

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>

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		Miss
First Name		Alexandra
Last Name		Gavin
Job Title (where relevant)		Senior Planner
Organisation (where relevant)	Taylor Wimpey UK Limited	Lichfields
Address Line 1		
Address Line 2		
Town		
Postcode		
Telephone number		
Email address		
What authority do you live / work in? (Chorley, Preston, or South Ribble)		

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

Name or Organisation:

Taylor Wimpey

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:	SS1
Paragraph:	
Development Site:	
Policies Map:	
Evidence:	
Other (Please state):	

4. Do you consider the Local Plan is:

	Please check the relevant box	
	Yes	No
1) Legally compliant	☐	☐
2) Sound	☐	☐
(If you check 'No', please also confirm below which of the 'tests' it fails to meet)		
a) Positively prepared	☐	☐
b) Justified	☐	☐
c) Effective	☐	☐
d) Consistent with national policy	☐	☐
3) Complies with the duty to co-operate	☐	☐

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.

(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.

Draft Policy SS1 seeks to focus new housing in the most sustainable locations in Central Lancashire where it can benefit from, and/or provide, a range of facilities. Part 3 of the draft policy states that *“new development will be focused within settlement boundaries and on allocated sites as shown on the Policies Map”*.

Taylor Wimpey supports part 3 of this policy in the context of ref. HS2.26 ‘Land to the east of New Street’. The draft allocation is located within the Mawdesley settlement boundary and is capable of coming forward to meet Chorley’s short-term needs.

Inclusion of this draft allocation is especially important given the context of the recent changes to the NPPF which sets out the Government’s objective to significantly boosting the supply of homes through a sufficient amount and variety of land, and Chorley’s latest supply position. Chorley’s latest Five-Year Housing Land Supply Statement (2024) claims a housing land supply equivalent to 2.9-years, based on an annual requirement of 506dpa. Under the new standard method [SM3], Chorley’s annual housing requirement has increased to 564dpa, further worsening the Council’s housing land supply position. Facilitating the delivery of small/medium sized sites that are sustainably located is critical in supporting Chorley’s increased housing requirement, as well as Chorley’s affordable housing needs. Facilitating affordable housing delivery in Chorley is especially important given that Chorley’s affordability ratio of 6.1 is higher than the northwest average of 5.9 according to the Office of National Statistics 2024 data (published March 2025).

(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	☐
Yes, I wish to participate in hearing sessions	☒

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 protect Taylor Wimpey's land interest.

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.

