

SUBMISSION SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES DEVELOPMENT PLAN DOCUMENT REGULATION 22 (1) (c) STATEMENT: SUMMARY OF MAIN ISSUES RAISED AT PUBLICATION STAGE

Introduction

1. The Publication Site Allocations and Development Management Policies Development Plan Document (the DPD) was made available for the receipt of formal representations between 5th July 2012 and 15th August 2012. The purpose of this report is to fulfil Regulation 22 (1) (c) of the Town and Country Planning (Local Planning) (England) Regulations 2012 by stating the number of representations made and giving a summary of the main issues raised.
2. A total of 559 individual representations were made to the Publication DPD from 322 respondents in accordance with Regulation 20 (2). In addition, 52 representations from 36 respondents were received late and therefore not in accordance with Regulation 20(2).
3. The remainder of this report identifies and summarises the main issues raised in the representations which would be likely to bear on whether the DPD is sound. It should be noted that not all representations related to one of these main issues, hence this is not an exhaustive description of all the representations made. The representations are reproduced in full on the South Ribble Borough Council website (www.southribble.gov.uk).

General or overarching matters raised

4. Several members of the public raised concerns about the methods of engagement used in publicising the plan. Most of these respondents had not been involved in the earlier stages of consultation, and expressed concern about the potential development of land close to where they live. Other representations related to the Council's interpretation of the National Planning Policy Framework (NPPF), or the need to ensure that references to the NPPF replace references to the previous Planning Policy Statements or guidance notes.

Major Sites for Development (Chapter C)

5. A significant number of representations were received on the five Major Sites for Development, as set out in Chapter C of the DPD (see appendix, tables 1-5, for full details). These are at Pickering's Farm, Penwortham; Moss Side Test Track, Leyland; Heatherleigh and Moss Lane, Farington Moss; Cuerden Strategic Site and BAE Systems, Samlesbury. Most of the owners or occupiers of these sites have made submissions, as have local residents concerned about aspects of the development proposals. The scale of representations was greatest for the proposed allocations at the Moss Side Test Track (20 representations) and Heatherleigh and Moss Lane (63 representations).
6. Most representations have challenged aspects of the proposals, including infrastructure provision, loss of green space and wildlife, access points and road congestion, and the overall level of need for new development. Many of the owners and agents of these sites have also challenged the Council's requirements for some infrastructure provision to be provided in advance of residential or commercial development, especially the flexibility of requirements for the funding of the Cross Borough Link Road. One key respondent has requested that work on the DPD be suspended pending the outcome of

work under way on a Transport Masterplan for Central Lancashire, which would include aspects of the infrastructure provision.

Homes for All (Chapter D)

7. The requirement for housing land delivery is set by Policy 4 in the Central Lancashire Core Strategy. For South Ribble this equates to 417 dwellings per annum over the period 2010 – 2026, plus an allowance for a shortfall in the years since 2003/04. The DPD identifies the quantity and location where housing will be built up to 2026, as shown in Policy D1 and Table 2 of the DPD. Representations have been received challenging whether the Council has identified sufficient land, and whether development will be appropriate or deliverable in a number of specific locations. The largest numbers of representations on sites in the DPD were for Land between Altcar Lane/Shaw Brook Road, Leyland (Site P: 114 representations, many of which are identical responses submitted and signed by different people), and Land off Brindle Road, Bamber Bridge (Site S: 7 representations). Other sites attracting representations include Sites at Longton (Sites M, V and X and Q: 9 representations), and Land off Wesley Street, Bamber Bridge (Site R: 3 representations). Representations for these sites are shown separately in the tables 6-10 in the appendix.
8. In addition to representations made on the quantity and location of housing development, there was one representation made on the subject of Policy D3, concerning the removal of conditions restricting the occupancy of agricultural workers' dwellings.

Protecting and Enhancing the Quality of the Natural and Built Environment (Chapter G)

9. Most of the representations received on this chapter relate to Safeguarded Land and Protected Open Land, and these are dealt with below. There were also some important representations made on the following matters:
 - The need for various policies to refer to the protection and enhancement of biodiversity;
 - The compatibility of renewable energy and the Green Belt, as set out in Policy G1;
 - The need for development to be prioritised on brownfield sites, and be of sustainable standards;
 - The compatibility of the Green Corridor and Wildlife Corridor designations.

