

# Central Lancashire Local Plan 2023-2041

THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING)  
(ENGLAND) REGULATIONS 2012



## Regulation 19 Pre-Submission Plan

### REPRESENTATION FORM

The easiest way to submit your comments is online at <https://centrallocalplan.citizenspace.com/planning/cllp-regulation-19-representation-period/>. Alternatively, you can scan the QR code on the right, using a smartphone, to be taken to the webpage. **We would encourage you to use the online form wherever possible.** Where online is not possible, you can complete this form and return it to us using the postal address on the final page.



#### Submission form

This form has two parts-

**Part A** – Personal Details: need only to be completed once. **We will not be able to accept responses where personal details are not provided.**

**Part B** – Your representation(s): Please fill in a separate sheet for each representation you wish to make relating to each individual policy.

You will be asked to give details of why you consider the policies of the Local Plan to be sound or unsound, please be as precise as possible. You will also be asked to set out the modification(s) you consider necessary to make the Local Plan policies sound in respect of any soundness matters you have identified. You will need to say why each modification will make the policy sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

#### Privacy Notice

If you have any questions about how the Central Lancashire Authorities will handle your personal data, please see our Data Protection Policy Statement or contact us via email at [centrallancashireplan@chorley.gov.uk](mailto:centrallancashireplan@chorley.gov.uk)

- Chorley Privacy Statement: <https://chorley.gov.uk/privacy>
- Preston Privacy Statement: <https://www.preston.gov.uk/article/1231/Data-protection-policy-statement>
- South Ribble Privacy Statement: <https://southribble.gov.uk/privacypolicy>

**Part A: Personal Details\***

We will not be able to accept responses where personal details are not provided.

1. Please provide your contact details.

*\*If an agent is appointed, please complete only the Title, Name and Organisation (if applicable) in the Person Details boxes below but complete the full contact details of the agent in Agent Details.*

	Representor Personal Details	Agents Details (if applicable)
Title		Mr
First Name	P Wild and C & V Kerr	Graham
Last Name	P Wild and C & V Kerr	Love
Job Title (where relevant)		Director
Organisation (where relevant)		S&L Planning Consultants
Address Line 1		Rational House
Address Line 2		32 Winckley Square
Town		Preston
Postcode		PR1 3JJ
Telephone number		01772 965376
Email address		
What authority do you live / work in? ( <i>Chorley, Preston, or South Ribble</i> )		n/a

**Part B: Please use a separate sheet for each representation you wish to make**

<b>Name or Organisation:</b>	<b>P Wild and C &amp; V Kerr</b>
------------------------------	----------------------------------

**3. To which part of the Local Plan does this representation relate?**

Please provide the reference of the policy, paragraph, policies map, evidence etc that your comment relates to. Please use a separate Part B form for each element of the plan (i.e. policy, paragraph, site, document) that you wish to comment on.

If comments do not provide a reference, or are submitted on a single form and relate to multiple elements of the Plan, then the Council will assign and/or separate these points out as it considers most appropriate for submission to the Planning Inspectorate.

Comment being made against:	Reference (please provide)
Policy:	HS1
Paragraph:	
Development Site:	
Policies Map:	
Evidence:	
Other (Please state):	

**4. Do you consider the Local Plan is:**

	Please check the relevant box	
	Yes	No
1) Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Sound  (If you check 'No', please also confirm below which of the 'tests' it fails to meet)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Positively prepared	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Justified	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Effective	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Consistent with national policy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible (e.g., if objecting on the basis of legal compliance, please quote the specific law that the Central Lancashire Local Plan does not comply with).

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please refer to attached letter and enclosures

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please refer to attached letter and enclosures

(Continue on a separate sheet /expand box if necessary)

**Please note:** *In your representation, you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.*

**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues identified during the examination.**

**Part B: Please use a separate sheet for each representation you wish to make**

**Name or Organisation:** P Wild and C & V Kerr

**3. To which part of the Local Plan does this representation relate?**

Please provide the reference of the policy, paragraph, policies map, evidence etc that your comment relates to. Please use a separate Part B form for each element of the plan (i.e. policy, paragraph, site, document) that you wish to comment on.

