

Central Lancashire Local Plan Issues and Options Consultation

November 2019

Annex 2 – Chorley Council Elected Members
Comments on Site Suggestions



Feedback received from Chorley Council Members on the Strategic Housing and Employment Land Availability Assessment (SHELAA) and Site Suggestions put forward as part of the Central Lancashire Issues and Options Consultation

The table below includes a summary of the comments made by elected Chorley Council members by emails and drop in sessions and includes policy officer responses.

Elected Member	Ward	Specific Site (if applicable)	Comments	Officer Response/Comment
Cllr L Lennox	Astley and Buckshaw	Woodlands, Southport Road, Chorley (CLCFS00573b)	(By Email) My understanding is that Woodlands/Lancashire college has a covenant on the site which designates it for educational use only.	<p>Lancashire County Council (LCC) has been consulted and they confirm there are no restrictive covenants that would preclude development of the site.</p> <p>The only restriction on LCC's land holding at this site is one which LCC have applied to the lease to Chorley Borough Council for the adjacent cemetery, however this area does not form part of the site put forward in the call for sites.</p> <p>The existence of a restrictive covenant is not normally viewed as a material planning consideration to either the planning of an area through preparation or review of a local development plan or to the grant or refusal of a planning permission. Moreover, legal mechanisms exist to either vary or dispense with a covenant with the agreement of known beneficiaries, or, if such agreement cannot be reached, the matter may be referred to the Lands Tribunal.</p> <p>Recommend it remains a site suggestion for mixed use.</p>
Cllr P Gabbott	Clayton-Le-Woods West and Cuerden	Land east of Wigan Road, Clayton-le-Woods (CLCFS00050, CLCFS00413 & 19C177)	(By email) I would like to raise concerns regarding the land east of Wigan road, it is earmarked for employment and housing in the current local plan but in fact it is open countryside and should be reviewed (should be Green Belt).I represent Clayton West, a developing urban centre and Cuerden a	The site, land east of Wigan Lane, forms the remaining part of a larger allocation for housing, employment and a primary school in the adopted Chorley Local Plan covering the period to 2026 (Policies HS1.31/EP1.15 and EP.10.2) The site was originally Safeguarded Land which was excluded from

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			<p>rural village so my ward gets classified as urban rural but simply that is not the case. They are two separate villages. There are a number of issues for my ward if this went ahead:</p> <ol style="list-style-type: none"> 1) Changing the Character of Cuerden (Chapter 2, p. 2.3 of local plan) 2) The lack of services, we need to be proactive in providing these rather than reactive (services should be in place first as levels are currently critical) 3) This is not protecting or enhancing the natural environment (Chapter 7 of local plan) it is destroying it and does not adhere to our core strategic objective (SO17) to improve and maintain natural environment assets. 4) They will almost certainly have to be serviced by two rural country lanes (Nell Lane has an average width of 3m as per Iain Crossland's recent report on application and shady lane won't be bigger. Emergency Service Vehicles require minimum 3.7m as per report for application 19/00417. This proves and evidences without a shadow of a doubt there will be a highways safety impact. (BNE 1 Policy Criteria D.) 5) It will affect the character and setting of a conservation area and locally important area, Cuerden Valley Park will be impacted adversely and will be a big detriment to them and their long-term sustainability. (BNE 1 Policy Criteria E) 6) Finally, BNE 1 Policy Criteria F encompasses the problems faced if we develop this area. Quite simply we would lose important natural habitats and landscape features such as mature trees, established hedgerows and watercourses. 	<p>the Green Belt for future development needs. The site was allocated in the 2015 Local Plan to cater for the housing and employment requirements of Clayton Le Woods. The site has primarily been developed for housing. The site may be completed by 2026 but the Council's assessment of this site shows it as a suitable site for the continuation of these uses.</p> <p>There have been discussions between Chorley Council and the County Council to bring forward land on this site for a primary school. There are also two planning applications presently being determined for residential use including affordable housing on this site.</p> <p>In respect of the concerns:</p> <ol style="list-style-type: none"> 1. The site is already an allocation and is within the settlement. It has been reassessed and remains suitable for the uses. The Local Plan including this site was examined by an independent Planning Inspector and was adopted in 2015. 2) The site will provide a primary school for the community. 3) The site is an existing allocation and therefore is likely to be built out within the timeframe of the existing Local Plan -2026. Any planning application submitted will consider protecting or enhancing the natural environment e.g. Local Plan policies BNE1: design criteria for new development; BNE9 – Biodiversity and Nature Conservation; BNE.10 – Trees; BNE11 – Species Protection.

