

Central Lancashire Local Plan 2023-2041

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



Regulation 19 Pre-Submission Plan

REPRESENTATION FORM

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

Name or Organisation:	FI Real Estate Management Ltd
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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:	Policy EC2 Employment Allocations Chorley
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	<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 type="checkbox"/>
3) Complies with the duty to co-operate	<input 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.

The representors' representations on this policy reflect those made in connection with Policy EC1: Scale of Economic Development and also draw on the work by Icenl (appended report).

The representor supports the two allocations promoted under this policy - EC2.1 Land East of M61 and EC2.2 Former Gas Works, Bengal Street, Chorley.

However, in connection with the representor's key concerns regarding allocations within Chorley, as well as the Central Lancashire, set out in representations to Policy EC1 and 05, Prosperous Economy, page 85, paragraphs 5.6 seq., we consider that there is a necessity for a new policy to deal with need for a major strategic employment allocation along the M65 to meet the need for a logistics facility here the representor proposes a new policy, Policy EC2A, as set out to Question 6.

(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.

Proposed New Policy EC2A: New Strategic Employment Allocation, EC2.3 Land north east of M65 Junction 3 (“Stanworth”)

1. **The following site is allocated and protected for employment development to the identified need for a strategic logistic site in Chorley.**

Ref	Location	Total Site Area (ha)	Use Class
EC2.3	Land north east of M65, Junction 3	40	B8

2. **Key development considerations for these sites are set within Appendix 5. A development meeting these considerations will be supported.**

A wintering bird survey is required alongside any planning application in accordance with Policy EN7 to provide certainty that the loss of functionally linked land within the site allocation will not adversely affect the integrity of Special Protection Areas (SPAs) and Ramsar sites.

See appended plan identifying the land north east of M65 Junction 3 (“Stanworth”)

(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 amendment is inter-related with wider spatial vision, strategy and economic policy representations made, and the representation here and in the appended Icen Report is fundamental to our criticism of the evidence base and approach of the Local Plan.

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.

