



SOUTH RIBBLE SITE ALLOCATIONS & DEVELOPMENT POLICIES

(Inspector: Susan Heywood BSc(Hons) MCD MRTPI)

Website <http://www.southribble.gov.uk/Section.asp?sectiontype=listseparate&catid=301274>

Ms Yvonne Parker
Programme Officer
2 Priory Court
Burnley
Lancashire
BB11 3RH

Telephone: 01282 450522

Mobile: 0781 333 4305

Email: posltd@virginmedia.com

Dear Sir or Madam

Pre-Hearing Meeting (PHM) & Draft Programme

The Pre-Hearing meeting was held on 23rd January and I enclose for your information the following documents:

1. Notes of the PHM Meeting
2. First draft programme

Please check the first draft programme carefully and advise me as soon as possible if you have any problems with it otherwise I will presume that you are available to attend as programmed. This programme will be updated where necessary and will be placed on the website and I will only contact you if you are affected by a change.

Examination Document Library

I would like to draw your attention to the Examination library. This has now been split into Part 1 and Part 2

Part 1 consists of the documents that were submitted up to the submission of the document and this list will **not** change. You will only need to download Part A once.

Part 2 consists of all the documents since submission and this will be constantly updated. You will also find that some documents have been re-referenced in Part 2. Can you please use the most up to date references when responding the Inspector's Matters?

The links or details where to locate them are now on the document lists.

You can find the lists at

<http://www.southribble.gov.uk/Section.asp?sectiontype=listseparate&catid=301282>

If you are submitting a response to the Inspectors Matters & Issues can you please ensure that they are with me in both paper copy (3 x copies) and electronically by 5pm on 20th February? Your responses will not be deemed as received until I receive the hard copies.

If you are not participating at the Hearings I will not be contacting you again but you can follow the progress of the Examination on the website. The link is at the top of this letter.

Finally can I ask you to give me details of your email address if you have not already provided it?

If you have any questions about the Examination please do not hesitate to contact me.

Kind regards,

A handwritten signature in black ink, appearing to read 'Yvonne Parker', with a small dot at the end.

Yvonne Parker,
Programme Officer
5 February 2013

South Ribble Site Allocations and Development Management Policies
Development Plan Document

**NOTES OF PRE-HEARING MEETING (PHM)
HELD 23 JANUARY 2013**

1. Introductions

The Inspector welcomed all present and introduced herself as a Member of the Royal Town Planning Institute and the independent Inspector appointed by the Secretary of State to conduct the Examination into the soundness of the South Ribble Site Allocations and Development Management Policies Development Plan Document (the Plan).

The Inspector also introduced **Ms Yvonne Parker** as the Programme Officer (PO) and her role within the examination process. Her role as Programme Officer is to act as the main point of contact between the Inspector, the Representors, and the Authority. Amongst other matters, she will maintain the reference library of Examination Documents which inform the hearing sessions and an updated documents list on the Authority's web pages. Any Representor can use the hard copies available at the main Authority offices, preferably by prior appointment. Many of the key documents are available via the Authority's web site. The PO will also keep the hearings programme up to date and is the person to whom all documents and submissions connected with the hearings should be sent. She will also be the person sending out the hearing session agenda papers and any additional papers for use by people actively participating in the public hearing sessions. She will help resolve queries about the process in general, or representations in particular. Her contact details are:

Tel: 01282 450522 or 0781 333 4305 (mobile)

Email: posltd@virginmedia.com

The Authority's Team introduced themselves as:

- Helen Hockenhill
- Jeni Barnes
- Debra Holroyd
- Kezia Henderson
- Zoë Harding
- Paul Johnson
- David Whelan.

Attendees were reminded to sign the attendance list.

2.a. Inspector and Programme Officer

The Inspector explained that her role is to consider the soundness of the submitted Plan. In so doing she would consider the representations made by others to the Plan AND any other matters, irrespective of whether any representations have been made, which could indicate that the Plan is unsound.

Following the close of the Examination the Inspector will report to the Authority with conclusions and, if invited to do so by the Authority, any recommended modifications required to make the Plan sound. She will not review in detail the content of individual representations but will concentrate on the main issues which they raise with regard to soundness.

