

Date: 26 July 2021  
Our Ref: JN  
Your Ref:

Rt Hon Robert Jenrick MP  
Secretary of State for Housing, Communities and Local Government

Letter by email only:  
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[robert.jenrick@communities.gov.uk](mailto:robert.jenrick@communities.gov.uk)

Dear Mr Jenrick

## **Request for Planning Appeals in Chorley and Preston to be Recovered by the Secretary of State**

You will be aware from previous correspondence and meetings with Chris Pincher MP that there is an unprecedented situation in Central Lancashire with regard to housing need figures which has generated a significant number of planning appeals in the three Councils of Chorley, Preston and South Ribble. At each decision to date there has been a different interpretation of whether to use the Government Standard Method or the existing Core Strategy. This has caused the three Councils significant issues and must have cost the taxpayer £ millions.

Chorley find themselves in the situation of trying to defend appeals on safeguarded land when in the immediate run up to the deadline of proofs of evidence a decision by the Planning Inspectorate has completely changed the situation. We are also aware of the seven appeals being fought by our colleagues at Preston City Council which are not due a decision until the Autumn. In Chorley we have a further appeal to be heard in October.

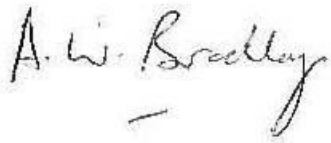
Given this complex situation and the effect of these decisions not only regionally and nationally we would like to ask the Secretary of State to formally recover the current appeals at Chorley and the ones in Preston. This is in the hope that the Secretary of State can ensure consensus and a consistent approach in decision making which will significantly benefit the long term sustainable development within Central Lancashire. It would also provide certainty for the three Councils and their residents as well as developers and land owners in these areas.

We have read the Written Ministerial Statement on situations where the Secretary of State can recover planning appeals and we feel that this situation is firmly covered in a number of the examples given. We also feel that the Secretary of State is the only position who can take an overview of the situation and reach a consensus rather than individual Planning Inspectors

For the avoidance of doubt the reference numbers with the Planning Inspectorate of the appeals being requested for recovery are listed overleaf.

I am sure you understand the significance of this situation and why we do not make this request lightly.

Yours sincerely



Cllr Alistair Bradley  
Leader of Chorley Council

CC Lindsay Hoyle MP  
Katherine Fletcher MP  
Christopher Pincher MP  
Cllr Matthew Brown – Leader of Preston City Council  
Cllr Paul Foster – Leader of South Ribble Council  
MHCLG Planning Casework Unit

**Appeal References Requested for Secretary of State Recovery**

Chorley Appeals

APP/D2320/W/21/3272310

APP/D2320/W/21/3272314

APP/D2320/W/21/3275691

Preston Appeals

APP/N2345/W/21/3267524

APP/N2345/W/20/3258890

APP/N2345/W/20/3257357

APP/N2345/W/20/3258894

APP/N2345/W/20/3258896

APP/N2345/W/20/3258898

APP/N2345/W/20/3258912