

Response ID ANON-XXXP-WA4T-R

Submitted to Central Lancashire Local Plan Regulation 19 Representation Period
Submitted on 2025-04-13 21:35:47

Part A: Personal Details

1 What is your title?

Mr

2 What is your first name?

First Name:

Gary

3 What is your last name?

Last name:

Sutton

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:

HS2.36

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:

Yes

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:

Yes

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/legal/DtC:

Means of Access to the site: As of today there is no adequate road access to the site. There are currently 4 pathways to the site that are at the ends of roads that branch off Cross Keys. These areas however are HomeZones where there is a lack of separation of the foot and road traffic. These areas are not suitable to open up for large amounts of traffic. These access areas are also not wide enough to accommodate traffic without considerable changes and purchase of land owned by the houses situated at the access points. There is also considerable amounts of vehicles parked along roads and pavements on Cross Keys, this also includes the entrance to cross keys from Chorley Old Road. Chorley old road itself also is restricted due to the high amount of parked cars making it generally difficult when navigating, and adding in many further dwellings would increase the traffic considerably with an average of 1.2 vehicles per household.

Site Density: At the time of this consultation the qty of dwellings is set to 102. This is much higher than other sites. The site itself has a considerable gradient and as such would need much alteration to make it suitable for building on let alone the sheer volume of 102 dwellings. Such a high concentration of dwellings and topography of the land would be a challenge.

Site contamination: It is understood the site contains contamination from historical industrial waste disposal. Surveys carried out during the purchase of my property also indicate the presence of radon gas and the poses a significant health risk.

Duty of care/cooperation: I do not feel there as been enough duty of care in this situation. I was not aware of this site being added to the local plan until a local person highlighted it. While I fully understand the need to more development I could have easily missed this.

Pollution: The development of the site would increase the levels of sound and light pollution to the immediate area.

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:

My recommendations are to remove this site from the plan.

If this is not done, then the amount of dwellings must be considerably reduced, along with this access would have to be given by other means and not from Cross Keys or Delph Way due to the lack of egress to the site.

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.

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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