The Inspector explained that the scope for making changes to the document is limited. Without suspending the process it is difficult to make changes to the Plan which would affect its substance, and/or prejudice the Sustainability Appraisal or public consultation which has already taken place. The Authority could make minor changes, now known as 'additional modifications', but these will be limited in their scope and should not materially alter the policies of the Plan. The Authority were asked to provide an updated version of this modifications list with their Statements and to keep the list updated daily during the hearing programmes.

2.b. Purpose of PHM

It was explained that the PHM was an opportunity for procedural and administrative matters to be set out and discussed, together with the form and likely content of the programme of hearings. The substance or merits of the Plan itself would not be discussed.

Attendees were encouraged to study the Pre Hearing Guidance Note which contains more information about the Examination process.

2.c. Purpose and Scope of the Examination

It was explained that the purpose of the Examination is to examine the soundness of the Plan. The examination process is intended to be as quick and efficient as possible, concentrating on the soundness of the document, having regard to the representations. The Inspector's starting point is that the Authority has submitted what it considers to be a sound document and that such soundness is clear from its evidence base. Others must be able to show that soundness has not been achieved by evidence presented either in writing or at the hearings. Those seeking changes to the Plan have to demonstrate why the document is not sound and how the suggested changes would make it sound.

To be sound the Plan must be legally compliant, justified, effective, consistent with national policy and positively prepared. In broad terms these encompass the following matters:

- Firstly, Procedural: whether the Plan has been prepared in accordance with the Local Development Scheme & Statement of Community Involvement, whether the relevant Regulations have been followed, and whether it has been subject to sustainability appraisal;
- Secondly: whether the Plan is consistent with national Planning policy and, as far as relevant, is consistent with the other relevant Plans and strategies of adjoining areas and of the Authority itself;
- Thirdly, Coherence, consistency and effectiveness: whether the strategies and policies are coherent and consistent and the most appropriate in the circumstances, having considered relevant alternatives; whether they are founded on a robust and credible evidence base, with clear mechanisms for implementation and monitoring and whether the Plan is reasonably flexible to enable it to deal with changing circumstances.

It was explained that those seeking changes must demonstrate why the Plan is unsound by reference to one or more of the tests of soundness and say what they think should be done to make it sound.

The Inspector explained that her final report does not have to deal with each and every point made in each and every objection – but will focus upon matters which go to the fundamental questions of soundness.

2.d. Hearings Procedure and Examination Programme

The Hearing sessions of the Examination into the Plan are scheduled to commence at 10.00am on Tuesday 5th March 2013 and a draft programme is in circulation. They will take place in the Civic Centre in Leyland:

- The hearing format provides an informal setting for dealing, by discussion, with a range of 'matters and issues' identified by the Inspector.
- Only those parties seeking specific changes to the Plan to rectify soundness matters are entitled to attend the hearing sessions.
- There is no need for those supporting or merely making comments on the Plan to attend.
- There should be no automatic need for people pursuing their cases in writing to expand on their original representations because these should have identified the ways in which the Plan is considered to be unsound and what changes are suggested to make it sound.
- Where participants relying on written representations feel that it is necessary for them to put in further material and respond to the Matters and Issues, this must be submitted to the Programme Officer in accordance with the timetable (below).
- The Authority will not be asked to respond to each and every representation.
- Representations made orally or in writing carry the same weight and equal regard will be had to each.
- Attendance at the hearings will only be helpful if participants wish to contribute to the soundness debate constructively.
- Participants may bring professional advisers but space around the table may be limited. There is no formal presentation of evidence or cross-examination and, as the discussion is focussed on the issues identified in the agenda, it is important that the person able to make the most useful contribution should sit forward.
- Relevant parties will be drawn into the discussion to enable representors to air and explain the nature of their concerns and to help the Inspector gain the information necessary to come to a conclusion on the matter/issue.