If comments do not provide a reference, or are submitted on a single form and relate to multiple elements of the Plan, then the Council will assign and/or separate these points out as it considers most appropriate for submission to the Planning Inspectorate.

Comment being made against:	Reference (please provide)
Policy:	HS4
Paragraph:	
Development Site:	Omission of land east and west of Dixons Lane and land to the rear of 203 Preston Road, Grimsargh
Policies Map:	
Evidence:	
Other (Please state):	

**4. Do you consider the Local Plan is:**

	Please check the relevant box	
	Yes	No
1) Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(If you check 'No', please also confirm below which of the 'tests' it fails to meet)		
a) Positively prepared	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Justified	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Effective	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Consistent with national policy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible (e.g., if objecting on the basis of legal compliance, please quote the specific law that the Central Lancashire Local Plan does not comply with).

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please refer to attached letter and enclosures

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please refer to attached letter and enclosures

(Continue on a separate sheet /expand box if necessary)

**Please note:** *In your representation, you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.*

**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues identified during the examination.**

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

	Please check the relevant box
No, I do not wish to participate in hearing sessions	<input type="checkbox"/>
Yes, I wish to participate in hearing sessions	<input checked="" type="checkbox"/>

*Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.*

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

The representations raise matters that our client wishes to present to the Inspector

**Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Please return your completed representation form(s) by post to: Planning Policy Team, Third Floor, Town Hall, Lancaster Road, Preston, PR1 2RL by filling in this representation form.

**Forms must be received by midnight on Monday 14 April 2025.**



14<sup>th</sup> April 2025

Central Lancashire Local Plan Team  
Regulation 19 Consultation  
3rd Floor Town Hall  
Lancaster Road  
Preston PR1 2RL

**By email: [centrallancashireplan@chorley.gov.uk](mailto:centrallancashireplan@chorley.gov.uk)**



Our ref: AABD100

Dear Sir or Madam,

**REPRESENTATIONS BY P WILD AND C & V KERR  
CENTRAL LANCASHIRE LOCAL PLAN 2023 - 2041 REGULATION 19 CONSULTATION**

These joint representations are submitted on behalf of our clients P Wild and C & V Kerr in response to the Publication Version of the Central Lancashire Local Plan 2023 - 2041 [“the draft Plan”] which was issued for consultation between February and April 2025.

The representations concern the proposed housing requirement in the draft Plan, which our clients consider is not sound on the basis that it has not been positively prepared, is not justified, is not effective and is not consistent with national policy in the NPPF 2024 and PPG. In this context, our clients are promoting a joint omission site for housing development at Grimsargh, Preston which they consider should be included as a modification to the draft Plan to help make it sound.

**Policy HS1**

This sets a proposed housing requirement of 23,652 net new dwellings to be delivered between 2023 and 2041. Our clients are concerned that the figure has been contrived, and unnecessarily capped, as a means to comply with the transitional arrangements in the Framework (NPPF 234a) so that the draft Plan is examined under the previous version of the Framework (NPPF 235). This requires a plan to a) have reached Regulation 19 stage on or before 12<sup>th</sup> March 2025 and b) its draft housing requirement to meet at least 80% of local housing needs calculated using the standard method in the updated PPG published on 12<sup>th</sup> December 2024.

The Central Lancashire Authorities agree that the proposed housing requirement should be higher than the previous standard method figure of 944 dpa and the evidence base (Central Lancashire Housing Study Update - December 2024) recommends the employment-led growth scenario CR-1:1 requirement of 1,237 dpa.

The 1,237 dpa requirement is 77 dpa short of being 80% of the local housing need figure of 1,634 dpa using the standard method published on 12<sup>th</sup> December 2024 (80% is 1,314 dpa). The supporting text to Policy HS1 (paragraph 4.19) explains that the employment-led growth scenario CR-1:1 requirement of 1,237 dpa has simply been ‘slightly increased’, by adding 77 dpa, in order to achieve 80% of the revised local housing need figure. Our clients consider that this is an arbitrary and flawed process, and is not a sound, evidence-based approach.

Simply adding 77 dpa to the evidenced (employment-led growth scenario CR-1:1) housing requirement to achieve 80% of the revised local housing need is not what the Government envisaged when setting, and not how it expects local authorities to use, the NPPF transitional arrangements, and especially as 80% is a minimum figure. The Government set ambitious housing targets to meet the national objective of delivering 1.5 million new homes in the current parliament and that means all local authorities must plan to meet as much of their requirements as possible.

