

Response ID ANON-XXXX-WAKP-B

Submitted to Central Lancashire Local Plan Regulation 19 Representation Period
Submitted on 2025-04-14 21:27:09

Part A: Personal Details

1 What is your title?

Mrs

2 What is your first name?

First Name:
Helen

3 What is your last name?

Last name:
Hill

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

Job title:
[REDACTED]

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

Organisation:
[REDACTED]

6 What Authority do live/work in?

[REDACTED]

7 What is your address?

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

8 What is your email address?

[REDACTED]
[REDACTED]

Part B: Representation

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

South Ribble Site Allocations

South Ribble Site Allocations

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

site allocation reference:
HS3.3

281 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):

No

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

No

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

No

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

No

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

No

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

No

282 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.

South Ribble site allocations: soundness/legality/DtC:

Do not believe its justified - no reasonable alternatives presented.

See supporting information shared via email with [REDACTED]@chorley.gov.uk on Sunday 13th April 2025. Concerns also submitted to Story Homes March 2025, via email and post.

283 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.

South Ribble site allocations: modifications:

Ref: Story Homes Chapel Lane, Longton – Proposed Residential Development

As a resident of the Longton community, [REDACTED] are writing to highlight a number of concerns in relation to the above proposed development and request that these are noted and given careful consideration. We would welcome a response and any mitigating resolutions to each of the points raised.

I am also aware that the below concerns are shared by other community members and residents.

I will take each point in turn:

1. Highway Safety/Road access/Noise & Disturbance as a result

Traffic along Chapel Lane/Chapel Park Road/Liverpool Road junction (by Rams Head Pub) is already a concern. Traffic calming measures are already in place in attempt to slow traffic but still presents an issue. Significant volumes and speeding traffic frequently observed along each of these stretches. Volumes of traffic, double parking, restricting pavements, dangerous parking nearby the local primary school are all noted on a daily basis. There have sadly been a number of accidents reported, particularly at the pub/Spar junction, and the proposed development will only add to the volume of traffic/pedestrians/cyclists – each presenting further risks and challenges.

Below are just a representative sample of images from a typical morning – traffic queuing all the way down Chapel Lane leading to/beyond and in front of the proposed development site, volumes of traffic that are already making the junction at the Rams Head pub dangerous for cars, pedestrians, cyclists, partners with children, prams and pets.

What measures are being proposed to calm traffic, make the junction safer, make it safer for pedestrians and cyclists, address the narrow footpaths along Chapel Lane, and importantly ensure that the school traffic and parking is addressed. The volume of traffic and vehicles presents a significant safety issue as it stands without the increased volume this proposed development would bring.

2. Road access to the proposed development

The access from Chapel Lane also presents a concern, linked to above. Creating further bottle necks and volume of vehicles requiring access on and off Chapel Lane.

Could/should the main entrance be off the A59 dual carriageway? With pedestrian only access into the village?

3. Nature Conservation

The land is currently home to significant wildlife including Deer, Foxes and Fox cubs, Barn Owls, Hares, and Rabbits plus other wildlife. This wildlife is seen on a daily basis, and building on this land would impact their natural habitats and the desirable outlook for local residents. Recently captured imagery of Deer/Barn Owl below.

4. Local amenity capacity

Proposal states that it 'aim to meet future housing needs' however what proposals are in place for the local infrastructure/amenities to support any such development proposal. This is specifically in relation to local health centre facilities, village parking, adequate public pavements. It is already very evident that the demand is greater than the services available (Longton Health Centre capacity being one known example)

5. Loss of Light/Overlooking

Concern at the loss of light and properties overlooking the properties on Fieldings Close. The Wain Homes development on Fieldings Close was established and marketed as a high-end residential development, and any loss of views, light, any disturbance to views and nature is de-valuing this.

6. General Proposals within the development

Looking at the layout of the proposed development, those proposed properties backing on to the land at Fieldings Close are not in keeping (semis and apartments/town houses from the small image provided within the leaflet). The Fieldings Close development was established and marketed as a high-end residential Close with substantial family homes, each four and five bedrooms, and would hope that any proposed neighbouring development would reflect and be in keeping with this too. Ie Any proposed houses backing onto Fieldings Close to be a similar four or five bed property – not semis/apartments/mews/town houses.

So, we would respectfully consider that any proposal would consider this and the semis/apartments highlighted below would be relocated within the proposal, and not back on to the land to the rear of Fieldings Close (Semis and apartments/towns/mews shown in vicinity  

7. Noise/ Disturbance as a result of the potential build to rear of Fieldings Close and Chapel Lane residences

General concern regarding the noise and disruption the development will bring, particularly to those houses on Fieldings close/surrounding roads. Many properties have glass structures as part of their properties overlooking the land – the noise and also the dirt generated by the development will be detrimental to the general living at these properties – de-valuing the investments made.

Overall, we, along with many residents in the surrounding area, hold serious concerns and reservations regarding this particular development in relation to the points outlined above.

The land to the rear of Fieldings Close being a particular cause for concern.

The time taken to review and consider these concerns is appreciated and look forward to hearing from you regarding solutions to the above.

284 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.:

Yes

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

Yes