



OUR REF: PEG/JAC

YOUR REF:

9<sup>th</sup> April 2025

Regulation 19 Consultation  
Planning Policy Team  
3<sup>rd</sup> Floor  
Town Hall  
Lancaster Road  
Preston  
PR1 9RL

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By Post & Email: [centrallancashireplan@chorley.gov.uk](mailto:centrallancashireplan@chorley.gov.uk)  
Cc [stmary.leyland@rcaol.org.uk](mailto:stmary.leyland@rcaol.org.uk)

Dear Planning Policy Team

**Re: Land East School Lane, Leyland, PR25 2TU  
Leyland St Mary's RC Church**

On behalf of the Church, I write to make representation and object to land being designated as Green Infrastructure and subject to Policy EN5.

As you have been informed previously, the land has not been used for recreational purposes for almost 20 years and has remained vacant and unused for most of that period.

Whilst the Church is keen to co-operate in the provision of ecology designation of the whole site is inappropriate.

The site is eminently suitable for residential development with apartments for the elderly i.e. restricted to those of 55 years of age and over, as it is close to the town centre and all amenities are within walking distance.

The southern portion of the site, which is susceptible to Flood Risk could remain as Green Infrastructure and continue to provide connectivity with the other Green Infrastructure sites along Bannister Brook.

I should be obliged if you would acknowledge receipt of this letter and the attached Representation Form.

Kind regards

Yours sincerely

  
**Peter E Gilkes FRICS  
Chartered Surveyor  
RICS Registered Value**

Encls.



**RICS**

## 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](mailto: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>

**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	Fr	Mr
First Name	Joseph	Peter
Last Name	Bibby	Gilkes
Job Title (where relevant)	Parish Priest	Partner
Organisation (where relevant)	St Mary's RC Church	Peter E Gilkes & Co
Address Line 1		44 Market Street
Address Line 2		
Town		Chorley
Postcode		PR7 2SE
Telephone number		01257 266999
Email address		info@peteregilkes.co.uk
What authority do you live / work in? (Chorley, Preston, or South Ribble)		South Ribble and Chorley

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

**Name or Organisation:**

St Mary's RC Parish Church

**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:	EN5
Paragraph:	
Development Site:	Land east of School Lane, Leyland
Policies Map:	Leyland Urban Area - Map 4.1
Evidence:	See attached
Other (Please state):	

**4. Do you consider the Local Plan is:**

	Please check the relevant box	
	Yes	No
1) Legally compliant	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
3) Complies with the duty to co-operate	<input type="checkbox"/>	<input checked="" 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 Plan is unsound as the land has not been used for recreational purposes for many years and is in private ownership and control and not accessible to the public.

(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.

The land should be allocated for residential development albeit the southern portion can remain as Green Infrastructure to maintain the connectivity with the other sites along the watercourse.

(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:

I wish to participate so as to emphasis and promote the reasonableness for the majority of the site to be allocated for residential development, possibly with apartments restricted to persons of over 55 years of age.

***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.**



# Land east of School Lane Leyland PR25 2TU