Safeguarded Land for Future Development (Policy G3)

10. The South Ribble Local Plan (2000) identified several parcels land as safeguarded for future development, as directed and guided by the former Planning Policy Statement on the Green Belt (PPG2). The purpose of these allocations was to identify broad locations for development beyond the life of the Local Plan, which would ensure that the Green Belt boundaries in the Local Plan could endure and not be subject to pressure to develop Green Belt land or change the Green Belt boundaries.
11. The Site Allocations DPD has reviewed all of the former Safeguarded Land to ensure that the Council allocated sufficient land accommodate the development required in the period 2011 – 2026, especially that required for housing led development. A significant majority of all the representations received on the DPD relate to land which either was or is proposed to remain as Safeguarded Land. Sites already referred to above, at Pickering's Farm, between Heatherleigh and Moss Lane, land between Altcar Lane and

Shaw Brook Road, and at Brindle Road, were all formerly designated as Safeguarded Land.

12. The remaining sites of Safeguarded Land identified in Policy G3 are now shown as sites v,w,x,y and z for ease of identification. Three of these sites have been the subject of representations, either supporting their continued protection in the DPD, or challenging it on the basis that landowners or developers could deliver development which will meet the Council's requirements (see table 11 in the appendix). The largest number of representations has been received on Site z (land between off Emnie Lane, Leyland: 118 representations) in support of this site remaining as Safeguarded Land: most of these representors have also made submissions against the allocation of Site P for housing.

Protected Open Land (Policy G4)

13. This policy identifies valuable open areas of land to ensure natural breaks in the built-up areas and settlements. Representations have been received from individuals supporting the protection of these areas (especially for sites in Longton and New Longton), and from owners or agents challenging the Council's designation, and offering the land for development during the plan period (see table 12: 58 representations).

Appendix: Tables of Representations Received

1. Table of representations made on Pickering's Farm, Penwortham (7 Representations)

Representation	Respondent	Respondent Organisation
37		Network Rail
55	Mr F Gornall	
74	Mr L Dodd	
93		The Wildlife Trust
111	HOW Planning	Taylor Wimpey
135	Sedgwick Associates	Wainhomes
149		Homes & Communities Agency

2. Table of Representations made on Moss Side Test Track, Leyland (20 Representations)

Representation	Respondent	Respondent Organisation
4	Mr P & Mrs J Marston	
35		Ulnes Walton Bridleway Association
40	Mr J & Mrs M Marsden	
69	Mr I Braddock	
81	Mrs N Veevers	
93		The Wildlife Trust
113	Mr N Berry	
115	Netley Partnerships	Hazel House Nursing Home
129	Mr H Jamieson	
135	Sedgwick Associates	Wainhomes
319	Mr N Veevers	
320	Mr I Veevers	
321	Mr S Butler	
322	Mr W G Norris	
323	Mr D Chorley	
324	Mrs H Chorley	
325	Mr S W Asbury	
326	Mr S Duffield	
329	Councillor M Green	
330	Mr P McLelland	

3. Table of Representations made on land between Heatherleigh and Moss Lane, Farington Moss (63 Representations)

Representation	Respondent	Respondent Organisation
1	Mr P Thomas & Miss T Leach	
4	Mr P & Mrs J Marston	
8	Mr F & Mrs N Norris	
12	Mr K DaCosta	
14	Mr R Codd	
29	Mr K Barrow	
36	GL Hearn	Hollinwood Homes
38	Mr S Malek	
41	Mrs S Clayton	
43	Mr N Howarth	
44	Mr J Roe	
45	Mr J Coxon	
46	Mr & Mrs Wilson	

Representation	Respondent	Respondent Organisation
47	Mrs J Roe	
48	Mr R Cowling	
49	Miss J Bacon	
50	Mr N Mitchell	
51	Mr R Ollerton	
53	Mrs E Snape	
54	Mr D Snape	
56	Mr A & Mrs A Young	
59	Ms M Greenhalgh	
61	Mrs J Blashard	
63	Mr J Blackburn	
64	Mr M & Mrs J Blanshard	
66	Ms S Devine	
67	Mrs A Southcombe	
68	Mr G Webster	
70	Mr C & Mrs L Hartford	
72	Mr T Holmes	
73	Dr Windsor Gunawardena	
78	Mrs M Newton	
80	Mr N Webb	
83	Mr K Hankin	
85	Mr I Braddock	
90	Emery Partnership	Wainhomes
91	Mr A Johnson	
93		The Wildlife Trust
97	Mr J Blundell	
101	Mr D Dawson	
102	Mrs S Rimmer	
103	Mr G Rimmer	
104	Mr M Rimmer	
105	Mr S Barnes	
106	Mr T Barnes	
107	Mrs A Barnes	
108	Mr & Mrs Braddock	
109	Mrs H Derbyshire	
110	Mr E Hughes	
112	Mrs S Ball	
116		Farington Moss Residents Action Group
124	Mrs C Hughes	
141	Mr B Ashworth	
142	Lee Hough	
144	Mrs S Cherry	
149		Home & Communities Agency
312	Mrs J Calderbank	
313	Mr J Andrew	
314	Mrs M Balmer	
315	Mr C Davies	
316	Mr F Green	
317	Mrs I Rigby	
318	Miss J Rigby	