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			<p>I understand that the houses need to be built and go somewhere but this would completely urbanise my ward and decimate the green space we have available which services and already changing ward due to 827 dwellings currently built/ongoing/approved. The only land left that would be natural greenery would be protected by Cuerden Valley Park Trust which means we would have used up all the green space we have available.</p> <p>Finally, I cannot attend the drop ins but I would suggest a meeting with each ward councillor to discuss the proposals for their area only? I am also happy to help identify other areas if possible but would need to be an evening meeting or an afternoon but with enough notice e.g. 2 weeks.</p> <p>We will set a dangerous precedent if this is the way we proceed with housing and we may need to review our policy or even discuss with South Ribble as part of shared services and see if a deal can be struck so we are able to build less houses.</p> <p>Note: I understand everything is strictly confidential and I will treat it as such. I have to strongly express the need for extensive consultation to be done with the public and places such as Cuerden Valley Park in my ward before a final decision is made.</p> <p>(2nd Email) I have to disagree with your points for the reasons set out below:</p>	<p>4) Any planning application will be assessed by the County Council as the highways authority.</p> <p>5) There is no Conservation Area in this locality. Cuerden Valley Park is designated and protected as a Valley Park.</p> <p>6) See response to 3) above, any site must be assessed for natural habitat and landscape features and those features protected as part of a planning application.</p> <p>Recommend it remains a site suggestion for mixed use.</p>

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			<p>There is no difference from this land compared to green belt in my ward and just because it was previously allocated should not automatically guarantee it is allocated in the next local plan.</p> <p>This will change the character, I raised in a recent planning meeting that since 2001 when Cuerden had a population of 77 to 2021 (using approved planning application figures to date) the population would have skyrocketed by over 1000% compared to ONS UK average population growth which would have been just 10% over the same time period.</p> <p>The site needs to provide a primary school now, not it will do because there is a distinct lack of services in the area already that need solving.</p> <p>Any application would not protect or enhance the natural environment and no application should be approved in this local plan - 2026.</p> <p>Cuerden Valley Park is a locally important area and relates to BNE 1 Criteria E.</p> <p>I understand pressure is coming from Government but are we going to build on all green space, we will have no room to breathe.</p> <p>Finally, it seems to be a confusion that Clayton Le Woods and Cuerden are the same place. This is incorrect, one is and large urbanising village and the other is tiny rural village.</p>	

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Cllr T Gray	Euxton North	Pear Tree Lane, Euxton (CLCFS00092)	<p>Concerns about Pear Tree Lane site, Euxton. Happy not going into the Green Belt.</p> <p><i>Council officers showed the employment allocations remaining at Buckshaw and remaining allocations at Euxton.</i></p>	<p>The safeguarded land element of the site suggestion has been assessed; the Green Belt element of the site suggestion has not been assessed.</p> <p>Recommend it remains a site suggestion for housing.</p>

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Cllr A Whittaker	Chisnall		<p>Explained he is a rural champion and asked whether Camelot has been submitted as a site for development.</p> <p>Concerned about the increase in children requiring school places at Coppull, Heskin and Charnock Richard. Also concerned about the change in admissions policy for Bishop Rawstorne School, Croston. There are 55 houses being developed at Mawdesley, 3 children did not get into the local school this year.</p> <p><i>Council officers acknowledged the Camelot site had been submitted but as it is in the Green Belt officers had not assessed the site.</i></p>	<p>In respect of education a meeting has been arranged with Lancashire County Council as the education authority to start work on the education requirements for the new Local Plan to 2036. This will cover new extensions and provision of primary and secondary education.</p>
Cllr M France	Wheelton and Withnell		<p>Raised general concerns regarding infrastructure and air quality.</p>	<p>In respect of education a meeting has been arranged with Lancashire County Council as the education authority to start work on the education requirements for the new Local Plan to 2036. This will cover new extensions and provision of primary and secondary education.</p> <p>In respect of the highway network, the Council has engaged WYG to prepare a Chorley Highways and Transport Strategy - part of this work will look at the existing constraints on the network and assess the impact of new development and the infrastructure required to mitigate these allocations. This work will encourage the most sustainable modes of transport to reduce air quality issues.</p>

