of the consultation stage, to submit the Central Lancashire Local Plan 2023-2041 (Publication Version) the Central Lancashire Local Plan Policies Map (Publication Version) together with the prescribed documents and accompanying supporting documents to the Secretary of State

(iv) Delegated authority to the Director of Development and Housing to request that the Local Plan Inspector recommends any modifications to the submission version of the plan ..

Consultation events Chorley

Date	Time	Venue	Number of Attendees
24th February	4 p.m. – 7 p.m.	Euxton Library, St Mary's Gate, Euxton, PR7 6AH	3
27th February		Eccleston Library, The Carrington Centre, The Green, Chorley, PR7 5TE	5
5 th March		Tatton Community Centre, Windermere Road, Chorley, PR6 0FJ	8
6th March		Abbey Village Primary School, Bolton Road, Abbey Village, PR6 8DD	6
10 th March		Clayton Brook Community Centre - AKA Village Hall Clayton-Le-Woods, PR5 8HL	8
12 th March		Adlington Community Centre	31
1 st April		Coppull Library, Spendmore Lane, Coppull, PR7 5DF	14
3 rd April		Town Hall, Market Street, Chorley, PR7 1DP	7

Consultation events Preston

Date	Time	Venue	Number of Attendees
12/02/2025	12:30-14:00	Sahara Project - Women Only Event (AM)	50+
24/02/2025	15:30-19:00	Preston Town Hall, Meeting Room A - Ethnic Minority Event (PM)	8
25/02/2025	16:30-19:00	Quwwat Education Centre	30+
26/02/2025	11:00-14:00	Preston Markets, Stall M3	23
05/03/2025	15:00-18:00	UCLan Cottam, 1st Floor Central Reception Meeting Room	15
06/03/2025	15:30-19:00	Grimsargh Village Hall	3
13/03/2025	15:30-19:00	Preston Town Hall, Meeting Room B	11
20/03/2025	15:30-19:00	Fulwood Free Methodist Church	6

Consultation events South Ribble

Date	Time	Venue	Number of Attendees
27 th February	Set up from 3.30-7 p.m.	Longton Library, Liverpool Old Road, Longton, Preston, PR45HA	44
4 th March	Set up from 3.30 p.m., depart by 6.50 p.m.	Kingsfold Library, Hawkesbury Drive, Penwortham, PR19EJ	14
12 th March	Set up from 3.30 p.m., depart by 6.50 p.m.	Lostock Hall Library, Watkin Lane, PR55TU	25
17 th March	4 p.m.-7 p.m.	Leyland Civic Centre	36
25 th March	Set up from 3.30 p.m.-6.45 p.m.	Bamber Bridge, St Aidans Church Hall	31

Representations Received

Responses by Type	Number
Representations via Citizenspace	117
Representations via email	520
Representations via post	6
Total representations	648

Representations received from Prescribed Bodies

Prescribed Bodies	Received Representations
The Environment Agency	Yes
The Historic Buildings and Monuments Commission for England (known as English Heritage) (now Historic England)	Yes
Natural England	Yes
Mayor of London	No
The Civil Aviation Authority	No
The Homes and Communities Agency (now Homes England)	Yes
Each Primary Care Trust Established under section 18 NHS Act (Lancashire & South Cumbria Integrated Care Board)	Yes
The Office of Rail and Regulation	No
Transport for London	No
Each Integrated Transport Authority (Lancashire County Council)	Yes
Each highway authority within the meaning of section 1 of the Highways Act 1980 (National Highways)	Yes
The Marine Management Organisation	No

Representations received from Neighbouring Strategic policy making authorities

Neighbouring Local Planning Authorities/LCC	Received Representations
Lancashire County Council	Yes
West Lancashire Borough Council	Yes
Fylde Council	Yes
Blackburn with Darwen Borough Council	Yes
Wigan Council	No
Bolton Council	No
Greater Manchester Combined Authority	No
Ribble Valley Borough Council	No
Wyre Council	No

Representations received from other relevant bodies

Other Bodies

The Defence Infrastructure Organisation

NHS Property Services Ltd

United Utilities

Parish Councils - Heath Charnock, Whittingham, Bretherton, Whittle-le-Woods, Grimsargh, Farington

The Wildlife Trust

The Mining Remediation Authority

The Theatres Trust

Sport England

Lancashire Constabulary

National Grid

Representations received broken down into matters

Matters	Number of Reps
Chorley Sites	19
Preston Sites	13
South Ribble Sites	18
Duty to Cooperate	2
General Plan	13
Area Profile	5
Spatial Vision	8
Strategic Objective	7
Housing Trajectory	5
Monitoring Framework	4
Evidence	15

Representations received broken down by chapter

Chapters	Number of Reps
Spatial Strategies	40
Strategic Sites	36
Housing	221
Economy	66
Communities	19
Environment	106
Climate Change	19
Transport	11
Infrastructure	20

Representations received per policy

Policy Reference	Policy Title	Number of Reps
Chapter 3: Spatial Strategy		
SS1	Strategic Policy - Development Patterns	18
SS2	Strategic Policy - Settlement Hierarchy	22
SS3	Strategic Site - North West Preston/Bartle	10
SS4	Strategic Site - Fulwood Barracks	8
SS5	Strategic Site - Preston West	14
SS6	Strategic Site - Pickering's Farm, Penwortham	4
Overall		
HS1	Strategic Policy - Scale of Housing Growth and Distribution of Housing Requirements	33
HS2	Housing Allocations Chorley	51
HS3	Housing Allocations South Ribble	61
HS4	Housing Allocations Preston	12
HS5	Open Space and Playing Pitch Requirements in New Housing Developments	8
HS6	Housing Mix and Density	18
HS7	Affordable Housing	18
HS8	Rural Exception Sites	4
HS9	Rural Worker Dwellings	0
HS10	Houses in Multiple Occupation (HMOs)	1
HS11	Self-Build and Custom-Build Housing	3
HS12	Specialist Housing	6
HS13	Strategic Policy: Gypsy, Traveller and Travelling Showperson Needs	6

Representations received per policy (Cond')

Overall		
EC1	Strategic Policy - Scale of Economic Growth	11
EC2	Employment Allocations Chorley	6
EC3	Employment Allocations Preston	6
EC4	Employment Allocations South Ribble	5
EC5	Mixed-use Allocations Chorley	12
EC6	Mixed-use Allocations South Ribble	8
EC7	Protection of Existing Employment Sites	3
EC8	Rural Economy	0
EC9	Skills and Economic Inclusion	2
EC10	University of Central Lancashire	1
EC11	Strategic Policy - Retail Hierarchy	3
EC12	Preston City Centre	5
EC13	Development in Town Centres	1
EC14	Priorities for Tourism and the Visitor Economy	3

Overall		
HC1	Strategic Policy - Health and Wellbeing	3
HC2	Hot Food Takeaways	2
HC3	Community, Health and Education Facilities	5
HC4	Purpose Build Places of Worship and/or Religious Instruction	3
HC5	Protection of New Open Space, Sport and Recreation Facilities	4
HC6	Protection of Existing Open Space, Sport and Recreation Facilities	1
HC7	Cemeteries and Crematoria	1

Representations received per policy (Cond')

Overall		
EN1	Strategic Policy - Well Designed Places	17
EN2	Design Criteria for New Development	6
EN3	Tall Buildings	2
EN4	Amenity	3
EN5	Green Infrastructure	13
EN6	Biodiversity Net Gain	7
EN7	Designated Sites for Nature Conservation	4
EN8	Trees, Woodlands and Hedgerows	6
EN9	Species Protection	1
EN10	Development and Flood Risk	7
EN11	Water Resource Management	2
EN12	Protecting Groundwater Source Protection Zones	1
EN13	Heritage Assets and Archaeology	3
EN14	Environmental Quality	5
EN15	Areas of Green Belt	10
EN16	Protection of Agricultural Land	2
EN17	Development in the Open Countryside	7
EN18	Areas of Separation	10
EN19	Landscaper Character	1
Overall		
CC1	Strategic Policy - Climate Change	10
CC2	Renewable Energy Generation and District Heating Networks	3
CC3	Reducing Energy Consumption	6

Representations received per policy (Cond')

Overall		
ST1	Strategic Policy - Strategic Transport Priorities	1
ST2	Sustainable and Active Travel	8
ST3	Parking Standards	2

Overall		
ID1	Strategic Policy - Infrastructure Planning Principles	7
ID2	Developer Contributions and Planning Obligations	11
ID3	Digital and Communications Infrastructure	2

How we have responded to the representations

- ▶ Considered matters raised
- ▶ Consulted with key partners, for example LCC
- ▶ Engaged with consultants who prepared evidence
- ▶ Prepared our response to each matter raised which will be published
- ▶ Identified any minor amendments to the Local Plan (typographical, factual, formatting or map related)

Any Questions?