4. Table of Representations made on the Cuerden Strategic Site (7 Representations)

Representation	Respondent	Respondent Organisation
93		The Wildlife Trust
95	Turley Associates	Sainsbury's
119	Mr S Mair	P Wilson & Co
137		RPS Planning & Development
138		Lancashire County Council
143	Jones, Lang Lasalle	Lancashire County Council
148	Savills	Brookhouse Group Ltd

5. Table of Representations made on the BAE Systems Strategic Site at Samlesbury (8 Representations)

Representation	Respondent	Respondent Organisation
86	Ms S Fox	
93		The Wildlife Trust
98	Mr J Wood	
99	Mrs J Caunce	
100	Mr B Bridge	
121	BNP Paribas Real Estate UK	BAE Systems
138		Lancashire County Council
327	Mr & Mrs J Carroll	

6. Table of Representations made on the Allocation of Housing Land (7 Representations)

Representation	Respondent	Respondent Organisation
37		Network Rail
65		Brackenhurst Properties
90	Sedgwick Associates	Wainhomes
96	Mr B Jopson	
131	Turley Associates	Redrow Homes
135	Sedgwick Associates	Wainhomes
149		Homes & Communities Agency

7. Table of representations made on Land between Altcar Lane/Shaw Brook Road, Leyland (Site P: 114 Representations)

Representation	Respondent	Respondent Organisation
58	Mr D Abbott	
84	Miss G Hudson	
131	Turley Associates	Redrow Homes
149		Homes & Communities Agency
150	Mrs S Butterworth	
152	Mr C Nutter	
153	Mr G Nutter	
154	Mr Peter Carrington	
155	Mr J Woodruff	
156	Mr S R Lee	
157	Mrs B Rooney	
158	Mr P Carrington	
159	Mr D Abbott	
160	Mr M J Bowker	
161	Mr J Bowker	
162	Mr M E Banks	

Representation	Respondent	Respondent Organisation
163	Miss A Manley	
164	Mr R Campbell	
165	Mr K A Fizser	
166	Mr D A Groves	
167	Mr J Rooney	
168	Mrs J Carlton	
169	Mr R Carlton	
170	Mr P Hodgson	
171	Mr G W Abram	
172	Mr E M Abram	
173	Mrs S Cockroft	
174	Mr A Cockroft	
175	Mr D Campbell	
176	Mr M S Campbell	
177	Ms M Darwen	
178	Mr C Wilson	
180	Mr A Brownsea	
181	Mr E V McManus	
182	Mr D Shoesmith	
183	Mr J Scarff	
184	Ms L Eastham	
185	Mr S Gillibrand	
187	Mr A Seed	
188	Mr S Penny	
189	Ms R Grime	
190	Mr J E Richardson	
191	Ms J Rogers	
192	Mr J Cornthwaite	
193	Mr G M Briercliffe	
194	Mr L A Moon	
195	Ms L A Moon	
197	Mr A Cain	
198	Mr H Patel	
199	Mr R Edney	
200	Mr J Bassett	
201	Ms S Tunstall	
202	Mr S Casson	
203	Ms A Hoolahan	
205	Mr J Evans	
206	Mr W Evans	
208	Ms M R Kay	
209	Mr M Parkinson	
210	Mr M J Parkinson	
211	Mr K R Bassett	
212	Ms B A Thornborrow	
213	Mr M Tunstall	
214	Mr D Casson	
215	Mr J Thornborrow	
216	Mrs J Grindrod	
217	Mr D Grindrod	
218	Mr A Knowles	
219	Mr L M Knowles	
220	Mr F Gardner	
221	Mr S Knowles	
222	Mr L W Brierfield	
223	Mr H A Thornborrow	
224	Ms L Duxbury	