- If participants find that other people have raised the same issues as themselves, they are encouraged to join forces and appoint a spokesperson. This can save time at the Hearings, by avoiding repetition of arguments, and can result in a more forceful presentation of evidence.
- The Programme Officer will provide name boards for each participant which should be stood on end to indicate a wish to speak. In that way contributions can be invited as the discussion unfolds.

A draft programme of hearings is in circulation. An updated programme will be available upon the Authority's web site in due course. It will be the responsibility of individual participants to check the progress of the Examination, either on the website or with the PO, and to ensure that they are present at the correct time.

The morning hearings sessions will normally start at 10.00am and the afternoon sessions at 2.00pm. A short break will be taken mid morning and mid afternoon. Lunch will be taken about 1.00pm. It is currently anticipated that there will be 6 non consecutive sitting days.

2.e. Representations and the submission of further information

In making their submissions, representors should have already indicated whether they wish to attend the hearings to discuss their representations or to have their views considered in written form. **Both methods carry the same weight.** Attendance at a hearing session will only be useful if representors wish and need to participate in a debate. If any representor wishes to change their mind about the preferred method of pursuing their representations, they should confirm this in writing or by email to the PO as soon as possible.

It was explained that the allocation of participants to hearing sessions was ongoing. If a representor has previously expressed a wish to appear at a hearing session but has not been listed as a participant on the draft hearing programme, they are advised to contact the PO as to which session they would like to attend. Agents/individuals representing more than one party/client and who may be invited or wish to attend various hearing sessions are asked to advise the PO which sessions they would wish to appear at and the organisation they will be representing.

The Inspector explained that she will be focussing on the Matters that she considers to be the most significant as set out in her schedule of Matters & Issues. The hearing sessions will follow an inquisitorial, rather than adversarial, approach. The original representations made on the Submission Document will largely be taken as read.

The Examination Hearings are not the place to explore concerns with the Authority other than relate to the soundness of the document.

The Matters and Issues seek to provide the focus for discussion. These should give every Representor a 'hook' on which to hang the main thrust of their concerns about the Plan. If anyone considers that an essential point has been overlooked or omitted then they were advised to please alert the Programme officer in writing or email ASAP; the Inspector will try to work in the point if there isn't already an obvious place for it in the schedule.

A final agenda for each hearing session will be issued approximately 7 days before that session commences. At the start of each hearing session the Inspector will make brief opening comments before inviting individuals to make their contribution in response to the questions posed. People will be drawn into the discussion to enable matters to be clarified and so that firm conclusions can be made. There will normally be an opportunity to ask questions of the other side.

Representors have the opportunity to amplify their original representations in response to the Matter and Issues identified. If this is to be done in writing, brevity is essential. The tests of soundness are key and representors should be clear about what should be changed in the Plan and how.

The right to appear and be heard at the Hearings applies specifically to those who have made representations that the Plan is in some way "Unsound". Supporters of the Plan have no statutory right to be heard but, if considered helpful on a particular topic, the Authority may choose to include them as part of their team to explain how and why they support the Authority's approach.

Any further statements need to explain:

- Which particular part of the Plan is unsound?
- Which soundness test(s) does it fail?
- Why does it fail?

- How can the Plan be made sound?
- What precise change/wording would rectify the issue?

Relevant statutory and other key bodies been actively engaged in the Plan production process. The Authority confirmed that it did not intend to call any such body to attend the relevant hearing sessions.

Hearing Statements from the Authority and from representors and any amplified written representations also responding to the Schedule of Matters and Issues should be submitted to the PO by close of business on: **20th February 2012.**

There is no need for representors to wait for any statements the Authority may submit. All Hearing Statements and amplified written representations should address the identified Matters and Issues for Examination. None of the statements should exceed 3,000 words plus essential appendices. It is intended that all submissions will be available on the Authority's web pages and form part of the Examination Library.

Nothing should arise at the Hearings which has not been raised in the previous representations except, possibly, insofar as new national and regional policy or other unforeseen/unfolding events are concerned.

There is no need to prepare a further statement on matters/issues if all the points are already covered in the original representation.