Agenda Item 11

Central Lancashire Local Plan

2023-2041 Regulation 22

Submission

Presentation by

Zoe Whiteside

Date

09/06/2025

22

What this presentation will cover

- ▶ Next Steps in preparing for submission
- ▶ Amendments to the local plan and matters to address
- ▶ What Happens Next

The Duty to Cooperate and follow up work

- ▶ Engagement meetings with a number of neighbouring councils and bodies
- ▶ Following up matters raised
- ▶ Key evidence concluded including Strategic Transport Assessment
- ▶ Drafting/revising of a number of Statements of Common Ground

Minor amendments to CLLP

Category	Number of Modification
Formatting correction	8
Typographical correction	5
Factual correction	24
Mapping	19
Total	56

Issues likely to arise at examination

- ▶ Annual Housing need, housing requirement and distribution
- ▶ Spatial distribution of growth - housing and employment
- ▶ Gypsy and traveller needs - permanent sites and transit
- ▶ Heritage - policy wording
- ▶ Affordable housing - need and supply
- ▶ Plan viability including absence of greenfield/greenbelt land release
- ▶ Infrastructure delivery, including highways and schools

Preparing for Regulation 22 submission of CLLP 2023-2041

The documents we must submit to the Secretary of State(via the Planning Inspectorate) with a covering letter that sets out key information;

- 1) The sustainability appraisal report
- 2) A submission policies map
- 3) A statement setting out who was invited to make representations on the plan at Regulation 18 consultation stage, how those representations were invited, a summary of the main issues raised, and how the representations were taken into account and the number of representations consultation at Regulation 19 stage) and a summary of the main issues raised
- 4) Copies of all representations made in response to consultation at Regulation 19 stage and
- 5) Such supporting documents which the LPA consider are relevant to the preparation of the plan (these will include the evidence base)

What happens next

- ▶ Submission on 30th June
- ▶ The Councils must make copies of the local plan and submission documents available to the public, on website and in key locations
- ▶ Issue a statement of the fact that the documents are available for inspection and of the places and times at which they can be inspected
- ▶ Send to each of the consultation bodies notification that the submission documents are available for inspection and of the places and times at which they can be inspected
- ▶ Give notice to those persons who requested to be notified of the submission of the Local Plan to the Secretary of State that it has been so submitted

What happens next (cont'd)

- ▶ SLA in place with the Planning Inspectorate (including data sharing agreement)
- ▶ Two Planning Inspectors are likely to be allocated to the Local Plan
- ▶ Programme Officer is now appointed and will be the point of contact for the Inspector and any representors participating in the hearings

Start of the Examination process

- ▶ Planning Inspectors' initial assessment of the plan and organisation of the hearing sessions
- ▶ Possible initial questions on the back of their initial review.
- ▶ Matters, Issues and Questions issued to help shape the examination hearing sessions - given time to respond.
- ▶ Open to objectors/interested parties to respond as well.
- ▶ Inspector determines the matters and issues for discussion at the hearings, and prepares the initial hearings timetable and a guidance note for participants
- ▶ Councils must advertise the opening of a hearing at least 6 weeks in advance.

Thereafter...

- ▶ Conduct of the hearing sessions
- ▶ Main modifications and reporting
- ▶ Quality assurance, fact check and delivery of final report
- ▶ Councils' Decision on adoption of the local plan.

Any Questions?

Preston's Planning Approach to Houses of Multiple Occupation

Overview of proposed changes to planning measure controlling the increase of HMO's in Preston

HMOs and existing controls

What is a HMO?

HMOs fall into two Use Classes

Up to six residents
that one households
(Class C4)

More than six
residents (*Sui
Generis*)

Permitted development rights

Permitted development rights allow the change of use of a dwellinghouse (Class C3) to a house in multiple occupation (Class C4) without the need for planning permission from the local planning authority.

Permitted development rights can be removed by the local planning authority, either by means of a condition on a planning permission, or by means of an article 4 direction.



What **can** the Article 4 Direction HMO do?

The Article 4 Direction HMO:

- **Removes** the permitted development right to convert a dwelling (use class C3) into a small HMO (use class C4)

This means that:

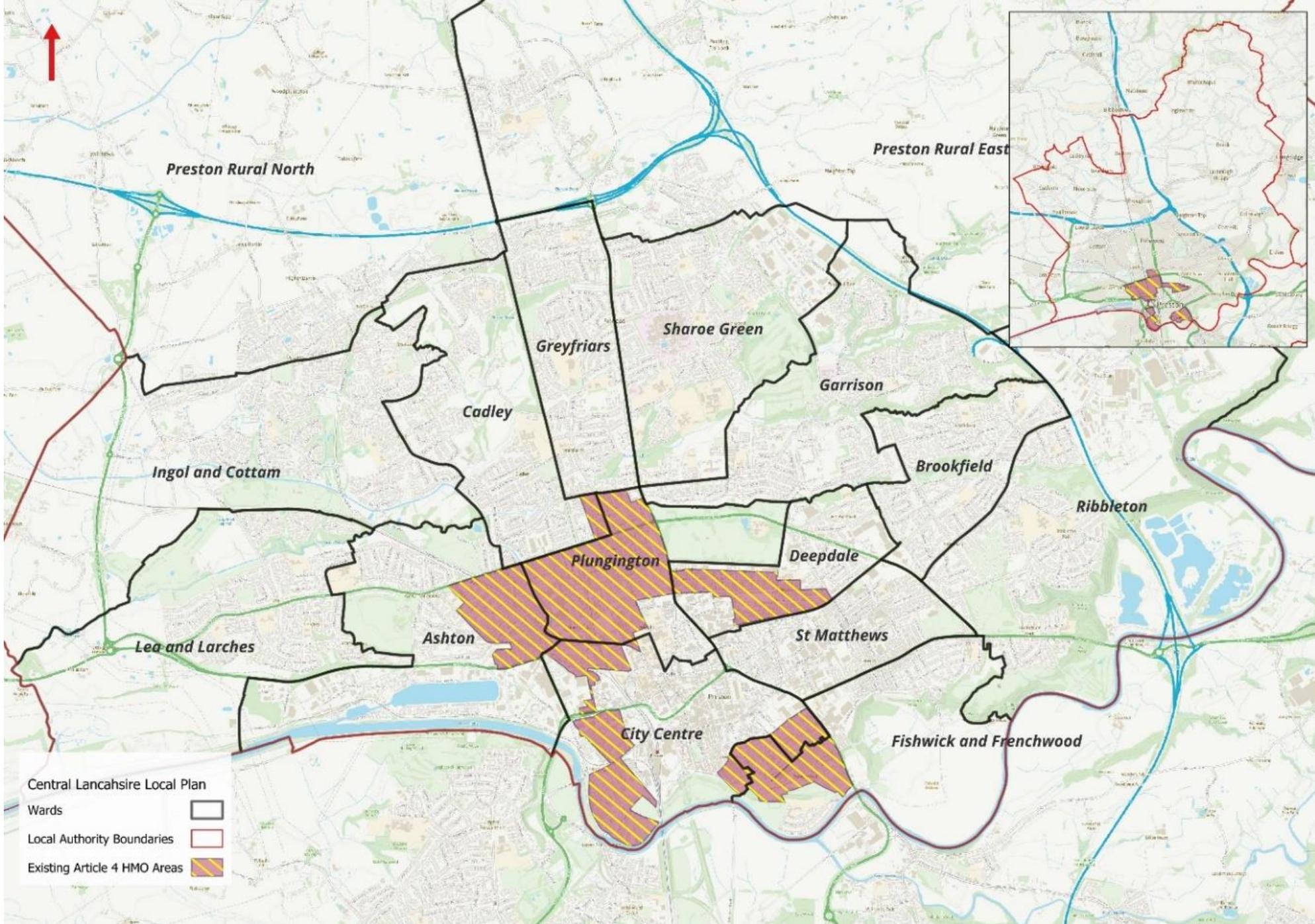
- Planning permission will be needed to convert a dwelling (C3) into an HMO (C4).



