

**SOUTH RIBBLE BOROUGH COUNCIL
SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT
POLICIES
DEVELOPMENT PLAN DOCUMENT
EXAMINATION HEARINGS**

AGENDA – DAY 5 (AM)
Wednesday 13 March 2013 at 10.00am

Please note:

- **All participants are encouraged to familiarise themselves with the hearing statements (and additional evidence) produced by the Council and other parties in respect of the matters addressed at this session. These are available on the examination website.**
- **Some agenda items may have been addressed by written submissions but have remained on the agenda to facilitate discussion if necessary.**
- **Further changes to the agenda are feasible prior to the hearing**

Agenda

1. Inspector's introduction and procedural questions (as necessary)
2. **Matter 2 – Policy C1 – Pickering's Farm:** Are the Major Sites justified by the available evidence with due regard to reasonable alternatives and are they capable of effective and timely implementation?
 - What is the likelihood that this site will achieve the contribution to the Borough's housing land supply (set out in D1) in the short, medium and long terms, given the infrastructure requirements set out in the justification to policy C1?
 - Are the infrastructure requirements sufficiently clear and is it clear how they will be met, when and by whom?
 - How does the information set out in policy D1, relating to the number of dwellings to be provided within the 5, 10 and 15 year periods, correlate to the information in the Housing Land Position Statement and the Council's letter dated 14.12.12?
 - Where is the evidence that the HCA and the developer have produced a development statement and indicative phasing strategy and initial assessment of viability (as set out in the Council's letter dated 14.12.12)? Is there evidence of viability?
 - Is the range of uses within the policy appropriate?

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- Is there evidence of viability?
- Is this site justified having regard to alternatives?
- How will regard be had to biodiversity in the site's development?
- Are the requirements for a masterplan clearly set out; is it apparent who is to develop the masterplan and what process this should follow?

3. Other matters

4. Close