It was explained that Statements of Common Ground (SCG) can be useful in focusing on the issues in dispute and should be submitted within the above timescale. Agreement should be sought on factual matters which would narrow the areas of disagreement. In particular, the Inspector encouraged the Authority and the following parties to pursue SCG: Lancashire County Council; Network Rail; Lancashire Wildlife Trust.

The Inspector explained that the hearing statements, amplified written representations and any statements of common ground could enable her to refine and revise the questions to be dealt with at the hearings. Such changes will be kept to a minimum to avoid confusion and will normally be circulated in the hearing session agendas.

The smooth running of the Examination is dependent on everyone sticking to the deadlines set.

Document Copies and Referencing

The following advice applies:

- A4 portrait format
- An electronic copy of the document in 'Word' format
- 3 copies (unless demonstrably impractical/unreasonable)
- Punched with 2 holes and no wire or comb bindings;
- no more than 3,000 words per Matter;
- identified on top RH corner with:
 - Matter No / Hearing Session title & date
 - Personal Objector Reference No
 - Representation No

Changes proposed to the Plan to make it sound need to be spelt out.

2.f. Site visits, Close of the Examination and submission of Inspector's Report

The Inspector indicated that she would be visiting parts of the Borough in order to acquaint herself with the area and the issues raised. She indicated that she will carry out visits prior, during and after the hearing sessions and that most, if not all, such site visits will be unaccompanied. If, exceptionally, there are areas of private land which representors consider the Inspector needs to see to understand their representations, then details must be sent to the PO to allow suitable arrangements to be made.

The Examination formally opened when the Plan was submitted (October 2012) and will not formally be closed until the Inspector completes her report. An estimated date for delivery of the report will be given at the end of the hearing sessions. Further representations or evidence will not be accepted after the hearing sessions have finished unless specifically requested. Any late or unsolicited material is likely to be returned.

3. Procedural Questions for the Authority

The Inspector clarified that the Authority had previously provided a written response to the procedural questions identified on the agenda, albeit that she may revisit some aspects during the hearing sessions.

- *The Authority confirms that the Plan has been prepared in accordance with the statutory procedures of the 2004 Act and the associated regulations, including in respect of publication and availability of documents, advertisements and notification.*
- *The Authority considers that it has satisfied the 'duty to cooperate' as indicated by S33A of the 2004 Act and that the Plan has taken account of the Plans of adjoining local authorities and the County Authority.*
- *The Plan has been prepared in accordance with the Authority's Local Development Scheme (LDS). An updated LDS has been produced.*
- *The Plan has been prepared in accordance with the Authority's Statement of Community Involvement (SCI) and met the minimum requirements of the relevant regulations in terms of consultation and publicity.*
- *The Plan has been subject to sustainability appraisal and a final report of the findings has been produced. (see SA Report)*
- *The Plan has been screened for likely significant effects on any European Wildlife (Natura 2000) sites within and near the Plan area and an appropriate assessment produced.*
- *The Plan does not contain a list of superseded saved policies; a list of such policies has now been prepared and is available on the Authority's website.*
- *The Plan has taken account of the Authority's other Plans including the Core Strategy.*
- *The Local Development Scheme provides the programme, which is being met, for the preparation of other DPDs.*
- *The Authority is unaware of any fundamental procedural shortcomings.*
- *The Authority also confirmed that Regulation 24 as relates to the notification/ advertisement of the start of the hearings has been satisfied by advertisement and correspondence*

4. Questions

A number of questions were raised from those present:

Mr Berry queried what information he should submit to support his concern in relation to the Moss Side Test Track allocation. Part of his concern relates to the ability of the surrounding highway network to accommodate the development.

- The Inspector advised that he should put forward his views into why he thinks the Plan is unsound. Such matters could be related to the soundness test of whether the Plan will be effective. At the hearing session the Council would be asked their views on the matters raised. There would be merit in prior discussion with the Authority to obtain clarification and information as necessary. A statement of common ground may be feasible.

Mr Sage indicated that the Homes & Communities Agency supported some of the major sites and wished to submit information in relation to these sites.

- The Inspector advised that the HCA should liaise with the Authority and submit any additional information in response to the Inspector's Matters and Issues in support of the Authority's stance.

