

Response ID ANON-XXXX-WAT6-T

Submitted to Central Lancashire Local Plan Regulation 19 Representation Period
Submitted on 2025-03-01 16:52:12

Part A: Personal Details

1 What is your title?

Mr

2 What is your first name?

First Name:

Mark

3 What is your last name?

Last name:

Hague

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:

[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:

HS2.7

271 Do you consider the Central Lancashire Local Plan is:

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

No

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:

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:

1. The Plan is Not Positively Prepared

The NPPF requires that Local Plans should meet objectively assessed development needs in a way that is sustainable and deliverable. However, this proposal:

Fails to demonstrate how it will meet local housing needs without causing significant harm to existing residents.

Does not provide adequate infrastructure provisions for the additional strain on roads, schools, healthcare, and public transport.

Lacks a clear plan for mitigating the loss of green space and biodiversity.

2. The Plan is Not Justified

A Local Plan must be based on robust evidence and reasonable alternatives must have been considered. This proposal fails in this regard because:

There has been insufficient assessment of alternative sites that may be more suitable for development.

The environmental impact assessments fail to adequately consider the loss of wildlife habitats, flood risk, and increased noise pollution for existing residents.

No sufficient justification has been provided for selecting this site over others that could have less impact on existing communities.

3. The Plan is Not Effective

For a plan to be effective, it must be deliverable and able to meet its objectives without causing undue harm. This development:

Lacks clarity on how existing infrastructure will be upgraded to cope with additional demand.

Will cause significant traffic congestion, particularly around Windsor Drive, Sandringham Drive and other roads which are already under strain.

Does not provide detailed evidence on how local services (schools, GP surgeries, emergency services) will accommodate the increased population.

4. The Plan is Not Consistent with National Policy

The proposed development is not consistent with key principles of the NPPF, including:

Protecting Green Spaces: The loss of land contradicts national guidance encouraging other land being developed first.

Preserving Local Character: The scale and density of this development would be out of keeping with the existing area.

Ensuring Sustainable Growth: There is no adequate provision for sustainable transport, or public services to support long-term sustainability.

5. Failure to Comply with Legal and Procedural Requirements

Beyond the failure to meet soundness tests, I am also concerned that the council has not:

Adequately consulted local residents or considered the overwhelming local opposition to this development.

Fulfilled its Duty to Cooperate with relevant stakeholders and adjacent councils.

Conducted sufficient environmental and traffic impact assessments to demonstrate the development's feasibility.

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:

Amend Site Allocation Policies: Remove the allocation of the site at Drinkwater Farm, Brinscall from the Local Plan and prioritise development on other land that will not have the same adverse impacts.

Strengthen Infrastructure Commitments: Introduce a policy that requires a detailed infrastructure delivery plan before granting planning permission for large-scale developments. This should include clear commitments to expanding road capacity, healthcare facilities, and school places.

Enhance Environmental Protection: Include stronger protections for land and biodiversity by revising policies to require comprehensive environmental impact assessments and mitigation measures.

Traffic and Transport Assessment Requirement: Require an independent transport assessment to demonstrate that the local road network can support the proposed development without severe congestion.

Ensure Public Consultation Compliance: Mandate a transparent public consultation process, including direct engagement with affected residents and a formal response mechanism to concerns raised.

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:

To make the Local Plan sound and legally compliant, I urge the council to:

Remove this site from the Local Plan and redirect development to previously developed land in accordance with NPPF guidance.

Mandate a full and independent transport assessment before any development can proceed, ensuring local roads can accommodate the additional traffic.

Strengthen environmental protections, ensuring that all proposed developments undergo comprehensive assessments on flood risk, biodiversity, and air quality.

Ensure full transparency in the consultation process, engaging directly with affected residents and considering the overwhelming local opposition.

The continued pursuit of this development, despite clear evidence of its flaws, will undermine public trust in the planning process and expose the Local Plan to potential legal challenge. The council has a final opportunity to rectify these failings by reconsidering the allocation and ensuring the Local Plan meets its legal and policy obligations. I request formal confirmation that this final representation has been received and will be considered in decision-making. I also request to be kept informed of any further developments regarding this proposal.

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.:

Yes

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

Yes