Representation	Respondent	Respondent Organisation
225	Mr F C Duxbury	
226	Ms A Benoit-Asselman	
227	Mr D Benoit-Asselman	
228	Ms J Glover	
229	Mr N Thompson	
230	Mr G Keene	
231	Mr J Smith	
232	Mrs P M Smith	
233	Mr J Lynch	
234	Mr D Dillon	
235	Mrs T White	
236	Miss PA White	
237	Ms L Pullin	
238	Mr C Parker	
239	Ms S Parker	
240	Mrs C A Hodgson	
241	Ms A Edney	
249	Mr J Lewis	
250	Mr P Humberstone	
251	Mr G Humberstone	
252	Mr M Baglow	
253	Mr J Ryan *	
254	Mr R Bryce *	
256	Ms J Cochrane *	
257	Mr S Cochrane *	
258	Ms C Heaton *	
259	Mr P Heaton *	
260	Ms M Sheryn *	
261	Mr W Sheryn *	
262	Ms K Sheryn *	
263	Mr R Lear *	
264	Ms Amanda Lear *	
265	Mr A Lear *	
266	Ms Avril Lear *	
267	Mr Nick Haley	
268	Ms V Haley	
269	Mr Neil Haley	
270	Mr J Haley	
271	Ms C Haley	
272	Mr A Gould *	
273	Ms J Gould *	

**8. Table of representations made on Land at Brindle Road, Bamber Bridge
(Site S: 7 Representations)**

Representation	Respondent	Respondent Organisation
3	Mr W E Lloyd	
71	Ms E Fearnley	
89		Persimmon Homes
92	Mrs D Green	
126	Steven Abbott Associates	Dorbcrest Homes Limited
334	Mrs M Boase	
335	Mr & Mrs N Harrison	

**9. Table of Representations made on Sites at Longton
(Sites M, V, X and Q: 9 Representations)**

Representation	Respondent	Respondent Organisation
86	Ms S Fox	
90	Emery Partnership	Wainhomes
98	Mr J Wood	
99	Mrs J Caunce	
100	Mr M Bridge	
131	Turley Associates	Redrow Homes
139	Lee Hough	Trustees of Kitty's Farm
327	Mr & Mrs J Carroll	
331	Mr W J & Mrs E Melling	

**10. Table of Representations made on Land off Wesley Street, Bamber Bridge
(Site R: 3 Representations)**

Representation	Respondent	Respondent Organisation
93		The Wildlife Trust
140	Mr D Whitney	Gorrie Limited
147	Mr M Horbury	

**11. Table of Representations made on land Safeguarded for Future Development
(Policy G3: 118 Representations)**

Representation	Site	Respondent	Respondent Organisation
82	z	Mr J Pallet	Leyland Cricket Club
84	z	Miss G Hudson	
93	x, z		The Wildlife Trust
136	v	Sedgwick Associates	Mr R Simpson, Mr E Simpson, Ms J Simpson
149	x, z		Homes & Communities Agency
152	z	Mr C Nutter	
153	z	Mr G Nutter	
154	z	Mr Peter Carrington	
155	z	Mr J Woodruff	
156	z	Mr S R Lee	
157	z	Mrs B Rooney	
158	z	Mr P Carrington	
159	z	Mr D Abbott	
160	Z	Mr Mr M J Bowker	
161	z	Mr J Bowker	
162	z	Mr M E Banks	
166	z	Mr D A Groves	
167	z	Mr J Rooney	
168	z	Mrs J Carlton	
169	z	Mr R Carlton	
170	z	Mr P Hodgson	
171	z	Mr G W Abram	
172	z	Mr E M Abram	
173	z	Mrs S Cockroft	
174	z	Mr A Cockroft	
175	z	Mr D Campbell	
176	z	Mr M S Campbell	
177	z	Ms M Darwen	
178	z	Mr C Wilson	
180	z	Mr A Brownsea	

