

Response ID ANON-XXXX-WA41-N

Submitted to Central Lancashire Local Plan Regulation 19 Representation Period
Submitted on 2025-04-14 00:46:18

Part A: Personal Details

1 What is your title?

Mr

2 What is your first name?

First Name:

Stuart

3 What is your last name?

Last name:

Briggs

4 What is your job title? (if relevant to the representation)

Job title:

5 What is your organisation? (if relevant to the representation)

Organisation:

6 What Authority do live/work in?

[REDACTED]

7 What is your address?

Address line 1:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

8 What is your email address?

Email:

Part B: Representation

9 Which part of the Central Lancashire Local Plan would you like to make a representation about?

Chorley Site Allocations

Chorley Site Allocations

270 Which site allocation would you like to make a representation for?

site allocation reference:

HS2.36

271 Do you consider the Central Lancashire Local Plan is:

Spatial Vision: Soundness/legal/DtC - Legally Compliant:

Yes

Spatial Vision: Soundness/legal/DtC - Sound (If you check 'No', please also confirm below which of the 'tests' it fails to meet):

Yes

Spatial Vision: Soundness/legal/DtC - a) Positively prepared:

Yes

Spatial Vision: Soundness/legal/DtC - b) Justified:

Yes

Spatial Vision: Soundness/legal/DtC - c) Effective:

Yes

Spatial Vision: Soundness/legal/DtC - d) Consistent with national policy:

Yes

Spatial Vision: Soundness/legal/DtC - Complies with the Duty to Cooperate:

Yes

272 Please give details of why you consider the Central Lancashire 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 (i.e., if objecting on legal grounds then please quote the specific law that the Central Lancashire Local Plan does not conform with). If you wish to support the legal compliance or soundness of the Central Lancashire Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Chorley site allocations: soundness/legality/DtC:

Site HS2.36 within the plan, does not appear to comply with the Assessment of Suitable Sites: -

In that it does not contribute to regeneration priorities i.e. that development priority should be given to land, that has been previously developed.

It also does not consider the effect on the following points under the section Other Physical, Environmental and Policy Constraints: -

The character and features of the valued landscape.

Importance for biodiversity

Habitats, ecological networks and wildlife corridors

Green infrastructure (open space)

Versatile agricultural land

Flood risks from all sources

Amenity of neighbouring occupiers.

Access - (see comments below for additional information).

Access to the site HS2.36 is not suitable from Delph Way / Cross Keys Drive for the following reasons: -

All roads through the estate are too narrow for an additional 134% increase in passing through-traffic. The roads are too narrow in many places, with many cars parked along the narrow roadside as many houses have multiple vehicles to park.

The estate roads do not have footpaths in various places, resulting in shared vehicle / pedestrian traffic spaces and the risk of accident will increase significantly with the proposed increase in through traffic from the additional proposed 102 dwellings.

The current entrance to both estates must pass through Carwood Lane from the junction with Chorley Old Road. This is a very narrow stretch of road which is reduced to single lane as vehicles are parked on one side. This section of road would not cope with the increase in through-traffic and the frequency of vehicle / pedestrian accidents will increase.

Access to Chorley Old Road from the estates would be greatly hindered as traffic along this road will also be significantly increased due to other proposed large developments in the Whittle-le-Woods area.

Chorley Old Road is also increasingly difficult to exit from, via School Brow, Shaw Brow and in the vicinity of Hill Top Lane.

Access to/from and within the proposed HS2.36 development site will also be hindered due to the steep slope of the land, especially during the winter months.

The roads would be approaching small cul-de-sacs from the proposed site in an uphill angle, which would give limited visibility of vehicles /pedestrians / animals in the cul-de-sac, to vehicles that are leaving the proposed site onto Delph Way / Cross Keys.

273 Please set out the modification(s) you consider necessary to make the Central Lancashire Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in the question 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 Central Lancashire 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.

Chorley site allocations: modifications:

Consider it necessary to exclude the proposed development site HS2.36 from the Central Lancashire Local Plan due to the points detailed in previous section 272.

274 Do you wish to make another representation?

No

Declaration

300 This is the final page of the Regulation 19 Consultation survey. After completing this page, your response will be submitted. If you wish to go back and make a representation on another part of the survey, please click 'go back' below.

Not Answered

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

No, I do not wish to participate in hearing session(s)

302 If you have answered 'yes' to the question above, wishing to participate in the hearing session(s), please outline why you consider this to be necessary:

why participation is necessary:

303 By completing and submitting this representation, I agree to my name (and other relevant details necessary) and representation(s) being shared and made available for public viewing.

I agree to my name (and other relevant details necessary) and representation(s) being shared and made available for public viewing.

304 If you wish to be contacted further at future stages of the Local Plan process and to be added to the Central Lancashire and/or district individual consultation databases, please select the relevant option below

Future stages on the Local Plan - I wish to be contacted at future stages of the Local Plan process and added to the Local Plan Consultation database for Central Lancashire:

Yes

Future stages on the Local Plan - I wish to be contacted about Planning Policy matters and added to the Chorley Consultation database.:

Yes

Future stages on the Local Plan - I wish to be contacted about Planning Policy matters and added to the South Ribble Consultation database.:

No

Future stages on the Local Plan - I wish to be contacted about Planning Policy matters and added to the Preston Consultation database.:

No