

Response ID ANON-XXXX-WAU3-R

Submitted to Central Lancashire Local Plan Regulation 19 Representation Period
Submitted on 2025-04-14 17:22:12

Part A: Personal Details

1 What is your title?

Mr

2 What is your first name?

First Name:

John

3 What is your last name?

Last name:

Donnellon

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]

8 What is your email address?

Email:

[REDACTED]

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:

HS2.5

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):

No

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:

No

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:

Consultation Response to the Regulation 19 Publication version of the Central Lancashire Local Plan:

1. I am supportive of the principle of a plan for Central Lancashire given that it more accurately reflects travel to work and travel to learn patterns. The distribution of land for development also generally helps dissipate the perverse ever accelerating housing targets that have led to unnecessary development in Chorley against the previous local plan framework
2. I do however believe the inclusion of the site off Babylon Lane (SHELAA HS 2.5, site profile 33) is a mistake and is neither justified or consistent with national policy particularly in relation to flooding. The inclusion of this site given its planning history is in itself unsound and calls into question the soundness of site profiling that has led to the sites inclusion at a late stage having not been a proposal in the previous iteration of the plan.
3. The site has been the subject of a recent outline application (23/00510/OUTMAJ) , a planning appeal (App/D2320/W/23/3329702) and is currently subject to a full application (21/00270/FULMAJ) awaiting determination. Both the outline application for 40 houses and the subsequent appeal were rejected.
4. The appeal decision on the recent outline application is clear that the developer has consistently ignored national Planning Policy in relation to flooding. The policy is clear that where a flood risk has been identified a sequential test is required to identify alternative suitable sites that did not have a flood risk. The national policy is also clear that mitigation measures CANNOT be used as an alternative to undertaking a sequential test. At every stage they developer has sought to apply unsound mitigation measures taking no account of the need to undertake a sequential test.
5. Chorley Council has commissioned an independent flood risk assessment which is attached to this response. The assessment continues to make clear that the site has an evident flood risk for the surrounding area and that the current application ignores the national policy that requires the developer to undertake a sequential test.
6. The site profile (Site profile 33) is cursory and inaccurate. It make passing reference to a flood risk but seeks to dismiss this on the grounds that it can be mitigated without any evidence to bear that broad assumption out. The draft plan should have recognised that the site should not have been included without a sequential test being undertaken. Reference should have also been made to the Council commissioned report into flood risk on the site and its recommendations. To include a site that so evidently falls foul of national planning policy in relation to flooding is a risk to the plan being found sound and I would ask that the site is removed to avoid this risk.

Summary:

The inclusion of a site with a significant flood risk identified by independent Council commissioned flood experts along with a recent Planning Appeal decision that supported a planning refusal and no evidence to the contrary makes an element of the plan unsound. The Parish Council believes the site should be withdrawn from the draft plan to ensure the draft does not risk delay or refusal on the grounds it ignores national flood risk and has ben included on the basis of an incomplete and inaccurate site assessment.

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:

Removal of site HS 2.5 and the supporting site description 33.

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)?

Yes, I 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:

If the plan continues to examination with site HS2.5 and site profile 33 still contained in the draft I would wish to make my objections clear to the inspector tasked with consideration of the plan.

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.

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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.:

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