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Cllr G France	Pennine	<p>Land off Blackburn Road, Wheelton (19C184)</p> <p>Land East of Lucas Lane, Whittle-le-Woods (19C180)</p>	<p>Wheelton site proposal is reasonable – has an element of affordable housing adjacent to the site – elderly accommodation.</p> <p>Lucas Lane site is steep and has surface water flooding.</p> <p><i>Council officers explained a planning application is under consideration – its progress has been delayed due to viability issues. Officers will check the planning application to see comments from the Environment Agency.</i></p>	<p>Noted</p> <p>The planning application for residential development comprising up to 83 dwellings with access to be taken from Royton Drive at land bounded by Town Lane (to the north) and Lucas Lane (to the west), Town Lane, Whittle-le-Woods (13/01055/OUTMAJ) was granted planning consent subject to the signing of a S106 agreement on 10 September 2019. A link to the planning committee report is provided: https://democracy.chorley.gov.uk/documents/s102696/Item%203d%20Report.pdf</p> <p>Recommend the site at Lucas Lane remains a site suggestion for housing</p>

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Cllr Y Hargreaves	Clayton-le-Woods North	General area around Moss Lane, Whittle-le-Woods	<p>Referenced recent planning refusal at Hoghton where access to the residential was through the Green Belt. Asked would we allocate such a site?</p> <p><i>Council Officers explained this would be dependent on the impact of the access within the Green Belt. We had received a site suggestion, but this site has not been taken forward because of the access going through the Green Belt and to be consistent with the planning refusal.</i></p> <p>Cllr has seen a company ‘scoping’ a site adjacent to the Canal, Lucas Lane, Whittle-le-Woods but on inspecting a plan this area is in the Green Belt and not within the settlement boundary. How will slopes be considered?</p> <p><i>Council officers explained development on slopes will be dependent on layout and design – you can build into a slope or terrace a slope.</i></p> <p>Asked ‘what is the distribution of housing in the Central Lancashire area?’</p> <p><i>Council officers explained in discussions with our partners and reference to City Deal. Standard housing method - distribution of houses will be provided by Housing Needs Study – IcenI has provided an interim housing need report but has not got distribution figure yet.</i></p>	The IcenI Central Lancashire Housing Study is progressing and will consider a distribution of housing for each authority.

<p>Cllr S Holgate</p>	<p>Coppull</p>	<p>Blainscough Hall, Coppull (CLCFS00238)</p> <p>Mountain Road, Coppull (CLCFS00075)</p>	<p>Referenced Blainscough Safeguarded Land and indicated parish council at last local plan preparation requested this as a housing allocation to protect other areas. Blainscough is not as 'valuable' a site to the Parish Council.</p> <p><i>Council officers explained that whilst a Parish Council can request that sites are included and subsequently sites can be requested to be omitted as a 'balancing exercise', it is not as straightforward as sites are subject to robust site assessment work as we move through the plan process.</i></p> <p>Part of the land to the rear of St. Oswalds Court (Mountain Road) is in LCC ownership, part of the land is not. Part of this land is shown as suitable for housing in the new local plan review. The parish council want it all as amenity land to support the school playing fields and open land within Blainscough nature reserve. Want to preserve what little green space Coppull has.</p> <p><i>Council officers explained they had reassessed existing residential allocations e.g. Mountain Road (HS1.38); and all existing residential allocations had been taken forward for residential as they were suitable and achievable for this use. If there is an application on this site it would be accessed in light of the Core Strategy and Local Plan policies as it is an allocated site. Will also apply open space standards.</i></p> <p>Cllr would like to see forestation on land owned by United Utilities in the east of the borough.</p> <p><i>Council officers mentioned the local plan has no remit for this although his request for support would be directed to Lindsey Blackstock (Open Space</i></p>	<p>The site (HS1.38 Mountain Road, Coppull) is an existing housing allocation and is suitable for housing use.</p> <p>Recommend it remains a site suggestion for housing.</p>
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			<p><i>Strategy Officer) who could assist in this project. It was asked at what point would Green Belt land be considered, and officers explained that at this early stage there is no intention of proposing to allocate Green Belt sites, this can only be done following a Green Belt assessment and a formal review of Green Belt boundaries. There are no plans to do this at this stage. The existing housing allocation (HS1.38, Mountain Road) is in LCC's ownership.</i></p>	