What **can't** the Article 4 Direction HMO do?

The Article 4 Direction HMO:

- **Does not** outright refuse planning permission for a proposed conversion;
- **Does not** remove existing planning permission **or** stop existing HMOs from operating;
- **Does not** remove any other permitted development rights.



Review of Existing Article 4 and HMOs in Preston



The HMO Review

Why did we do a review?

- Significant concerns raised by Members and residents of the number of HMOs.
- Assess if the current planning approach is fit for purpose.

Key findings

- Significant number of HMOs present throughout Preston's urban area.
- Existing Article 4 Directions (HMO) and Planning Policy Approach to HMOs is not adequate to control increasing number.
- Stronger policy on controlling numbers in the urban area along with an expanded Article 4 Direction removing PD rights is required

Central Lancashire Local Plan

Article 4 Direction:

Houses in Multiple Occupation (HMOs)

Evidence Document

February 2025

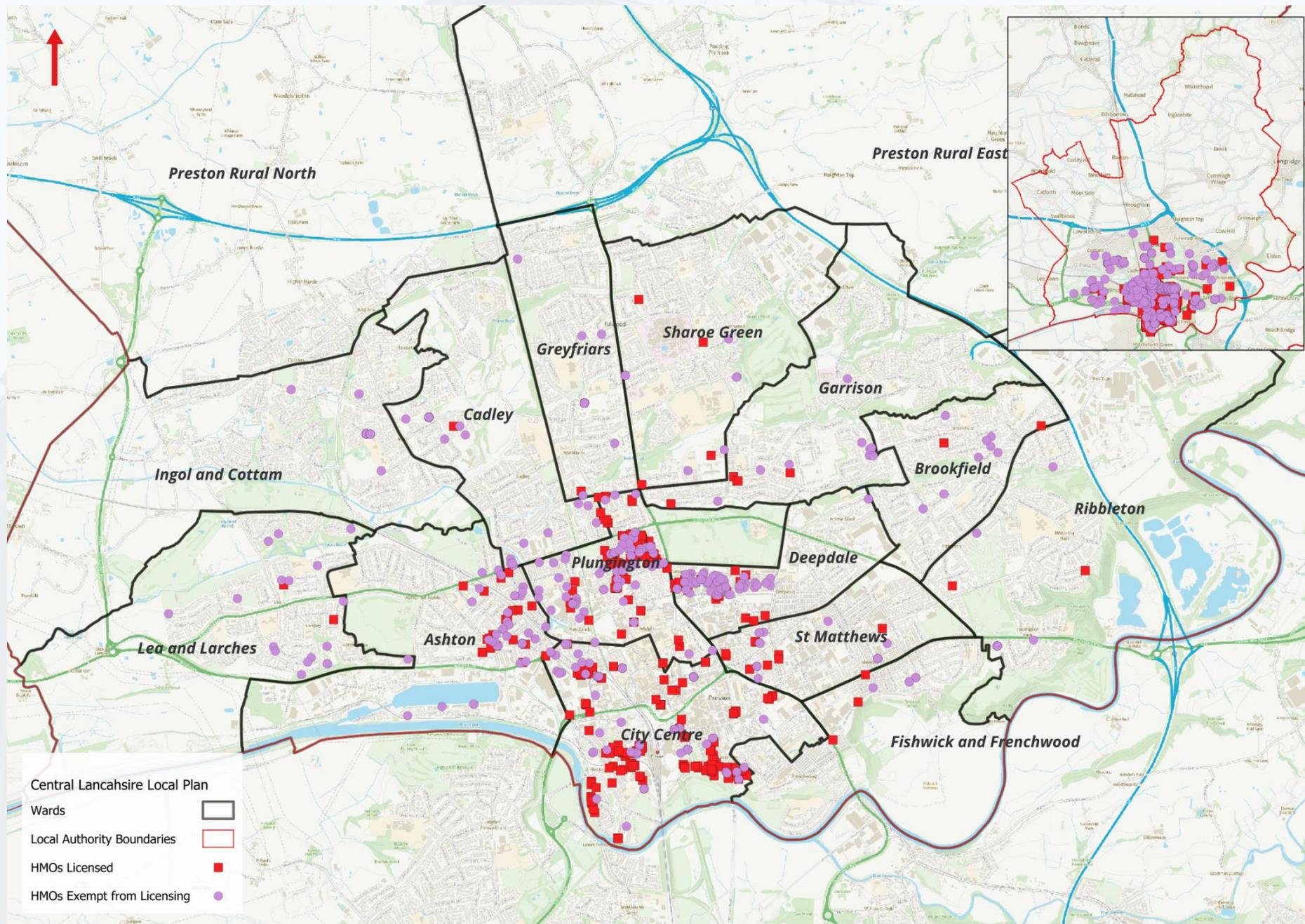
Removal of permitted development rights for the change of use from Use Class C3 (dwelling-houses) to Use Class C4 (House in Multiple Occupation)

Number of Approvals and Refusals

The table below shows the number of approvals and refusals since the introduction of the Article 4 Direction (HMO) in 2012.

	Number of Bedrooms			
	Up to 6 (Use Class C4)	7 to 10	11 to 20	21+
Approvals	77	2	2	0
Refusals	1	0	0	1

Distribution of Existing HMOs



Number of Identified HMOs

A licenced HMO refers to a house that meets the mandatory licencing criteria, these are required by properties that are occupied by five or more people.

The Council are required to publish details of mandatory licenced HMOs in the Preston district (Mandatory Licenced HMOs Register).

If an HMO **does not meet** the criteria required for a licence, it is referred to as licenced exempt HMO.