This is made clear in the Written Ministerial (HCWS48) 'Building the Homes we Need' of 30<sup>th</sup> July 2024 by the Deputy Prime Minister, and her letter 'Playing your part in building the Homes we Need' issued to all local authority leaders and CEOs on the same day, whereby:

*".....local authorities will be expected to make every effort to allocate land in line with their housing need as per the standard method, and will need to demonstrate that they have done so at examination of their plan."*

The housing land supply evidence base shows that there is available supply in Central Lancashire to meet a more ambitious housing requirement than 80% of the local housing need, and without releasing Green Belt, and there is market capacity to deliver a higher figure as previous annual completion rates show, whereby an average of 1,650 dpa was delivered in Central Lancashire between 2013/14 and 2023/24, compared to 1,314 dpa proposed.

### **Housing supply headroom**

Notwithstanding that the proposed housing requirement in Policy HS1 should be set higher because there is the available, suitable and achievable land and market capacity to meet more than 80% of the local housing need, the housing requirement should also be increased to ensure that there is sufficient headroom (supply buffer) to account for slippage and non-delivery on planned sites.

The proposed headroom is just 1,927 dwellings over the plan period which is 8% (projected completions of 25,579 dwellings minus the proposed requirement of 23,652 dwellings). Eight percent does not provide sufficient flexibility for the draft Plan given its scale and complexity, and the importance of delivering growth and investment in Central Lancashire. Our clients consider that an appropriate buffer is 20%, or 15% at least, and the evidence base shows that there is suitable and achievable land available to increase the supply headroom and without releasing Green Belt.

### **Required modifications to make the draft Plan sound**

To address the deficiencies our client has identified, the draft Plan should be modified so that it facilitates increased housing delivery in the plan period and is positively prepared, justified, effective and consistent with the NPPF 2024 and PPG. Policy HS1 should therefore be modified to set a higher figure than 23,652 net new dwellings and this can be achieved by allocating more land for inclusion in Policy HS4 and including our clients' joint omission site at Land east and west of Dixons Lane, Grimsargh and Land to the rear of 203 Preston Road, Grimsargh. A plan showing our clients' joint land is enclosed.

**Joint omission site - Land east and west of Dixons Lane, Grimsargh and Land to the rear of 203 Preston Road, Grimsargh.**

Our clients are proposing their land east and west of Dixons Lane, Grimsargh and to the rear of 203 Preston Road, Grimsargh for inclusion in the draft Plan as a housing site allocation.

The merit of our clients' joint site and its availability, suitability and achievability for housing development is demonstrated in the draft Plan evidence base (SHELAA ref. 19P292) whereby the land east and west of Dixons Lane, Grimsargh was assessed as being available, suitable and achievable for housing development (see enclosed Site 54 Preston Site Profiles - Central Lancashire Local Plan Preferred Options Part One December 2022) and was proposed to be allocated in the Preferred Options draft Plan as Site Allocation PC/HS1.38: Land east and west of Dixons Lane, Grimsargh with capacity for up to 196 no. dwellings.

The merit, and availability, suitability and achievability, of the adjoining land to the rear of 203 Preston Road, Grimsargh, is demonstrated in the enclosed Call for Sites 4 submission which our client made but, potentially, was not considered by the joint authorities as no acknowledgement was received. The land to the rear of 203 Preston Road, Grimsargh has capacity to accommodate approximately 20 no. dwellings, but also provides an improved means of highway access to the land east and west of Dixons Lane, Grimsargh directly from Preston Road (B6243) and provides a further pedestrian and cycling connection to the centre of the village and location of the proposed new convenience store.