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Cllr K Snape	Heath Charnock and Rivington	Babylon Lane, Adlington (CLCFS00317)	<p>Babylon Lane - safeguarded land - concerns about 70 houses as it is very high density for that land and that calibre of the land. Also has concerns about highways and drainage issues.</p> <p><i>Council officers explained they have used a standard density of 35 dwellings per density. Constraints would be assessed by Lancashire County Council and transport and flood consultants. There may be an opportunity for sustainable urban drainage in this locality.</i></p>	<p>In relation to flooding/surface water flooding the authorities have engaged consultants who are working closely with Lancashire County Council to undertake a Flood Risk Assessment 1. The proposed sites brought forward for allocation will be assessed as part of the Flood Risk assessment work.</p> <p>In respect of the highway network, the Council has engaged WYG to prepare a Chorley Highways and Transport Strategy - part of this work will look at the existing constraints on the network and assess the impact of new development and the infrastructure required to mitigate these allocations.</p> <p>Recommend it remains a site suggestion for housing.</p>

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Cllr A Beaver	Chorley North West	Land east of Wigan Road, Clayton-le-Woods (CLCFS00050, CLCFS00413 & 19C177)	<p>For businesses and housing at the Clayton-le-Woods site there is no infrastructure such as at Nell Lane.</p> <p><i>Council officers explained that our transport consultants would be assessing all the sites and provide information on capacity issues and what infrastructure schemes are needed. The Central Transport and Highways Masterplan offered little for Chorley and the transport consultant work will feed into a new Masterplan (refresh) to be prepared by Lancashire County Council.</i></p> <p>Cllr says the Infrastructure is creaking at Strawberry Digital Hub and Hartwood. Cllr is concerned that Green Belt land is required to be used.</p> <p><i>Council officers explained there are no changes planned to the Green Belt at this time and no Green Belt site suggestions have been assessed.</i></p> <p>Cllr is of the view Preston has not built enough homes as planned and therefore has the capacity for more housing.</p> <p>Cllr Hargreaves says Moss Lane is quite congested. Report looks at the current situation and feeds the site suggestions into the process.</p> <p>Cllr raised concerns about the volume of housebuilding in Chorley and was of the view that because of the disparity in delivery across the three councils the partnership is damaged and let's stop being nice.</p>	<p>The site, land east of Wigan Lane, Clayton-Le-Woods forms the remaining part of a larger allocation for housing, employment and a primary school in the adopted Chorley Local Plan covering the period to 2026 (Policies HS1.31/EP1.15 and EP.10 The site was originally Safeguarded Land which was excluded from the Green Belt for future development needs. The site was allocated in the 2015 Local Plan to cater for the housing and employment requirements of Clayton Le Woods. The site has primarily been developed for housing. The site may be completed by 2026 but the Council's assessment of this site shows it as a suitable site for the continuation of these uses.</p> <p>There have been discussions between Chorley Council and the County Council to bring forward land on this site (land east of Wigan Lane, Clayton-Le-Woods) for a primary school. There are also two planning applications presently being determined for residential use including affordable housing on this site.</p> <p>Recommend land east of Wigan Lane, Clayton-Le-Woods remains a site suggestion for mixed use.</p> <p>In respect of the highway network, the Council has engaged WYG to prepare a Chorley Highways and Transport Strategy - part of this work will look at the existing constraints on the network and assess the impact of new development and the infrastructure required to mitigate these allocations</p>

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Cllr J Molyneaux	Adlington and Anderton	<p data-bbox="465 268 719 400">Land off Westhoughton Road, Adlington (CLCFS00150)</p> <p data-bbox="465 501 719 633">North of Bonds Lane , Adlington (CLCFS00027 & CLCFS00132)</p>	<p data-bbox="750 268 1415 496">Site contains well used allotments, wildlife and the access from the site is abysmal. The Cllr disputes the ownership of the access, and the road is unadopted. There is a considerable amount of garaging on the site and this would need to be provided for residents. Mentioned the Forge, Adlington as a site that the owners want to develop.</p> <p data-bbox="750 536 1415 633">Site has access difficulties and subject to appeal decision. School is full and issues of access to the whole area.</p>	<p data-bbox="1447 268 2132 464">In respect of the highway network, the Council has engaged WYG to prepare a Chorley Highways and Transport Strategy - part of this work will look at the existing constraints on the network and assess the impact of new development and the infrastructure required to mitigate these allocations.</p> <p data-bbox="1447 504 2132 700">In respect of education a meeting has been arranged with Lancashire County Council as the education authority to start work on the education requirements for the new Local Plan to 2036. This will cover new extensions and provision of primary and secondary education.</p> <p data-bbox="1447 740 2132 767">Recommend it remains a site suggestion for housing.</p>