Most impacted wards:

- **City Centre - 311**
- **Plungington - 157**
- **Deepdale - 87**

Ward	Licenced No.	Exempt No.	Total No.
Ashton	21	38	59
Brookfield	2	8	10
Cadley	3	73	76
City Centre	157	156	311
Deepdale	20	67	87
Fishwick and Frenchwood	3	6	9
Garrison	5	9	14
Greyfriars	1	68	69
Ingol and Cottam	0	44	44
Lea and Larches	2	18	20
Plungington	79	78	157
Preston Rural East	0	0	0
Preston Rural North	0	0	0
Ribbleton	2	16	18
Sharoe Green	4	10	14
St Matthews	9	20	29
Total	306	611	917

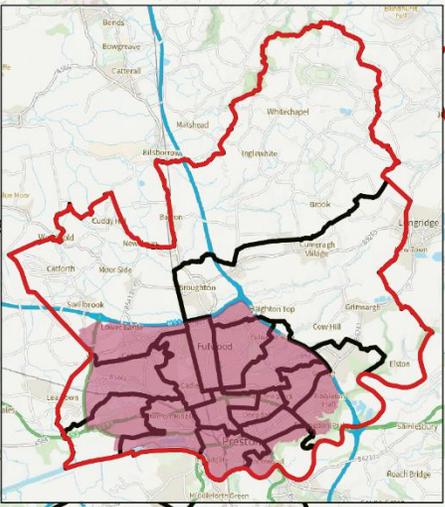
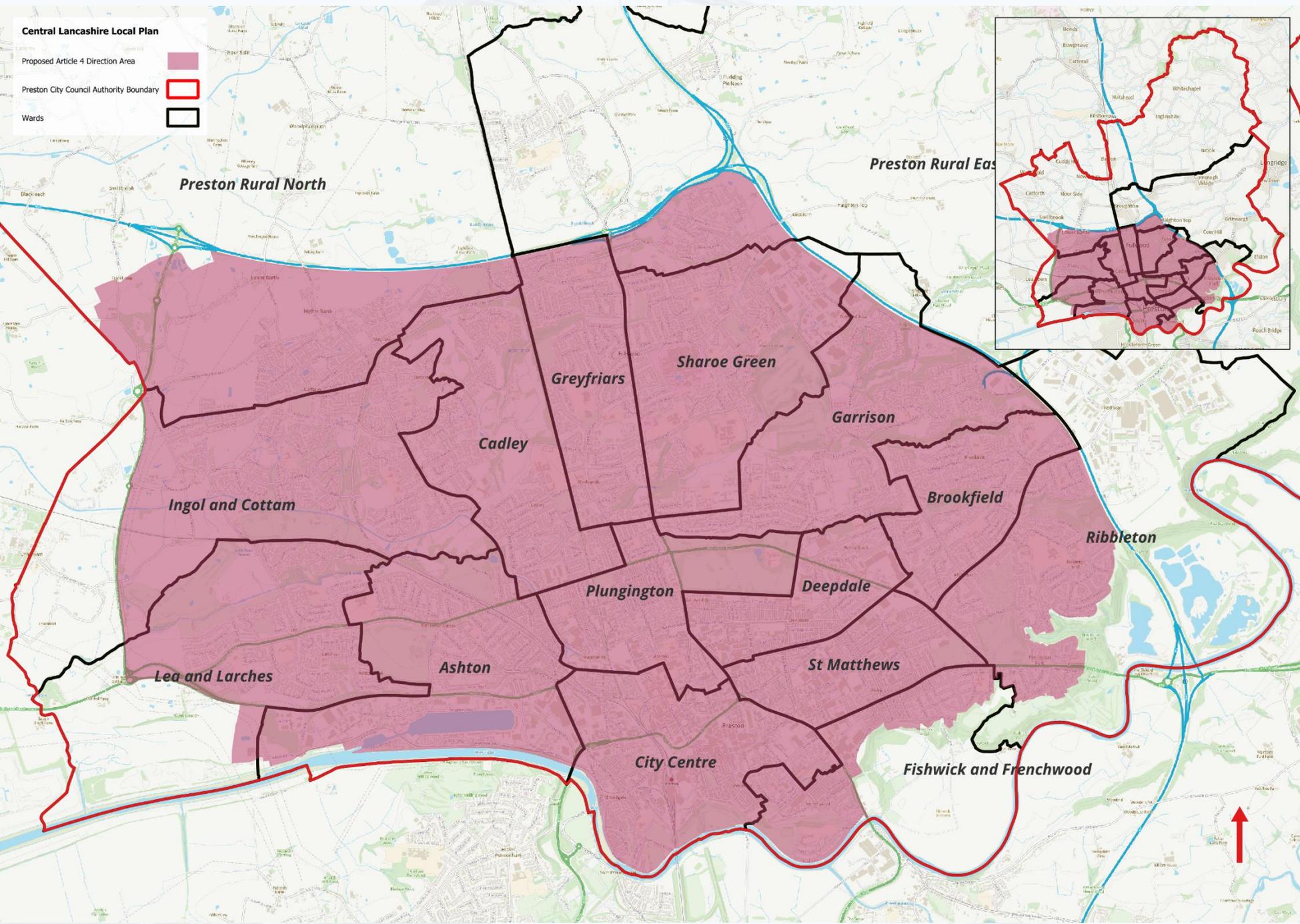
Know Issues of High Numbers of HMOs

- Increase in Anti-Social Behaviour
- Intensification of residential properties
- Poor quality accommodation
- Reduction in family housing within inner urban areas
- On-street car parking
- Increase in number of bins
- Detrimental impacts on Street scene and cleanliness



Proposed Planning Controls

New Article 4 Direction (HMO) Area



Article 4 Direction without Immediate Effect

- There are two types of Article 4 Directions, immediate and non-immediate, the procedures for which are set out in Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015
- Non-immediate Article 4 Directions do not take effect until following local consultation and subsequent confirmation by the Local Planning Authority.
- Compensation is payable in certain circumstances following the making of an Article 4 Direction
- To avoid compensation payments a Local Planning Authority can confirm and publish its intention to make the Direction at least 12 months, and not more than 2 years, ahead of the Article 4 taking effect. This is the route PCC have taken when bringing into effect the existing Article 4.
- The 'non-immediate' Article 4 Direction removes permitted development rights for the change of use from Use Class C3 (dwellinghouses) to C4 (Houses of Multiple Occupation (HMO)) within the urban area.
- The Direction does not apply retrospectively, so any development undertaken before it comes into force is not affected.

New Local Plan Policy

Policy HS10: Houses in Multiple Occupation (HMOs)

1. Outside of the 'Preston Houses in Multiple Occupancy (HMO) Article 4 Direction area' (which removes permitted development rights allowing conversion of dwellings to HMOs), proposals to convert properties into HMO's will be supported, subject to compliance with Policy EN4: Amenity and subject to the following criteria;

- a) the property is suitable for conversion without substantial extension;
- b) the proposal would not 'sandwich' a dwelling between two HMO's or create a block of three or more adjoining HMO's.
- c) the development would provide appropriate facilities for the storage and screening of refuse;
- d) the proposal would provide adequate levels of car parking reflective of the site's location, number of residents and local highway conditions; and
- e) the proposal would enable active travel, through on-site covered cycle storage for use by occupiers.

2. Within Preston's Article 4 Direction area, proposals to convert properties into HMO's or expand existing HMO's will not be permitted.

Consultations

The Article 4 Direction (HMO) consultation was held in line with the Regulation 19 Representation Period

Mon 24 February 2025 (2pm) to Mon 14th April 2025 (midnight)

Article 4 review

Consultation on the Review of the HMO and its recommendations for an expanded Article 4 Direction area

Local Plan

- Regulation 19 Publication Draft
- Seeking representations of the soundness and legal compliance of the plan

Methods of Consultation and Publicity

Methods used for both the Article 4 Direction consultation and Regulation 19 Representation Period:

- **On deposit** – The Council made physical copies of all material relevant to the consultation (inclusive of the Article 4 HMO Evidence Document and Map) available to view at the Town Hall during normal business hours.
- **Council Webpage** – The Council made digital copies of all material relevant to the consultation (inclusive of the Article 4 HMO Evidence Document and Map) available to view on the Article 4 Direction webpage at: [Article 4 Directions - Preston City Council](#)
- **Social Media** – The Council’s social media accounts were used to promote the consultation and released reminders of the consultation in-person events.
- **Article** – The Council released an article on the Council News webpage on 26 February as found at: [Review of Article 4 Direction and Planning Approach to Houses in Multiple Occupancy - Preston City Council](#)
- **Email Notifications** – Emails notifying statutory consultees, general and public consultees (including the Local Plan consultation database) and all Councillors were sent out at the start of the consultation period.
- **In-person Consultation Events** – A total of five in-person drop-In events were held over the 7-week period of consultation which were held in-conjunction with the CLLP Regulation 19 consultation

Outcome of the Article 4 Consultation

Level of Response

- 24 unique representations
- 79% support, 4% objected and 17% neither supported or objected

Key themes

- **Support** – HMOs result in high crime, parking and bin issues, decrease in house prices in the area and the loss of communities
- **Objection** – compared to other cities, Preston does not have a major HMO issue. Newer HMOs are well designed and maintained.
- **Neither Supported Nor Objected** – does the council have the capacity to deal with an increase in planning applications? Will the article impact upon the freedom of residents?