Councillor Green indicated that the deadline for responses on Lancashire County Council's Transport Masterplan was after the deadlines for the submission of statements for the hearing sessions. He asked if additional information could be sent after the deadline if necessary. He also enquired whether the Moss Side Residents Group could speak at the hearing sessions.

- The Inspector advised that all statements and amplified written representations should be received within the deadline set. However, it would be possible to take on board any important matters which may come out of the Transport Masterplan, if these are relevant, at a later stage in the process.
- The Inspector advised that the Residents Group would be able to attend if they have made a duly made representation * (**see Note 1 below**). They are advised to contact the PO.

Mr Abbott queried whether he could include photographs which showed flooding on housing site P.

- The Inspector advised that this would be possible and they should be attached as appendices to any statement.

Mr Dawson asked if he could appear at more than one session.

- The Inspector advised that this would be possible if a duly made representation has been made. He should advise the PO which sessions he wishes to attend. **** (see Note 2 below).**

Mr Dunlop enquired how/where his representations in relation to biodiversity and NPPF compliance could be expanded upon within the Matters and Issues identified.

- The Matters and Issues identified for chapter G consider this issue. If he was of the view that a matter should be expanded or had been omitted he was asked to advise the PO and it could be inserted if necessary.

Ms Berry asked where the Bridleways Association's representations could be considered.

- The Inspector advised that this could be considered as part of the discussions relating to the provision of 'infrastructure'. There would be merit in prior discussion with the Authority to discuss the proposed modifications to date. A statement of common ground may be feasible.

5. Close

The Inspector identified some summary points:

- **Equal** regard will be had to views put orally or in writing
- **No new submissions – amplification only of what has already been put in the representations**
- **Be succinct**
- **Meet the target dates**
- **Focus on the Matters for Examination and the tests of soundness**
- **Be clear in saying how you think the Plan should be changed**

The Inspector thanked everyone for their attendance and closed the meeting at 10.45.

* **NOTE 1:** Following the meeting it has been drawn to the Inspectors attention that a number of people who made representations after 15 August 2012 have gained the impression that their representation will be considered at the Examination. In the interests of ensuring that the Examination is conducted appropriately and in an efficient manner, **the Inspector has decided to consider all representations received up to and including 24 October 2012.**

** **NOTE 2:** Whilst the Inspector welcomes all helpful comments, she would like to reiterate the point made at the meeting that those expressing support for the Plan do not have a right to be heard.

**SOUTH RIBBLE EXAMINATION -
SITES AND DEVELOPMENT MANAGEMENT POLICIES
– DRAFT HEARINGS PROGRAMME –
4 FEBRUARY 2013**

Could you please check this programme **VERY CAREFULLY** and advise me immediately if you have made a **relevant** objection to the submission document and consider that you have been missed off the programme or put into the incorrect slot or you no longer wish to participate at all or any of the sessions you initially requested.

Supporters are not invited to participate unless the Inspector has requested that they attend.

The programme and all the documentation will be placed on the Examination page of the website and updated regularly but remember it is your responsibility to ensure that you are up to date with the programme and be available to participate.

The website address is:

<http://www.southribble.gov.uk/Section.asp?sectiontype=listseparate&catid=301282>

Please note that everyone on the programme has been allocated a seat at the table at their sessions. However, there may a limit to the number of seats at the larger sessions and you may have to hot seat if there is more than one of you.

Can you please confirm to me who will be representing your client at **EACH** session. I have put the names on the programme but I am aware that some of these may now differ. I need this information when you submit your statements on 20 February. For individuals who are participating can you please also confirm how you would like to be addressed on the nameplate?