Grimsargh is defined in the draft Plan settlement hierarchy as a Tier 4 Rural Local Service Centre. Policy SS2 explains that these settlements will 'accommodate limited new development, appropriate to the settlement size, to help meet local housing and employment needs and help sustain local services and facilities.' The draft Plan proposes larger scale housing allocations at Tier 4 settlements including:

- Eccleston                      HS2.23 and HS2.24              81 dwellings
- Hutton                            HS3.6                                120 dwellings

It also proposes large scale housing allocations at lower Tier 5 settlements including:

- Charnock Richard            HS2.8                                117 dwellings
- Mawdesley                    HS2.26 to HS2.20              122 dwellings
- Mellor Brook                    HS3.7                                120 dwellings
- Coupe Green                    HS3.8                                80 dwellings
- Goosnargh                      HS4.1                                477 dwellings
- Barton                            HS4.4                                151 dwellings

On this basis, it cannot be said that Grimsargh is not a suitable and sustainable location for growth and that no housing allocations are proposed at Grimsargh because they would not be in accordance with the spatial strategy. The decision not to include our clients' land in the draft Plan (as set out Appendix 2 of SHELAA January 2025 'Discounted Sites Following the Preferred Options Consultation') on the basis that it 'does not accord with the Spatial Strategy' is therefore not sound.

The site adjoins the settlement boundary of Grimsargh and is a sustainable location which is accessible to a range of local services and facilities for day to day needs, and including a new proposed convenience store. These are accessible along Preston Road by walking and cycling from the site. There is also a bus service along Preston Road to Preston and Longridge. On this basis, notwithstanding that there may be some dependence on the use of a private car to travel to larger settlements, and taking NPPF 83 into account, our clients' joint site is clearly not unsustainable and is a suitable location for new housing development.

Development would also not harm the Area of Separation between Grimsargh, Goosnargh and Longridge and that there are no technical and environmental constraints to development.

## **Conclusion**

In summary, our clients are fully committed to cooperating and bringing their joint land forward for housing development at the earliest practical opportunity, and seek a modification to Policy HS1 and Policy HS4 of the draft Plan to increase the proposed housing requirement and include their joint land as an additional site allocation for development of up to 220 no. dwellings.

Yours sincerely

## **Graham Love MRTPI**

graham@sl-planning.co.uk

Enc. 1 - Location Plan for land east and west of Dixons Lane, Grimsargh and land to the rear of 203 Preston Road, Grimsargh

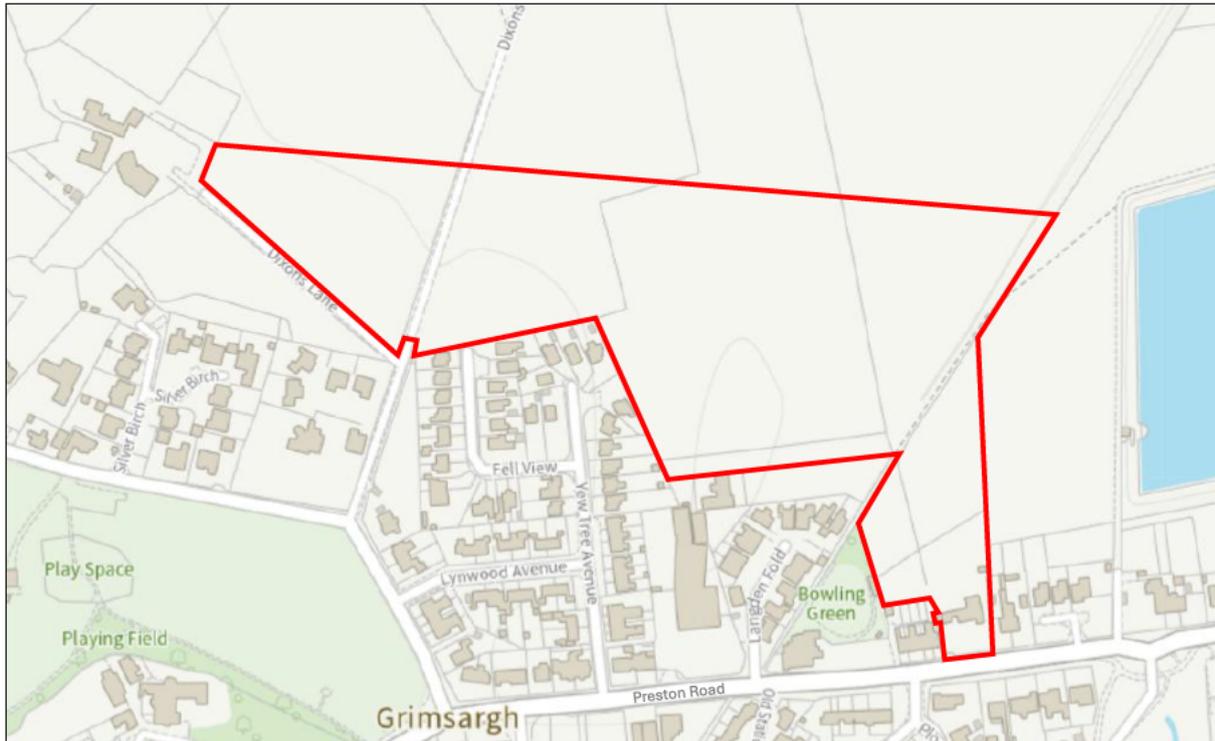
Enc. 2 - Site 54 Preston Site Profiles - Central Lancashire Local Plan Preferred Options Part One December 2022 (Land east and west of Dixons Lane, Grimsargh)

