

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

- 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>

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- 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 | | Mrs |
| First Name | | Claire |
| Last Name | | Wilkinson |
| Job Title (where relevant) | | |
| Organisation (where relevant) | The Talbot Estate | MWT Planning Ltd |
| Address Line 1 | | Strawberry Fields Digital Hub |
| Address Line 2 | | Euxton Lane |
| Town | | Chorley |
| Postcode | | PR7 1PS |
| Telephone number | | ██████████ |
| Email address | | ████████████████████ |
| What authority do you live / work in? (Chorley, Preston, or South Ribble) | | Chorley |

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

Name or Organisation:

MWT Planning Ltd

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: | EC5 |
| Paragraph: | EC5 (1) |
| Development Site: | EC5.3 |
| Policies Map: | Chorley Town Inset |
| Evidence: | See comments below. |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Justified | <input checked="" type="checkbox"/> | <input 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.

In respect of allocation EC5.3, the plan is considered to be unsound because it is not consistent with national policy, in particular paragraph 124 of the NPPF. This requires planning policies to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. The southern boundary of proposed mixed-use allocation EC5.3 abuts our clients land which extends to approximately 1.5ha and is currently allocated as 'Safeguarded Land' (BNE3.1) in the Local Plan for future development needs beyond 2026. It is our view that this area of land ought to be included within proposed allocation EC5.3 to enable the maximum deliverability of the housing and employment requirements on this site whilst achieving a development which enhances the environment and provides healthy living conditions. The inclusion of this land in the allocation will promote the effective use of land, within the proposed settlement boundary, that would otherwise be redundant. The land is available now and is suitable to include as part of this allocation.

(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.

This proposed allocation should be altered as per the attached plan.

(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:

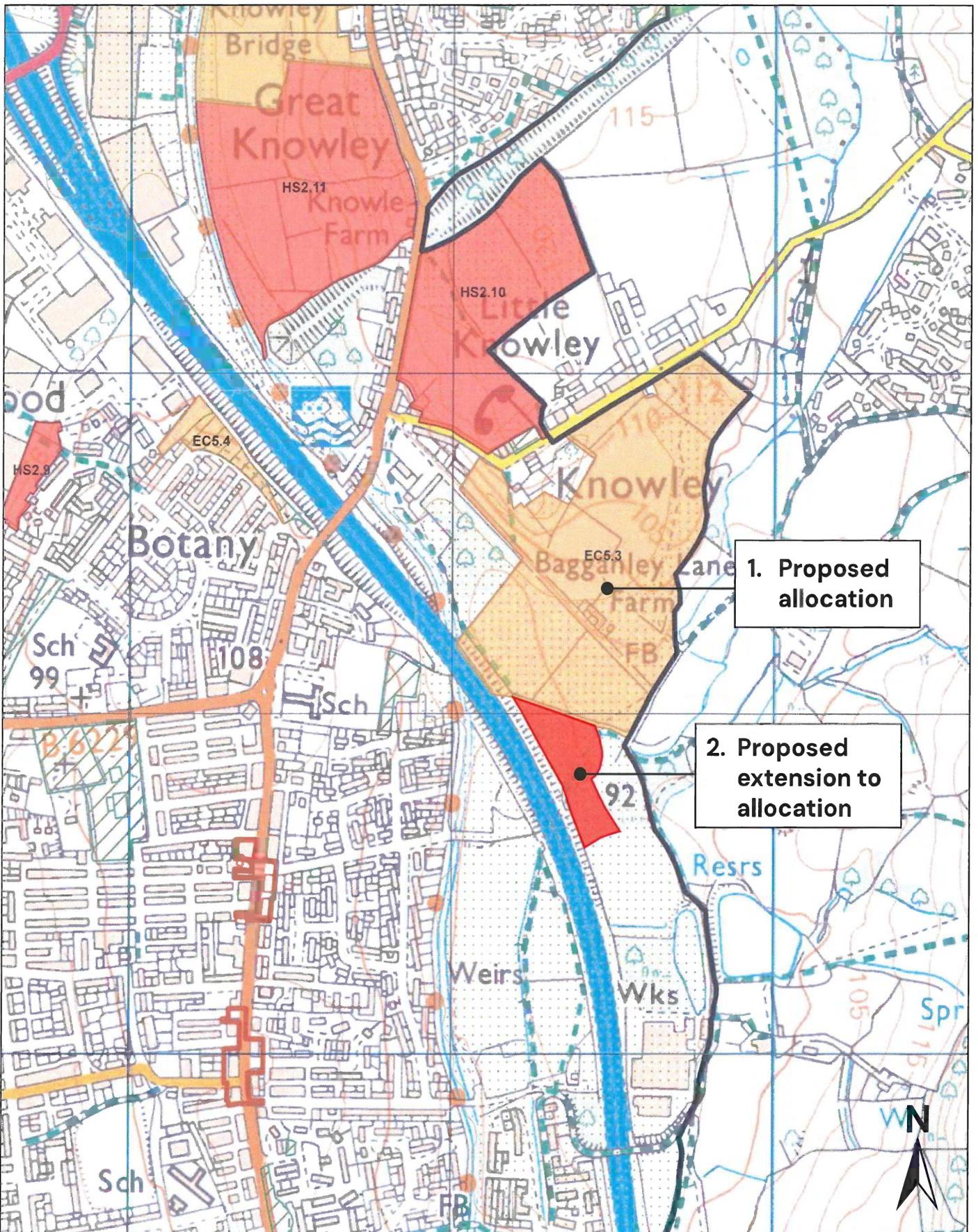
To allow an open discussion about the extent of our clients land and their willingness to cooperate.

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.





Ref: Land at Bagganley Lane, Chorley

Comments on Central Lancashire Local Plan
(2023 - 2041) Publication Version February 2025