

# Response ID ANON-XXXX-WAFS-9

Submitted to Central Lancashire Local Plan Regulation 19 Representation Period  
Submitted on 2025-04-13 14:55:52

## Part A: Personal Details

1 What is your title?

Mrs

2 What is your first name?

First Name:  
Rosemary

3 What is your last name?

Last name:  
Taylor

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

Job title:

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

Organisation:  
Taylor

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:

HS2.36

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:

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

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:

I'm not competent to say if the plan is legally compliant.

It is not sound for a number of reasons.

The access to the site through Cross Keys Drive or Delph Way is not suitable as these roads are too narrow and there are shared surfaces with no pavements. There are 4 potential access points to the site and the 3 southernmost ones are all shared surfaces, and one would be through a children's play area. All 4 of the potential access sites go across privately owned land between the roads and the site. There are already vehicles parked on the roads and pavements (where these exist), making it hazardous for pedestrians and difficult for larger vehicles to access. Any increase in road usage will make it more dangerous for pedestrians and road users. The northernmost potential access site is at the top of Cross Keys Drive and the proposed site has a steep gradient. This means that in winter conditions access by cars and pedestrians would be both up a slope and then down a slope which even on the existing roads proves extremely challenging in icy conditions. Access to Cross Keys Drive and Delph Way is via Carwood Lane and the junction with Chorley Old Road. There have been a number of near misses at the junction as there is limited visibility turning onto and off Carwood Lane as there are always a number of parked cars. Chorley Old Road already has a significant problem with parked cars and 'on pavement parking' and with the proposed other developments at planning stage from eg. Town Lane the problem is only set to get considerably worse. Pedestrians with prams and those with mobility aids are already forced to take to the roads at times which is not safe.

IF the site is to be considered at all the density of the proposed dwellings is too great for the site which is on a considerable slope, and more land will be needed to mitigate the slope by roads and groundworks. The proposed density is much higher than other sites in the area and the other sites are on much more level land.

Duty to co-operate: I have attended the local consultation meeting at which there was no representation from the Highways authority and as far as could be ascertained there has been no proper assessment of the access to the site via the proposed Cross Keys Drive and Delph Way. Highways have declined to enter into discussions at this stage thereby making inadequate effort to 'co-operate'.

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:

Please remove site HS2.36 from the plan due to lack of adequate access via Cross Keys Drive and Delph way and/or reduce the number of proposed dwellings to the site due to the steep slope and access issues.

The site MIGHT be made accessible from the Town Lane site but this would also incur modifications to the planning consent for the Town Lane site and further works to go over the Lostock river.

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)?

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.:

No

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

No

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

No