Enc. 3 - Call for Sites 4 submission for land to the rear of 203 Preston Road, Grimsargh

## Location Plan

### Omission Site:

Land east and west of Dixons Lane and land to the rear of 203 Preston Road, Grimsargh

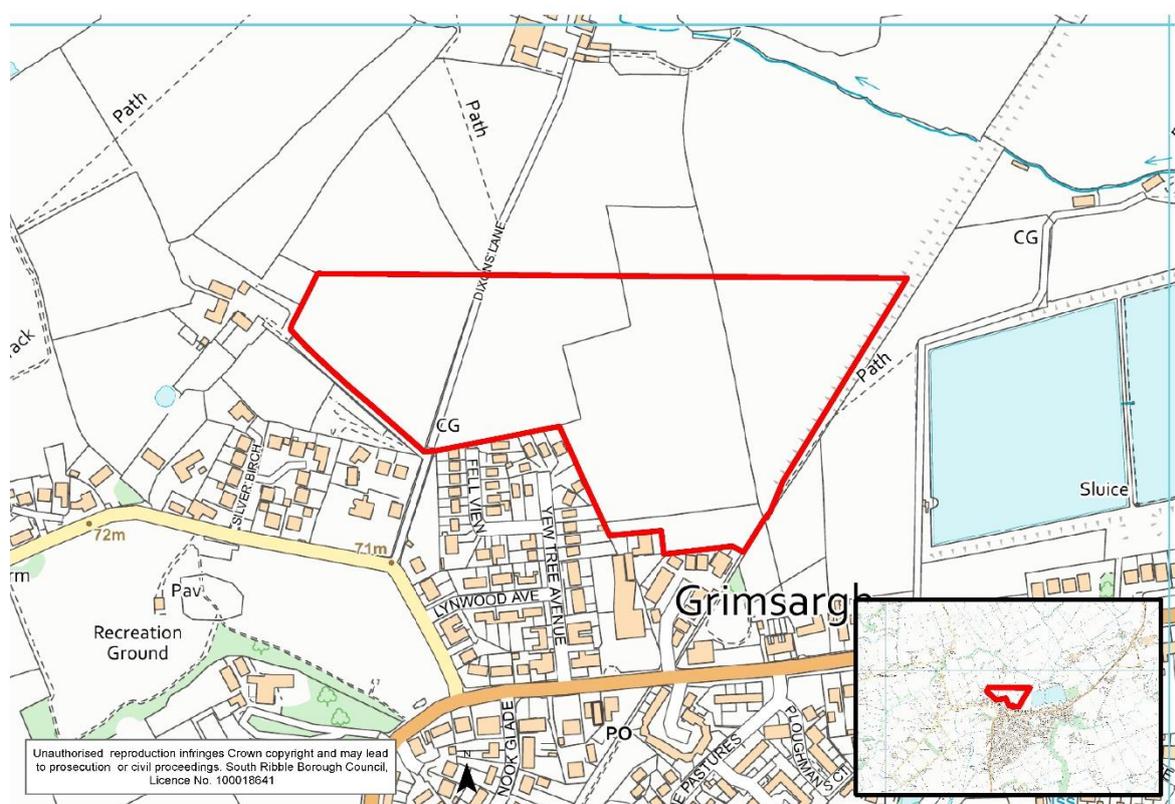


# Site Profile 54

## Site Details

<b>Allocation Reference</b>	PC/HS1.38
<b>SHELAA Reference(s)</b>	19P292
<b>Local Authority</b>	Preston City Council
<b>Site Name</b>	Land east and west of Dixons Lane, Grimsargh, PR2 5LG
<b>Settlement</b>	Other
<b>Ward</b>	Preston Rural East
<b>Size (Ha)</b>	7.85
<b>Current Use</b>	Greenfield