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Cllr P Wilson	Adlington and Anderton	<p>Land South East of Belmont Road and Abbey Grove, Adlington (CLCFS00111)</p> <p>Harrisons Farm, Adlington (CLCFS00142)</p>	<p>The Belmont road site is suitable.</p> <p>Worried about the Harrison's Farm site as Park Road is not suitable for any further development. United Utility works in this locality <i>must not fetter development on this site.</i></p> <p><i>Council officers explained that Catherine Jagger (Assistant Estates Officer) was dealing with United Utilities on this site and we would check with her and confirm with the Cllr about soil storage arrangements.</i></p> <p>No trains stop at Adlington. Employment land is required - within the borough.</p> <p><i>Council officers explained the best and most suitable employment allocations have been assessed and taken forward for employment use. More employment land will be required. Officers explained potential housing must be distributed and working with partner authorities to facilitate and distribute this. Need to negotiate with partner authorities to take more housing. Also, Duty to Cooperate to force others to take some of our needs. Will also ask adjacent neighbouring authorities.</i></p>	<p>Recommend both sites remain site suggestions for housing.</p> <p>In respect of the highway network, the Council has engaged WYG to prepare a Chorley Highways and Transport Strategy - part of this work will look at the existing constraints on the network and assess the impact of new development and the infrastructure required to mitigate these allocations.</p> <p>Catherine Jagger (Assistant Estates Officer) and Rachel Salter (Strategic Projects Officer) are waiting for additional information from United Utilities in respect of the soil storage arrangements.</p>

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Cllr A Lowe	Chorley North East	<p>Cabbage Hall Fields, Chorley (19C174)</p> <p>Bengal Street Depot, Chorley (19C188)</p> <p>Botany Bay/Great Knowley/Gale Moss, Chorley (19C161, 19C162 & 19C163)</p>	<p>Cllr is of the view this may not come forward - not suitable - numerous complaints from adjacent industrial users and adjacent/and overlooking residents about constant noise from industries.</p> <p>The Bengal Street depot has access issues and were officers aware of the adjacent Gas land.</p> <p><i>Council officers explained they were aware of the adjacent Gasholder land, and the owners had been informed. At the next Issues and Options consultation, the Call for Sites would be reopened.</i></p> <p>Cllr mentioned the Botany applications were pending approval and when would they be determined. Cllr A Morewood advised said he was seeing Adele Hayes (Planning Services Manager) to discuss the applications.</p>	<p>Recommend it remains a site suggestion for housing.</p> <p>Recommend it remains a site suggestion for mixed use.</p> <p>The Botany applications are still pending approval – no date for determination has been provided by Planning Services.</p> <p>Recommend it remains a site suggestion for housing.</p>
Cllr M Lowe	Chorley North East	Northgate Drive, Chorley (19C175)	The site is used for public open space, the council have spent money to the edge of the motorway.	<p>The site is an existing housing allocation in the existing Chorley Local Plan and is suitable for housing.</p> <p>Recommend it remains a site suggestion for housing use.</p>
Cllr M Lowe	Chorley North East	Botany Bay/Great Knowley/Gale Moss, Chorley (19C161, 19C162 & 19C163)	There are traffic concerns on the Hartwood and an extra lane will not make any difference. Will lead to more pollution. Also, motorway traffic and congestion on Hartwood. No infrastructure. No school available. Overkill for housing here, the site should be taken out of the plan for the next 20 years.	<p>The Botany applications are still pending approval – no date for determination has been provided by Planning Services.</p> <p>Recommend that the individual sites remain site suggestions for housing at Great Knowley, mixed use at Botany Bay and employment at Gale Moss.</p>