If you have any questions please do not hesitate to contact me on 01282 450522 or 0781 333 4305

Yvonne Parker
Programme Officer
posltd@virginmedia.com

**SOUTH RIBBLE EXAMINATION -
SITES AND DEVELOPMENT MANAGEMENT POLICIES
– DRAFT HEARINGS PROGRAMME –
4 FEBRUARY 2013**

**Tuesday 5 March (DAY ONE) – MATTER ONE – AM
OVERALL APPROACH – WHOLE DOCUMENT**

10.00 Opening statement by the Inspector

Participants

Taylor Wimpey - Mr Suckley
The Coal Authority - Mr Berry
Lancashire Wildlife Trust - Mr Dunlop
Hutton Parish Council - Mr Whittle
Mr & Mrs Braddock
Ms Fox
South Ribble Borough Council

**Tuesday 5 March (DAY ONE) – MATTER FOUR – PM
DELIVERING ECONOMIC PROSPERITY
CHAPTER E & POLICIES E1 – E5**

Participants

Lancashire County Council - Dave Colbert & Neil Stevens
Mr Dunlop - Lancashire Wildlife Trust
Ms Fox
South Ribble Borough Council

**SOUTH RIBBLE EXAMINATION -
SITES AND DEVELOPMENT MANAGEMENT POLICIES
– DRAFT HEARINGS PROGRAMME –
4 FEBRUARY 2013**

**Wednesday 6 March (DAY TWO) – MATTER THREE – AM
GENERAL HOUSING DISCUSSION – CHAPTER D, D1 & D2**

Participants

Redrow Homes - Mr Lane
BE Group - Mr Crompton
Wainhomes - Mr Harris
Taylor Wimpey - Mr Suckley
South Ribble Borough Council

**Wednesday 6 March (DAY TWO) MATTER THREE – PM
HOUSING SITES – POLICIES C3, D1 & D2**

Site DD – Land to south of Site DD

Participants

Redrow Homes - Mr Lane
South Ribble Borough Council

Site BB

Participants

Wainhomes - Mr Harris
South Ribble Borough Council

South of Longton Hall, Chapel Lane, Longton (Site M) / Land off School Lane, Longton (Site V) / Land at Longton Hall, Chapel Lane, Longton (Site X)

Participants

Ms Fox
South Ribble Borough Council

Rear of Chapel Meadow, Longton (Site Q)

Participants

Ms Fox
Mr & Mrs Melling
South Ribble Borough Council

The Maltings

Participants

Places for People – Mr Keogh
South Ribble Borough Council

**SOUTH RIBBLE EXAMINATION -
SITES AND DEVELOPMENT MANAGEMENT POLICIES
– DRAFT HEARINGS PROGRAMME –
4 FEBRUARY 2013**

**Thursday 7 March (DAY THREE) – MATTER THREE (continued) –
HOUSING SITES**

Land off Brindle Road, Bamber Bridge (Site S)

Participants

Dobcrest Homes Ltd – Mr McDonald
Mr Carter
Mrs Preston
South Ribble Borough Council

Land between Altcar Lane/Shaw Brook Road, Leyland (Site P)

Participants

Mr Abbott
MDarwen (321)
Mr Edney
Mrs Edney
Redrow Homes - Mr Lane
South Ribble Borough Council

Liverpool Road, Hutton (Site N)

Participants

Mr Jopson
Hutton Parish Council - Mr Whittle
South Ribble Borough Council

**SOUTH RIBBLE EXAMINATION -
SITES AND DEVELOPMENT MANAGEMENT POLICIES
– DRAFT HEARINGS PROGRAMME –
4 FEBRUARY 2013**

**Tuesday 12 March (DAY FOUR) – MATTER TWO - MAJOR SITES ALLOCATION – AM
POLICIES C3, D1 & D2**

Land between Heatherleigh & Moss Lane (Site W)

Participants

Mr & Mrs Braddock
Lancashire County Council - Dave Colbert & Neil Stevens
Farington Moss Residents Action Group - Mr Codd
Lancashire Wildlife Trust - Mr Dunlop
Wainhomes - Mr Harris
Mr & Mrs Mitchell
South Ribble Borough Council

**Tuesday 12 March(DAY FOUR) – MATTER TWO - MAJOR SITES ALLOCATION – PM
POLICIES C4 & C5**

Cuerden Strategic Site (C4)

Participants

Lancashire County Council - Dave Colbert & Neil Stevens
Lancashire Wildlife Trust - Mr Dunlop
Brookhouse Group Ltd - Mr Sobic
South Ribble Borough Council