## Location Map



## Preferred Option

<b>Selected as Preferred Option</b>	Preferred Site Options Subject to Ongoing Assessment
<b>Proposed Allocation</b>	Housing
<b>Proposed number of dwellings</b>	196
<b>Proposed hectares of employment land</b>	0
<b>Proposed hectares for other uses</b>	0

## Site Assessment

### Overview

Existing planning permission?	No as at November 2022.
Suitable	Yes
Available	Yes
Achievable	Yes

### Constraints

Wholly Open Countryside Listed Building
--

### Highways/Transport

A Central Lancashire Highways and Transport Masterplan is being prepared by LCC. As part of this work, the impact of the preferred allocations on the highways network will be assessed and appropriate mitigation measures identified.
---

### Utilities

The site does not have access to gas.
---------------------------------------

### Flood Risk

Level 1 SFRA Strategic Recommendation D - site-specific FRA required as a minimum
---

### Heritage

Information not available at November 2022
--

### Sustainability Appraisal Summary

The site mainly has negative effects including; Biodiversity and Geodiversity, Flood Risk (however the site has been subject to the level 1 SFRA and will also be subject to a level 2 SFRA), Landscape, Historic Environment, and Resources.
---

### Habitats Regulations Assessment

A Scoping Report has been prepared which identifies the European sites that have the potential to be affected by the Local Plan. The next stage of the HRA will screen all the preferred allocations to identify if any are likely to have a significant effect on the conservation objectives of the European sites. If any significant effects are identified an Appropriate Assessment will be undertaken to assess the effects in more detail and identify ways to avoid or minimise them.
--

Please complete the Call for Sites 4 form if you are suggesting a site to be considered in the Central Lancashire Local Plan that is within the administrative area of Preston City, Chorley and South Ribble Councils. You will be required to provide site and land ownership details, as well as an expectation of when the site would become available, please note:

- All additional documents must be in PDF or image file format (.PNG or .JPG).
- All submissions must be accompanied by an Ordnance Survey map clearly showing the boundaries of the site outlined in red; maps should also be clearly annotated with the name/location of your site. We have an embedded map editor you can use to do this.
- The Location Plan scale must enable site boundaries to be clearly identified (for the majority of the sites this would need to be no less than 1:1250).
- One submission to one site only. One site is defined by having a common owner(s) within one plot of land and/or (but not always) a single red line boundary that is concurrent with boundaries represented in the current **Local Plan Maps** for your area. You can make more than one submission if you wish, unconnected or larger plots must be broken up into individual submissions.
- Each submission must have a clear development or re-allocation proposal. We are interested in sites that are likely to become available for development within the next 1-16 years that are within the boundaries of South Ribble, Chorley or Preston and do not already have planning permission (unless this is a different proposal).
- **Any previously submitted sites do not need to be submitted again please check the site has not been suggested previously before submitting this form. The Central Lancashire team are available to assist in checking if you are unsure.**

The Call for Sites 4 concerns only the allocation of land in the future Local Plan map, not specific buildings or amenities. Identifying a potential site does not infer that the Councils in any way support the development of the site. Sites will be assessed through the local plan making process and will be subject to normal planning procedures. Sites without the above criteria may be found invalid; we will always contact you first to resolve any missing information or submission issues.

Please email your completed form to [centrallancashireplan@chorley.gov.uk](mailto:centrallancashireplan@chorley.gov.uk) or post to:  
Central Lancashire Team, Chorley Borough Council, Civic Offices, Union Street, Chorley, PR7 1AL.

#### **Data Protection**

Chorley Council is fully committed to full compliance with the requirements of the General Data Protection Regulation. The council will therefore follow procedures which aim to ensure that all employees, elected Members, contractors, consultants, partners or other servants or agents of the council (collectively known as data users) who have access to any personal data held by or on behalf of the council are fully aware of and abide by their duties under the General Data Protection Regulation and Data Protection Act 2018. Details of your name, e-mail address and any other personal information about you which you include in response to parts of this website or for inclusion on our mailing list comprise "personal data" for the purposes of the Data Protection Act 2018 and General Data Protection Regulation (GDPR). We are required to give you the following information.