Process for Implementation: Article 4 Direction

- Decision to be made by Preston council to decide to make the new non-immediate Article 4 Direction - Summer 2025
- If approved, consultation to be undertaken stating intention to bring this change in on a specific date in 2026
- Article 4 then confirmed to be brought in – expect to be in line with the adoption date of Central Lancashire Local Plan in 2026. This will align the two processes.

Useful links

[Review of Article 4 Direction and Planning Approach to Houses in Multiple Occupancy - Preston City Council](#)

Contact

planningpolicy@preston.gov.uk

Questions





Pinsent Masons

BY E-MAIL

Ben Storey, Democratic & Member Services

Officer Email: [REDACTED]

Ben Story, Democratic & Members Services Officer

[REDACTED]

Lizzie Bilsborrow, Member Services Officer

[REDACTED]

Josh Mynott (Lancashire)

[REDACTED]

Freedom of Information Lancashire County Council

CSSGFreedom@lancashire.gov.uk reference

11425996 FTAO Charlotte

Your Ref

Our Ref: 160216362.11700183.07007

DDI [REDACTED]

E [REDACTED]

6 November 2025

Dear Sirs

FURTHER INFORMATION REQUEST: CENTRAL LANCASHIRE LOCAL PLAN ("the Plan")

We refer to previous correspondence on this issue, detailed in the chronology below. This further request for information is submitted on behalf of Story Homes, the Northern Trust, Persimmon Homes and Taylor Wimpey and we look forward to receiving your response within the statutory timeframe i.e. no later than **4 December 2025**.

1. BACKGROUND

On 24th July we submitted a request for disclosure of information under the Environmental Information Regulations (EIR letter 1). On 20th August a response was received from Lancashire, South Ribble and Chorley Councils containing the following information:

- 1.1 A link to the published minutes of the [Central Lancashire Strategic Planning Joint Advisory Committee on Monday, 9th June 2025](#).
- 1.2 A link to the recording of the meeting on Chorley Council's Youtube page [Central Lancashire Strategic Planning Joint Advisory Committee - 9 June 2025 - YouTube](#), (though this recording ended as the public were excluded from hearing Agenda Item 11).
- 1.3 A PDF of:
 - 1.3.1 The presentation by Zoe Whiteside on the Outcome of the Regulation 19 Consultation (Agenda item 8).
 - 1.3.2 The presentation by Zoe Whiteside on the Regulation 22 Submission (Agenda item 11).

All three Councils confirmed that "*No further material, including transcripts, exist.*"

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2. EXCLUSION OF PUBLIC AND RELIANCE ON SCHEDULE 12A

- 2.1 The draft minutes supplied record "*That the public be excluded from this meeting during consideration of the following items of business on the grounds that there is likely to be disclosure of exempt information which is described in the paragraphs of Schedule 12A to the Local Government Act 1972 which are specified against the heading to each item, and that in all the circumstances of the case the public interest in maintaining the exemption outweighs the public interest in disclosing it.*" In each case the justification for the exclusion was that there was "*Information relating to the financial or business affairs of any particular person (including the authority holding that information)*"
- 2.2 The [Chorley Constitution](#) states (p118) that "*Responsibility for deciding whether documents for inspection in connection with Committees contain exempt information under a paragraph of Schedule 12A rests with the Chief Executive or Deputy Chief Executive.*" The [South Ribble Constitution](#) states that "*The Chief Executive or other designated officer will ultimately determine whether reports and related documents are exempt or not and their decision will be final.*"
- 2.3 **Request for Information:** Please supply copies of the decisions authorising the reliance on Schedule 12A as required by the respective constitutions of South Ribble and Chorley.

3. BACKGROUND PAPERS

- 3.1 The [Chorley Constitution](#) states (p180) that every report open to the public will include a list of background papers which "*(a) disclose any facts or matters on which the report or an important part of the report is based; and (b) which have been relied on to a material extent in preparing the report*".
- 3.2 The [South Ribble Constitution](#) states (p195) that "*The Chief Executive or other designated officer will set out in every report a list of those documents (called 'background papers') relating to the subject matter of the report which in their opinion: (a) Disclose any facts or matters on which the report or an important part of the report is based; and (b) Which have been relied on to a material extent in preparing the report.*" Page 127 confirms that the Access to Information Procedure Rules apply to joint arrangements.
- 3.3 The [Preston Constitution](#) states (p125/126) that "*Every report will contain a list of those documents (called background papers) relating to the subject matter of the report which (i) disclose any facts or matters on which the report or an important part of the report is based; and (ii) which have been relied on to a material extent in preparing the report.*"

In view of these commitments to transparency and disclosure please can copies of the following be supplied:

3.3.1 **Request for information relating to Agenda Item 8**

- (a) please supply a copy of any materials relied on to prepare the presentation.
- (b) please supply details of the "*consultants who prepared evidence*"(slide 20) and which evidence they have prepared.



- (c) please confirm that all of the representations summarised in the slides (14-19) are a matter of public record and confirm where they can be found.

3.3.2 **Request for information relating to Agenda item 11**

- (a) Please confirm details of all engagement meetings with neighbouring councils and bodies that have taken place already (p24).
- (b) Please confirm details of all planned engagement meetings with neighbouring councils and bodies (p24).
- (c) Please supply copy of the latest Strategic Transport Assessment or provide details of where it can be found (p24).
- (d) Please confirm details of any Statements of Common Ground planned other than those mentioned in the [dstatement-of-common-ground-with-lancashire-county-council_sept-2025.pdf](#). (p24).
- (e) Please supply a copy of the data sharing agreement made with the Planning Inspectorate (p29).

3.4 **Request for information:** The [Draft Minutes](#) of the meeting state that "*The Head of Spatial Planning provided a confidential update with regards to any remaining work for officers to complete prior to submission and the next steps once the Central Lancashire Local Plan had been submitted...*" Please can you supply a copy of that update.

4. **PARAGRAPH 4.19 OF THE LOCAL PLAN**

4.1 Paragraph 6.1 of the [ho9-central-lancashire-housing-study-update.pdf](#) (dated December 2024) states that "*The recommended housing need scenario from this Housing Study Update is the Employment-led (CR 1-to-1) scenario which provides a total housing need figure for the whole Central Lancashire Local Plan area of 1,237 dwellings per annum.*"

4.2 Paragraph 4.19 of the Local Plan submission version ([CD1 Central Lancashire Local Plan Publication Version](#)) states: that "*Following publication of the revised NPPF in December 2024, the annual housing requirement for Central Lancashire has been increased slightly to 1,314 dwellings per annum in order to achieve 80% of the LHN using the new standard method formula, in accordance with the transitional arrangements. The additional 77 dwellings per annum has been distributed between the three authorities.*"

4.3 **Request for information:** Please can you supply a copy of any advice sought and decisions, delegated or otherwise, that relate to this change of approach.