Representation	Site	Respondent	Respondent Organisation
181	z	Mr E V McManus	
182	z	Mr D Shoemsmith	
183	z	Mr J Scarff	
184	z	Ms L Eastham	
185	z	Mr S Gillibrand	
187	z	Mr A Seed	
188	z	Mr S Penny	
189	z	Ms R Grime	
190	z	Mr J E Richardson	
191	z	Ms J Rogers	
192	z	Mr J Cornthwaite	
193	z	Mr G M Briercliffe	
194	z	Mr L A Moon	
195	z	Ms L A Moon	
196	z	Mr J A Moon	
197	z	Mr A Cain	
198	z	Mr H Patel	
199	z	Mr R Edney	
200	z	Mr J Bassett	
201	z	Ms S Tunstall	
202	z	Mr S Casson	
203	z	Ms A Hoolahan	
204	z	Mr D Hoolahan	
205	z	Mr J Evans	
206	z	Mr W Evans	
209	z	Mr M Parkinson	
210	z	Mr M J Parkinson	
211	z	Mr K R Bassett	
212	z	Ms B A Thornborrow	
213	z	Mr M Tunstall	
214	z	Mr D Casson	
215	z	Mr J Thornborrow	
216	z	Mrs J Grindrod	
217	z	Mr D Grindrod	
218	z	Mr A Knowles	
219	z	Mr L M Knowles	
220	z	Mr F Gardner	
221	z	Mr S Knowles	
222	z	Mr L W Brierfield	
223	z	Mr H A Thornborrow	
224	z	Ms L Duxbury	
225	z	Mr F C Duxbury	
226	z	Ms A Benoit-Asselman	
227	z	Mr D Benoit-Asselman	
228	z	Ms J Glover	
229	z	Mr N Thompson	
230	z	Mr G Keene	
232	z	Mrs P M Smith	
233	z	Mr J Lynch	
234	z	Mr D Dillon	
235	z	Mrs T White	
236	z	Miss PA White	
237	z	Ms L Pullin	
238	z	Mr C Parker	
239	z	Ms S Parker	
240	z	Mrs C A Hodgson	
241	z	Ms A Edney	

Representation	Site	Respondent	Respondent Organisation
242	z	Mr B Brownbill	
243	z	Mr B Brownbill	
244	z	Mr A Man	
249	z	Mr J Lewis	
250	z	Mr P Humberstone	
251	z	Mr G Humberstone	
252	z	Mr M Baglow	
253	z	Mr J Ryan *	
254	z	Mr R Bryce *	
255	z	Ms H Bryce *	
256	z	Ms J Cochrane *	
257	z	Mr S Cochrane *	
258	z	Ms C Heaton *	
259	z	Mr P Heaton *	
260	z	Ms M Sheryn *	
261	z	Mr W Sheryn *	
262	z	Ms K Sheryn *	
263	z	Mr R Lear *	
264	z	Ms Amanda Lear *	
265	z	Mr A Lear *	
266	z	Ms Avril Lear *	
267	z	Mr Nick Haley	
268	z	Ms V Haley	
269	z	Mr Neil Haley	
270	z	Mr J Haley	
271	z	Ms C Haley	
272	z	Mr A Gould *	
273	z	Ms J Gould *	
274	z	Mr P Gabriel *	
275	z	Ms L Corcoran *	
276	z	Ms C Walker	

**12. Table of Representations made on Protected Open Land
(Policy G4: 58 Representations)**

Representation	Respondent	Respondent Organisation
10	Mr D Roocroft	
13	Mr T Lockwood	
15	Mrs L Livesey	
16	Mr A Coneys	
17	Mr P Sanderson	
18	Mrs H Winter-Coneys	
19	Mr G Welch	
20	Mr G Robinson	
21	Mrs G Williams	
22	Mr J & Mrs A Carroll	
25	Mr R Holden	
26	Ms J Heaton	
27	Mr M & Mrs B Ingham	
32	Mrs S Owen	
33	Mr J Gordon	
34	Mrs S Gordon	
42	Mr I McCarthy	
75	Mrs H Threlfall	
76	Mr R A Blackburn	
77	Mrs B A Blackburn	

Representation	Respondent	Respondent Organisation
79	Mrs T Bowett	
93		The Wildlife Trust
134	Sedgwick Associates	Wainhomes
276	Ms C Walker	
278	Mr W Bridge	
279	Mrs C Wood	
280	Mr J Wood	
281	Mr M & Mrs K Barwise	
282	Mr E George	
283	Mrs J Cunningham	
284	Mr R Willis	
285	Mr J Kennerley	
286	Mrs M Balaam	
287	Mr J Balaam	
288	Mrs B Emms	
289	Mr B & Mrs C Almond	
290	Mr T Turley	
291	Mrs R Wdowicki	
292	Mr G Wdowicki	
293	Ms S juniper	
294	Mr J Birkenhead	
295	Mrs S Birkenhead	
296	Ms J E Lang	
297	Mr T Terrell	
298	Mr G Stephenson	
299	Ms E Davis	
300	Mr P Davis	
301	Mr J Pass	
302	Mrs P Pearson	
303	Mr A Pearson	
304	Mr K Young	
305	Mr G Butler	
306	Mrs J Evans	
307	Mr P Louhisalo	
308	Mrs E Louhisalo	
309	Mrs R Howard	
310	Mr M King	
311	Mrs A King	