#### **General Data Protection Regulations (GDPR) - Call for Sites Form**

The data controller for any such personal data you may give us is Chorley Borough Council, Town Hall, Market Walk, Chorley, Lancashire, PR7 1DP, this will be the case for all data regardless if the submission sites or yourself are within or in proximity to the authorities of Chorley, Preston or South Ribble. The data will be shared within those teams for the purposes of the Local Plan partnership. We will be processing such personal data in the following ways, depending on the data you provide to us:

- Your personal data will be kept on file by us for the duration of the consultation and used to provide further updates in relation to this consultation
- We will not pass your details on to any third party (outside of the Central Lancashire Partnership)
- You may request to be removed from our lists at any time by e-mail or in writing to the contact details above stating you wish to be removed from the 'Central Lancashire Local Plan Review Consultations Database'
- At the end of the Local Plan we will email you to ask if you wish to be removed from the list.

If you are unsure as to any definitions of words used in the form, please refer to the Planning Portals' [Glossary of Planning Terms](#) for help or our [FAQs page](#) for Local Plan specific enquiries, found on our website at: [centrallocalplan.lancashire.gov.uk](http://centrallocalplan.lancashire.gov.uk).

*\*All fields preceded by an asterisk are compulsory.*

**CONTACT DETAILS**

Please fill out your name and all contact details.

\*Name:

Organisation:

\*Address: (please include the postcode)

\*Mobile Number:

\*Email Address:

\*Your Status (please tick all that apply):

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> The Landowner | <input type="checkbox"/> Local Resident             |
| <input type="checkbox"/> Planning Consultant      | <input type="checkbox"/> Registered Social Landlord |
| <input type="checkbox"/> Developer                | <input type="checkbox"/> Amenity/Community group    |
| <input type="checkbox"/> Land Agent               | <input type="checkbox"/> Other (Specify)            |
| <input type="checkbox"/> Parish Council           |   |

\*Are you an agent or representing another party?  Yes  No

If yes, provide their contact details:

Name:

Organisation:

Address: (please include the postcode)

Mobile No:

Email Address:

\*Are you the landowner?  Yes  No

If **no**, provide their contact details:

Name:

Organisation:

Address: (please include the postcode)

Mobile No:

Email Address:

**\*Is the site in multiple ownership?**  Yes  No

If **yes**, please provide any additional contact details below for any further landowners:

**\*Do(es) the owner(s) of the site know you are proposing the site?**  Yes  No

**\*Do(es) the owner(s) support the development of the site?**  Yes  No

---

Please choose the most appropriate category to indicate what level of market interest there is/has been in the site:

**\*Market Interest** please choose **one** option

Site is owned by a developer  Yes

Site is under option to a developer  Yes

Enquiries received  Yes

Site is being marketed  Yes

None  Yes

Not Known  Yes

Further Detail:

We have been regularly approached by a number of housing developers.

### SITE DETAILS

Please include the name and address of the site which should be sufficient to describe its location accompanied by an Ordnance Survey Plan showing the exact location and boundaries (marked in red) of the site ideally at scale 1:1250. Forms submitted without a site plan will not be considered.

**\*Site Address** (please include the postcode):

Land to the rear of 203 Preston Road, Grimsargh, including the property of 203 Preston Road, Grimsargh, PR2 5JR and land to the rear of 193 - 201 Preston Road, Grimsargh PR2 5JR

**\*Please indicate which Local Authority the site is within or where the majority of the site falls within:**

Chorley Council       South Ribble Borough Council       Preston City Council

**\*Total Site Size** (hectares):

0.9 Hectares

**\*Please describe the current use and type of site. If the site has more than one use, then please tick multiple:**

- Agriculture                       Unused                       Vacant  
 Employment                       Other (please specify)

One property (to be demolished) plus unused fields to the rear

**Any Other Comments:**

This land is accessed directly from Preston Road, Grimsargh (B6243).  
  