5. **CENTRAL LANCASHIRE STRATEGIC JOINT ADVISORY COMMITTEE**

5.1 Our understanding of the arrangements relating to this committee ("**the Joint Advisory Committee**") are as follows:

5.1.1 The committee's own website ([Joint Advisory Committee - Central Lancashire Local Plan](#)) last updated in September 2025 lists a range of functions. In addition the website for the plan ([About - Central Lancashire Local Plan](#)) states



that "*this Committee has the responsibility to consider proposals, open them up to debate and move to endorse or challenge them at their discretion.*" The earliest record of any meeting appears to be January 2009 [Agenda for Central Lancashire Strategic Planning Joint Advisory Committee on Thursday, 29th January 2009, 7.00 pm | Chorley](#).

- 5.1.2 Page 64 of the Chorley constitution ([Public Pack](#))[Agenda Document for Constitution, 14/05/2025 18:30](#) is a diagram referring to the Joint Advisory Committee as a "*Joint Arrangement*". Page 114 states that "*The Joint Committee operates in accordance with relevant powers contained within the Local Government act 1972 and the Local Government Act 2000 and all enabling powers and in line with the Agreements adopted between the four Councils.*"
- 5.1.3 Page 80 of the South Ribble constitution ([SOUTH RIBBLE BOROUGH COUNCIL](#)) contains the same diagram referring to the Joint Advisory Committee as a "*Joint Arrangement*".
- 5.1.4 Page 24 paragraph 11.06 of the Preston Constitution ([Preston City Council Constitution Document - Updated August 2025](#)) refers to the Joint Advisory Committee as a "*joint committee*" and pages 53-54 list its functions.

5.2 **Request for information:**

- 5.2.1 Please provide a copy of the decision or decisions authorising the creation of the Joint Advisory Committee.
- 5.2.2 Please confirm that the scope of the powers of the Joint Advisory Committee are as stated in the website listed at 1) above.
- 5.2.3 Please confirm whether or not the Joint Advisory Committee is a Joint Committee within the meaning of Section 101(5) of the Local Government Act 1972.
- 5.2.4 If it is a Joint Committee for those purposes please confirm what plan making powers have been delegated to it and provide the source of that delegation.

6. **SOUTH RIBBLE BOROUGH COUNCIL**

- 6.1 Our understanding of the delegation arrangements relevant to this Council are taken from the [Constitution of the council | South Ribble](#) adopted September 2025 and are as follows:
 - 6.1.1 Page 116 delegates authority for Local Plan/ Spatial Planning to the Cabinet Member (Planning and Licensing).
 - 6.1.2 Page 66 confirms that only the full Council can approve the policy framework.
- 6.2 According to the presentation shown to members on 9th June and received by us on 20th August the following delegations are in place in relation to South Ribble:
 - 6.2.1 Delegated approval is given to the Director of Planning and Property, in consultation with the Cabinet Member for Economic Growth, Planning and Investment, following completion of the consultation period, to submit the Central Lancashire Local Plan 2023-2041 Publication Version to the Version



to the Secretary of State (together with any necessary minor modifications or that are required to ensure legal compliance 'soundness) in accordance with Regulation 22 (The Town and Country Planning (Local Planning)(England) Regulations 2021) for independent examination.

- 6.2.2 Council agree that delegated approval is given to the Director of Planning and Property in consultation with Cabinet Member for Economic Growth, Planning and Investment to request that the Local Plan Inspector recommends any main modifications to the submission versions of the plan to be legally compliant and found sound in accordance with Section 20(7c) etc.

6.3 **Request for information:**

- 6.3.1 Please supply details of the meeting/s and related documentation where the delegations reported to the Joint Advisory Committee on 9th June were originally granted.
- 6.3.2 Please supply an explanation of why authority for authorising amendments was delegated to the Cabinet member for Economic growth when there was already a delegation in place to the Cabinet member for Planning and Licensing in relation to local plans?
- 6.3.3 Please supply details of the officer, member or committee with delegated power to make any non-minor amendments required.

7. **PRESTON**

- 7.1 Our understanding of the delegation arrangements relevant to this Council is taken from the [Council Constitution - Preston City Council](#):

- 7.1.1 Page 25 gives the Director of Development and Housing responsibility for "*planning*".
- 7.1.2 Page 9 confirms that only the full Council can approve or adopt the policy framework.
- 7.1.3 Page 63 assigns responsibility for "*planning*" to the Cabinet Member for Planning and Regulation.

- 7.2 According to the presentation shown to members on 9th June and received by us on 20th August the following delegations are in place in relation to South Ribble:

- 7.2.1 Delegated authority to the Director of Development and Housing to make any minor non-material amendments for such purposes as correcting typographical errors, clarification in the Central Lancashire Local Plan Policies Map (Publication version) (Appendices ten to thirty-three), the Integrated Appraisal (Appendix two) and supporting documents (Appendix nine).
- 7.2.2 Delegated authority to the Director of Development and Housing, on completion of the consultation stage, to submit the Central Lancashire Local Plan 2023-2041 (Publication Version) the Central Lancashire Local Plan Policies Map (Publication Version) together with the prescribed documents and accompanying supporting documents to the Secretary of State.



- 7.2.3 Delegated authority to the Director of Development and Housing to request that the Local Plan Inspector recommends any modifications to the submission version of the plan.

7.3 **Request for information:**

- 7.3.1 Please supply details of the meeting/s and related documentation where the delegations reported to the Joint Advisory Committee on 9th June were originally granted.
- 7.3.2 Please supply details of the officer, member or committee with delegated power to make any non-minor amendments required.

8. **REQUEST FOR FURTHER INFORMATION: CHORLEY DELEGATIONS**

- 8.1 Our understanding of the delegation arrangements relevant to this Council is taken from the [Document for Constitution, 14/05/2025](#):

- 8.1.1 Page 48 confirms that only the full Council can approve the Policy Framework.
- 8.1.2 Page 96 gives the Executive Leader and Executive Member for Economic Development and Public Service Reform responsibility for the Local Plan.
- 8.1.3 Page 142 records that the Director of Planning and Property has responsibility for "spatial planning".

- 8.2 Meeting 9th June recorded the following delegations:

- 8.2.1 To grant delegated approval to the Director of Planning and Property in consultation with the Executive Member (Economic Development and Public Service Reform) following the completion of the consultation period , to submit the Central Lancashire Local Plan 2023-2041 Publication Version to the Secretary of State (together with any necessary minor modifications or that are required to ensure legal compliance 'soundness) in accordance with Regulation 22 (The Town and Country Planning (Local Planning)(England) Regulations 2021) for independent examination.
- 8.2.2 To grant delegated approval to the Director of Planning and Property in consultation with the Executive Member (Economic Development and Public Service Reform) to request that the Local Plan Inspector recommends any main modifications to the submission versions of the plan (if necessary) in order for the plan to be legally compliant.

8.3 **Request for information:**

- 8.3.1 Please supply details of the meeting/s and related documentation where the delegations reported to the Joint Advisory Committee on 9th June were originally granted.
- 8.3.2 Please supply details of the officer, member or committee with delegated power to make any material amendments required.



We look forward to hearing from you.

Yours faithfully

Pinsent Masons LLP

This letter is sent electronically and so is unsigned

Further Information Request: Central Lancashire Local Plan (“the plan”)

Ref: CBC 25 761 & SRBC 25 9315

(2.3) Request for Information (Chorley & South Ribble):

Please supply copies of the decisions authorising the reliance on Schedule 12A as required by the respective constitutions of South Ribble and Chorley.

The resolution to exclude the press and public from that part of the meeting in respect of Agenda item 11 was made by the Committee at the meeting of the 9 June 2025 (please see Agenda item 10). The power to make such decisions is contained in section 100A(4) of the Local Government Act 1972 (that applies to committees pursuant to the provisions of section 100E).

The PowerPoint presentation which accompanied item 11 of the meeting was not published ahead of the meeting. However, the presentation materials were provided to you on Wednesday 20th August 2025.

