



# The Planning Inspectorate

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Our Ref: PINS/F2360/429/2

Date: 29 November 2012

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Dear Sir / Madam

Further to my earlier letter, I am continuing to assess the submitted Plan. As you will be aware, the examination will focus upon the soundness tests as set out in the National Planning Policy Framework. Clearly, I am interested in the effectiveness of the Plan with particular regards to deliverability. Having made an initial assessment of the Plan and its evidence base, I note the major sites for development set out in Chapter C. The policies relating to these sites require the production of masterplans, phasing and infrastructure delivery schedules and programmes of implementation. It would appear that many of these sites require the provision of significant infrastructure. With this in mind, can the Authority clarify the following:

- what progress, if any, has been made on the masterplans, phasing and infrastructure delivery schedules and programmes of implementation for each of these sites; I am most interested to understand what levels of particular development are proposed and where and how the delivery of these will be phased, particularly in relation to the timely provision of any necessary infrastructure (such as roads, drainage, education and health).
- what assessment, if any, has been made of the viability and deliverability of these sites being particularly mindful of the need for associated infrastructure and how necessary funding would be secured;
- what links are there between the infrastructure requirements identified in the Plan and the transport masterplan being prepared by Lancashire County Council.

Indeed, what proportionate evidence exists to show that the requirements of NPPF paragraphs 173-177 have been addressed adequately, being mindful of the government's publication: Viability Testing for Local Plans (June 2012). Clearly these matters will likely be the subject of further discussion at the hearing sessions in due course. In the interim, I invite the Authority to clarify the available evidence having regard to the above matters and I look forward to hearing from you within the next 10 days.

Yours faithfully

*Susan Heywood*

Senior Housing and Planning Inspector