It has a wide frontage, allowing access to all construction vehicles and future housing traffic.  
  
In addition, this site would provide access to the proposed site detailed on Site Profile 54, Preferred Options reference PC/HS1.38 and SHELAA reference 19P292. This would alleviate concerns from residents regarding access to and from this development from less favourable routes.

**\*Please select which type of site this is:**

- Undeveloped/Greenfield Land       Previously developed/Brownfield Land       Existing Local Plan Allocated Land   
Unknown                       Other

**\*Do you know any relevant Planning Status and History:**       Yes       No

If **yes**, please include Planning Reference Number(s) (if known)

**\*PLEASE ENSURE YOU ATTACH A SITE PLAN OF THE SITE AND ANY ACCOMPANYING DOCUMENTS**

---

**PROPOSAL**

**\*Please indicate by a tick the use you are proposing. Use this section to provide any further details about the proposed development. For Residential use include the minimum net number of or range of dwellings for site capacity/yield. For Employment Use give floorspace (m<sup>2</sup>)**

Residential Number (e.g. housing)

No. of dwellings

20+

Specialist Housing (for those with additional needs such as older people)

No. of dwellings

Self-Build Plots (e.g. for housing)

Office, research& development, light industrial (B1)

Floorspace m2

General Industrial (e.g. manufacturing) (B2)

Floorspace m2

Warehouse or Storage (B8)

Floorspace m2

Sports/Leisure/Open Space (e.g. parks and green spaces, allotments, recreation grounds, playing pitches, greenbelt)

Please Specify:

Retail (shops)

Floorspace m2

Gypsy and Traveller sites

No. of pitches

Gypsy and Traveller transit sites

No. of pitches

Travelling Showpeople sites (show as plots)

No. of plots

Other (please specify)

---

### SITE SUITABILITY DETAILS

**Please indicate any known constraints to developing the site:**

- |  |   |  |
|--|---|--|
| Topographical (land levels, slopes and ground conditions)      | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Public Rights of Way   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Conservation Area  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Listed Building  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Nature/Conservation/ Ecology                                   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Green Belt   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Safeguarded Land (land safeguarded for future development)     | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Forest of Bowland (AONB)                                       | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Flood Zone (does the site lie within an identified flood zone) | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| <b>*Is the site accessible from a public highway access?</b>   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |

If **no**, in order to make the site deliverable please provide details of how the site could be accessed:

**\*Please indicate which of the following utilities the site has access to:**

- |                      |   |                             |                                    |
|----------------------|---|-----------------------------|------------------------------------|
| *Mains Water Supply  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Known |
| *Electricity Supply  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Known |
| *Gas Supply          | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Known |
| *Foul Sewer          | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Known |
| *Surface water sewer | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Known |

\*Broadband internet  Yes  No  Not Known

If **no** to any of the above, in order to make the site deliverable please detail how the site could be serviced:

\*Please indicate **one option** of **timescale for availability**:

Within the next 1- 5 years (2023)

Within 6 -10 years (between 2023 and 2028)

Within 11 -16 years (between 2028 and 2034)

**Do you have any information to support when the site will come forward?**

We own the site

---

#### SITE ACHIEVABILITY ISSUES

\*Are there any known significant abnormal development costs (e.g. decontamination, demolition, access)?

Yes  No  Not Known

\*Does the site require significant new infrastructure investment to be suitable for development?

Yes  No  Not Known

\*Are there any issues that may influence the economic viability, delivery rates or timing of the development?

Yes  No  Not Known

\*Has a viability assessment / financial appraisal of the scheme been undertaken?

Yes  No  Not Known

\*Have any design work studies been undertaken?

Yes  No  Not Known

\*Are you or any of your relations an employee, executive or elected member of Chorley, South Ribble, or Preston City Councils?  Yes  No

If **yes**, please give your/their name and your/their council:

\*Please tick to confirm you have provided a site plan with site boundaries outlined in red  Yes

**\*Would you like to be added to our email mailing list for updates on the Central Lancashire Local Plan?**

Yes

No

Please email your completed form to [centrallancashireplan@chorley.gov.uk](mailto:centrallancashireplan@chorley.gov.uk) or post to:  
Central Lancashire Team, Chorley Borough Council, Civic Offices, Union Street, Chorley, PR7 1AL.