(3.3.1) Request for information relating to Agenda Item 8

a) A copy of any materials relied on to prepare the presentation.

The materials used to prepare the presentation are in the public domain and can be found here [Examination Documents - Central Lancashire Local Plan](#), specifically, the following documents were relied on to prepare the presentation:

- a) [CD10 Central Lancashire Local Plan Regulation 19 Publication Version Consultation Responses – By Policy](#)
- b) [CD11a Central Lancashire Local Plan Regulation 19 Publication Version Consultation Responses – By Representor ID](#)
- c) [CD11b Central Lancashire Local Plan Regulation 19 Publication Version Consultation Responses – By Representor ID \(Searchable\)](#)
- d) Strategic Transport Assessment documents and Statements of Common Ground (listed in the answer to question 3.3.2 below)
- e) [CD03 Proposed Schedule of Minor Amendments to the Central Lancashire Local Plan 2023-2041\(Publication Version\)](#)
- f) [CD04 Proposed Schedule of Minor Amendments to the Central Lancashire Local Plan 2023-2041\(Publication Version\) Policies Map](#)
- g) [CD09a Central Lancashire Local Plan Regulation 22 Consultation Statement](#)

b) Details of the "consultants who prepared evidence"(slide 20) and which evidence they have prepared

Arc4

[HO01, HO02, HO03, HO06, HO07, HO08, HO10, HO11, HO12, HO13](#)

Strategic Planning Research Unit

[HO04, HO09](#)

Hive Land and Planning

[HO05](#)

Cushman and Wakefield
[HO19, HO22](#)

WYG
[ER01, ER02, ER03](#)

BE Group
[ER05, ER06a, ER06b, ER06c, ER06d, ER06e, ER06f](#)

Nexus Planning
[ER07a, ER07b, ER07c, ER07d, ER07e, ER07f, ER07g, ER07h](#)

Mott MacDonald
[IT01](#)

Hydrock Fore
[IT04a, IT08](#)

Aspinall Verdi
[IT05](#)

Jacobs
[IT06a, IT06b, IT06b Appendix A, IT06b Appendix B, IT06b Appendix C, IT06b Appendix D, IT06b Appendix E, IT06b Appendices F-M 1, IT06b Appendix N 1, IT06b Appendix O, IT06b Appendix P, IT06c, IT06d, IT06e, IT06e Appendix A, IT06e Appendix B, IT06e Appendix C, IT06e Appendix D, IT06e Appendix E, IT06e Appendix F+G, IT06e Appendix I, IT06e Appendix I Part 1, IT06e Appendix I Part 2, IT06e Appendix J, IT06e Appendix K, IT06e Appendix L, IT06e Appendix M, IT06f, IT06gi, IT06gii, IT06giii, IT06giv, IT06gv, IT06gvi, IT06gvii, IT06gvii, IT06gvii, IT06gviii, IT06gviii, IT06gix, IT06gx, IT06gxi, IT07, IT07a CLLP Transport Evidence Stage 2B Report Appendices Part 1, IT07a CLLP Transport Evidence Stage 2B Report Appendices Part 2](#)

KKP
[EV01, EV02, EV03, EV04, EV08, EV11, EV12, EV15, EV23, EV24, EV25, EV26, EV39, EV40](#)

LUC
[EV09a, EV09b, EV09c, EV09d, EV10a, EV10b, EV10c, RD03a, RD03b, RD03bi, RD03bii, RD03biii](#)

CDS
[EV18](#)

JBA Consulting
[FR01a, FR01b, FR01c, FR01d, FR01e, FR01f, FR01g, FR01h, FR01i, FR01j, FR01k, FR02a, FR02b, FR02c, FR02d, FR02e, FR02f, FR02g, FR03a, FR03b, FR03c, FR03d, FR03e, FR04a, FR04b, FR04c, FR04d](#)

c) Confirm that all of the representations summarised in the slides (14-19) are a matter of public record and confirm where they can be found.

All of the representations summarised in the slides are a matter of public record and are available here: [cd11a-central-lancashire-local-plan-regulation-19-publication-version-consultation-responses-by-representor-id-v2.pdf](https://www.lancashire.gov.uk/media/115/cd11a-central-lancashire-local-plan-regulation-19-publication-version-consultation-responses-by-representor-id-v2.pdf)

(3.3.2) Request for information relating to Agenda item 11

a) Confirm details of all engagement meetings with neighbouring councils and bodies that have taken place already

The details of engagement meetings have been set out within the Councils' Duty to Cooperate Statement (and appendices) - please see [Duty To cooperate Statement](#) (DC01), Duty to Cooperate Statement [Appendix 2 Meetings Minutes](#) (DC01a), and [Appendix 3 Actioned items from minutes](#) (DC01b) which detail all meetings with neighbouring councils and bodies.

b) Confirm details of all planned engagement meetings with neighbouring councils and bodies.

As matters stand (and this may be subject to change), the meetings planned with neighbouring authorities and bodies comprise meetings scheduled with Lancashire County Council and National Highways, and Wyre Council on w/c 01/12/25.

c) A copy of the latest Strategic Transport Assessment or provide details of where it can be found.

The Strategic Transport Assessment suite of documents is published on the website [here](#). Specifically, the following documents:

- a. [IT06a Stage 0 Preliminary Transport Assessment](#)
- b. [IT06b Stage 1A CLTM Base Year Re-Validation Report](#)
- c. [IT06b Appendix A TN Model Benchmarking_v4](#)
- d. [IT06b Appendix B Technical Note on Model Data Gaps_v0](#)
- e. [IT06b Appendix C CLTM 2019_TDCR_Rev0d](#)
- f. [IT06b Appendix D CLHTM_2019 Recalibration Report_rev3](#)
- g. [IT06b Appendix E CLTM Bus Model Development and Calibration Report_v4.0](#)
- h. [IT06b Appendices F-M_1](#)
- i. [IT06b Appendix N_1](#)
- j. [IT06b Appendix O](#)
- k. [IT06b Appendix P](#)
- l. [IT06c Stage 1B Technical Notes on Model Data Gaps](#)
- m. [IT06d Stage 1B Technical Notes on Trip Rates](#)
- n. [IT06e Stage 1B Transport Evidence](#)
- o. [IT06e Appendix A CLTM Base Model Re-Validation Report_v1](#)
- p. [IT06e Appendix B Uncertainty Log](#)
- q. [IT06e Appendix C Technical Note on Trip Rates_v0a](#)

- r. [IT06e Appendix D](#)
- s. [IT06e Appendix E](#)
- t. [IT06e Appendix F+G](#)
- u. [IT06e Appendix I - districts](#)
- v. [IT06e Appendix I Part 1](#)
- w. [IT06e Appendix I Part 2](#)
- x. [IT06e Appendix J](#)
- y. [IT06e Appendix K](#)
- z. [IT06e Appendix L](#)
- aa. [IT06e Appendix M](#)
- bb. [IT06f Stage 2 Technical Note on Trip Rate and Modal Shift Methodology](#)
- cc. [IT06gi Stage 2A Central Lancashire Local Plan Transport Evidence](#)
- dd. [IT06gii Stage 2A Appendix A](#)
- ee. [IT06giii Stage 2A Appendix B](#)
- ff. [IT06giv Stage 2A Appendix C](#)
- gg. [IT06gv Stage 2A Appendix D](#)
- hh. [IT06gvi Stage 2A Appendix E](#)
- ii. [IT06gvii Stage 2A Appendix F \(Part 1 of 3\)](#)
- jj. [IT06gvii Stage 2A Appendix F \(Part 2 of 3\)](#)
- kk. [IT06gvii Stage 2A Appendix F \(Part 3 of 3\)](#)
- ll. [IT06gviii Stage 2A Appendix G \(Part 1 of 2\)](#)
- mm. [IT06gviii Stage 2A Appendix G \(Part 2 of 2\)](#)
- nn. [IT06gix Stage 2A Appendix H](#)
- oo. [IT06gx Stage 2A Appendix I](#)
- pp. [IT06gxi Stage 2A Appendix J](#)
- qq. [IT07 CLLP Transport Evidence Stage 2B Report](#)
- rr. [IT07a CLLP Transport Evidence Stage 2B Report Appendices Part 1](#)
- ss. [IT07a CLLP Transport Evidence Stage 2B Report Appendices Part 2](#)

d) Confirm details of any Statements of Common Ground planned other than those mentioned in the statement-of-common-ground-with-lancashire-county-council sept-2025.pdf.