BAE Systems, Samlesbury (C5)

Participants

Lancashire County Council - Dave Colbert & Neil Stevens
Lancashire Wildlife Trust - Mr Dunlop
Ms Fox
South Ribble Borough Council

**SOUTH RIBBLE EXAMINATION -
SITES AND DEVELOPMENT MANAGEMENT POLICIES
– DRAFT HEARINGS PROGRAMME –
4 FEBRUARY 2013**

**Wednesday 13 March (DAY FIVE)– MATTER TWO (continued) - MAJOR SITES ALLOCATION – AM
POLICIES C1,A2,D1 & D2**

Pickering's Farm (Site EE)

Participants

Lancashire County Council - Dave Colbert & Neil Stevens
Mr Suckley – Taylor Wimpey UK Ltd
Lancashire Wildlife Trust - Mr Dunlop
South Ribble Borough Council

**Wednesday 13 March (DAY FIVE)– – MATTER TWO (continued) - MAJOR SITES ALLOCATION – PM
POLICIES C2, D1 & D2**

Moss Side Test Track (Site FF)

Participants

Lancashire County Council - Dave Colbert & Neil Stevens
Taylor Wimpey UK Ltd - Mr Suckley
Lancashire Wildlife Trust - Mr Dunlop
Ulnes Walton Bridleways - Mrs Berry
Ulnes Walton Bridleways - Dr Taylor – Green
Mr Berry
Councillor Green
South Ribble Borough Council

**SOUTH RIBBLE EXAMINATION -
SITES AND DEVELOPMENT MANAGEMENT POLICIES
– DRAFT HEARINGS PROGRAMME –
4 FEBRUARY 2013**

Thursday 14 March (DAY 6)–MATTER FIVE – ALL DAY

Policies A1 & A2 & A3

Participants

Lancashire County Council - Dave Colbert & Neil Stevens
Ulnes Walton Bridleways - Dr Taylor - Green
South Ribble Borough Council

Policies B1 – B3

Participants

Lancashire Wildlife Trust - Mr Dunlop
Lancashire County Council - Dave Colbert & Neil Stevens
Muse Developments Ltd - Mr Suckley
South Ribble Borough Council

Policies B4- B5

Participants

Lancashire Wildlife Trust - Mr Dunlop
South Ribble Borough Council

Policies B6

Participants

Redrow Homes - Mr Lane
Lancashire Wildlife Trust - Mr Dunlop
South Ribble Borough Council

Policies G – Chapter G3

Participants

Lancashire Wildlife Trust - Mr Dunlop
Mr Darwen
Mr Edney
Mrs Edney
Mr Abbott
BE Group - Mr Crompton
South Ribble Borough Council

Policies G – Chapter G7

Participants

Places for People – Mr Keogh
Lancashire County Council - Dave Colbert & Neil Stevens
South Ribble Borough Council

Chapter G – REMAINING POLICIES IN CHAPTER G

Participants

Mr Dawson – G1
Lancashire Wildlife Trust - Mr Dunlop – chapter G, G2,G4,G6,G7,G8,G9, G10, G12, G13,G14,G15,
Mr Spencer – G12
Lancashire County Council - Dave Colbert & Neil Stevens
South Ribble Borough Council

Miscellaneous

Mr Dunlop Lancashire Wildlife Trust chapter H - Policy H1

**SOUTH RIBBLE EXAMINATION -
SITES AND DEVELOPMENT MANAGEMENT POLICIES
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4 FEBRUARY 2013**

TO BE CONFIRMED – NOT OBJECTIONS TO SOUNDNESS – Discussions to take place with the Council

Mr Dunlop Lancashire Wildlife Trust
Chapter D - Policy D1 - Table 2 - with permission

Ms Fox Energy Efficiency of New Developments
Street lighting – not a soundness issue.

Ms Fox NPPF
Overview – session 1. Rep doesn't seem to be seeking any particular change. TBC.

OVERRUN DAY WILL BE TUESDAY 26 MARCH IF REQUIRED