There is a statement of common ground under preparation between Lancashire County Council, National Highways, and the CLAs. All Statements of Common Ground are published on the website [here](#), specifically the following documents:

- a. [DC02 Statement of Common Ground between the Central Lancashire Authorities](#)
- b. [DC03 Statement of Common Ground between the CLAs and Lancashire County Council \(superseded by DC11\)](#)
- c. [DC04 Statement of Common Ground between the CLAs and the Environment Agency](#)
- d. [DC05 Statement of Common Ground between the CLAs and Bolton Council, Wigan Council and Greater Manchester Combined Authority \(including Transport for Greater Manchester\)](#)
- e. [DC06 Statement of Common Ground between the CLAs and Fylde Borough Council](#)

- f. [DC07 Statement of Common Ground between the CLAs and Ribble Valley Borough Council](#)
- g. [DC08 Statement of Common Ground between the CLAs and Wyre Borough Council](#)
- h. [DC09 Statement of Common Ground between the CLAs and Historic England](#)
- i. [DC10 Statement of Common Ground between the Central Lancashire Authorities and West Lancashire Borough Council](#)
- j. [DC11 Statement of Common Ground between the CLAs and Lancashire County Council, Sept 2025 \(supersedes DC03\)](#)

e) A copy of the data sharing agreement made with the Planning Inspectorate.

There is no data sharing agreement between the CLAs and the Planning Inspectorate.

**(3.4) Request for information: The Draft minutes of the meeting state that "The Head of Spatial Planning provided a confidential update with regards to any remaining work for officers to complete prior to submission and the next steps once the Central Lancashire Local Plan had been submitted..."
Please can you supply a copy of that update.**

This was a short verbal update based on the PowerPoint slides already provided and there is no transcript available.

**(4.3) Request for information:
Please can you supply a copy of any advice sought and decisions, delegated or otherwise, that relate to this change of approach.**

The 'change of approach' here relates to the CLAs response to the publication of the NPPF in December 2024.

The decision(s) to take forward a plan on that basis comprised the three Council decisions in January 2025 to publish the plan for Regulation 19 consultation.

The basis for that decision reflected the significant amount of work that the CLAs had undertaken over a number of years, at a not insignificant cost, to secure an up-to-date Local Plan across all three Councils, and the fact that the emerging Plan had reached a relatively advanced stage. The alternative option, of not proceeding under the transitional arrangements was ruled out in light of the likely significant delay that would have been caused to the plan-making process. That outcome would not have been in the public interest. This point is clearly highlighted in the Council reports:

Chorley (paragraph 12) - [Agenda for Council on Tuesday, 28th January 2025, 6.30 pm | Chorley](#)

Preston (paragraph 3.2.7) - [Agenda for Council on Thursday, 30th January, 2025, 2.00 pm - Preston City Council](#)

South Ribble (paragraphs 6 and 36a) - [Agenda for Council on Wednesday, 29th January, 2025, 6.00 pm | South Ribble](#)

(5.2) Request for information

5.2.1 A copy of the decision or decisions authorising the creation of the Joint Advisory Committee.

Please see the following links to the relevant decisions.

Preston

[Microsoft Word - \\$\\$Minutes0](#)

Chorley

[Agenda for Executive Cabinet on Thursday, 27th March 2008, 5.00 pm](#)

[Agenda for Council on Tuesday, 22nd April 2008, 6.30 pm | Chorley](#)

South Ribble

[Meeting of Council on Wednesday, 28th May, 2008 | South Ribble](#)

The below decisions are also supplied providing detail of the preparation of a single plan:

Preston City Council decision to produce a single plan

[\(Public Pack\)Agenda Document for Cabinet, 24/01/2018 18:00](#)

[Cabinet minutes](#)

South Ribble Council decision to produce a single plan

[REPORT TO](#)

[Agenda for Cabinet on Thursday, 25th January, 2018, 5.00 pm | South Ribble](#)

[Decision - Central Lancashire Local Plan Review | South Ribble](#)

Chorley Council decision to produce a single plan

[Agenda for Executive Cabinet on Thursday, 18th January 2018, 6.30 pm](#)

5.2.2 Confirm that the scope of the powers of the Joint Advisory Committee are as stated on the committee's own website.

The JAC is an advisory body only, it has no decision-making powers. This is clearly set out in the JAC Terms of Reference (as updated in 2013): [Agenda for Council on Thursday, 28th November 2013, 6.30 pm | Chorley](#) and the Executive Member Decision approved in May 2014, that sets out the legal agreement: [Report Template for Executive Member Decisions](#)

5.2.3 Confirm whether or not the Joint Advisory Committee is a Joint Committee within the meaning of Section 101(5) of the Local Government Act 1972.

The JAC is not a joint committee within the meaning of Section 101(5) of the Local Government Act 1972.

5.2.4 If it is a Joint Committee for those purposes, confirm what plan making powers have been delegated to it and provide the source of that delegation.

No planning making powers have been delegated to this committee. It is an advisory Committee only with no decision-making powers. All decisions are made by each Council independently.

(6.3.1) Request for information (South Ribble):

6.3.1 Supply details of the meeting/s and related documentation where the delegations reported to the Joint Advisory Committee on 9th June were originally granted.

[Agenda for Council on Wednesday, 29th January, 2025, 6.00 pm | South Ribble](#)

6.3.2 Supply an explanation of why authority for authorising amendments was delegated to the Cabinet member for Economic growth when there was already a delegation in place to the Cabinet member for Planning and Licensing in relation to local plans?

Firstly, the reference to the Cabinet member for Planning and Licensing (referenced on page 116 of the constitution (dated September 2025)) is not a delegation. It is simply a list of responsibilities for the various portfolio holders. Delegations are required where individual Cabinet members will make a specific decision.

A delegation was therefore necessary to the relevant Cabinet member from the January 2025 Council decision. In January 2025, the correct title of the Cabinet member with responsibility for the Local Plan was the Cabinet Member for Economic Growth, Planning and Investment.

6.3.3 Supply details of the officer, member or committee with delegated power to make any non-minor amendments required.

No officer, member or committee has delegated powers to make non-minor amendments, nor were any such amendments made to the Plan.

Request for information (Preston):

7.3.1 Please supply details of the meeting/s and related documentation where the delegations reported to the Joint Advisory Committee on 9th June were originally granted.

Agenda for Council on Thursday, 30th January, 2025, 2.00 pm - Preston City Council PCC council meeting notes for the above meeting [Council Minutes Template](#)

7.3.2 Please supply details of the officer, member or committee with delegated power to make any non-minor amendments required.

No officer, member or committee has delegated powers to make non-minor amendments, nor were any such amendments made to the Plan.

Request for information (Chorley)

8.3.1 Supply details of the meeting/s and related documentation where the delegation's reported to the Joint Advisory Committee on 9th June were originally granted.

[Agenda for Council on Tuesday, 28th January 2025, 6.30 pm](#)

8.3.2 Supply details of the officer, member or committee with delegated power to make any non-minor amendments required.

No officer, member or committee has delegated powers to make non-minor amendments, nor were any such amendments made to the Plan.