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			<p>Will lead to more traffic. Not support additional housing at the Great Knowley site.</p> <p><i>Council officers reiterated that they accept the points and will endeavour to use the plan process to fully engage with partners, particularly Lancashire County Council as the highway authority and Highways England to mitigate impact and plan future infrastructure required to enable the plan.</i></p> <p>Cllr is of the view the Woodlands site could accommodate a primary and secondary school. Should not build houses next to motorways. There will be tremendous congestion through the Hartwood. £2m improvements will make no difference.</p>	
Cllr M France	Wheelton and Withnell	Land off Queensway, Brinscall	<p>(By Email) Just wondering about the small area of land off Queensway, Brinscall that is currently occupied by empty garages that were rented out in the past.</p> <p>Seems to me it could possibly be a site for some social housing - there is a shortage of older people's type bungalows in the area. Often older couples or singles even don't move out of the family home into something smaller because they want to stay in their own familiar area. Potentially some larger family homes could be released from Queensway or Chapel St.</p> <p>I seem to remember having a conversation about this in the past - are there problems with the land? The access is from Queensway itself.</p>	<p>The Council own the land currently occupied by the garages and the adjacent allotments. The majority of the garages are empty (estimate only 1 occupied) and were being reviewed as part of a condition survey exercise for the whole of the garage portfolio across the Borough. Property Services are waiting for this information and for the latest position for this site</p> <p>The access to this site is a limiting factor because access is only available off Queensway and is restricted as it passes between the 2 adjacent houses at 12 and 14 Queensway (both owned by CCH at the time of the stock transfer in 2007). Officers will review the development potential of this site and consult Lancashire County Council as the highways authority.</p>

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Cllr P Sloan	Lostock	<p data-bbox="459 263 725 427">Land off Westhead Road and Out Lane, Croston (CLCFS00283 & CLCFS00292)</p> <p data-bbox="459 1008 725 1141">Land South of South Road, Bretherton (CLCFS00262)</p>	<p data-bbox="743 263 1422 598">(By Email) Environmental/amenity impact (site CLCFS00292). This area is largely on green fields and I feel it goes into open countryside. Building in this area would also necessitate the removal of around three acres of semi-wooded area which is linked to the nearby recreation ground, a volunteer led community resource which Croston residents have invested heavily in over the years. I also believe that the northeast part of this site sits within green belt land.</p> <p data-bbox="743 638 1422 901">Environmental/amenity impact (site CLCFS00283). This area is now being used as a site for the fun fare for Croston Coffee morning, a recently reinstated village tradition. To develop this land would impact upon this tradition. I feel this site is better served continuing with its designation for new playing pitches should the neighbouring Croston Sports Club seek to expand.</p> <p data-bbox="743 941 1422 1109">Flooding - I'm also concerned about drainage in this area, other recent developments have led to reports of surface water flooding and the culvert that surface water is likely to drain into already comes close to flooding during high rainfall events.</p> <p data-bbox="743 1149 1422 1380">Education - The local primary school, Trinity and St Michaels CE, is already over-subscribed with some children being allotted places in Bretherton primary school instead. Additionally, the local high school, Bishop Rawstone, is also oversubscribed, with this year being the first year where local children have been turned away. Further increases in population</p>	<p data-bbox="1440 263 2139 566">Croston CLCFS00292- Out Lane: The site as shown for the Local Plan Working Group (15/07/19 and emailed to councillors) did inaccurately show the north east corner part which is in the Green Belt as part of the proposed allocation. This has been amended to remove the Green Belt part. The proposed allocation is contained within the village settlement boundary as adopted in the Chorley Local Plan 2012-2026.</p> <p data-bbox="1440 606 2139 670">Any natural features will be assessed including trees under Local Plan policies e.g. Policy BNE.10 (Trees).</p> <p data-bbox="1440 710 2139 901">Part of the proposed site includes proposed allotments (HW5.4 -Land east of Station Rd, Croston). The allotments will be carried forward in the new plan (the Council has been collecting S106 monies for this use). Therefore, the area proposed for the allotments will be removed from the proposed housing allocation.</p> <p data-bbox="1440 941 2139 1276">Croston CLCFS00283 Westhead Road: In the existing Local Plan this site is proposed for playing pitches (HW1.1. land off Westhead Road, Croston). This site has not come forward for this use. An upgraded pitch at Bishop Rawstone School, Croston has been delivered which is open to community use and use by local clubs at evenings and weekends. This pitch has helped meet the identified need in the area, therefore this site is no longer proposed for this use.</p> <p data-bbox="1440 1316 2139 1404">In the new Playing Pitch Strategy 2019 there is still a need for Playing pitches in the Borough and consideration will need to be taken where these are</p>

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			<p>would lead to increases in traffic as children will have to travel outside the village to access education.</p> <p>Transport - The roads in Croston are already gridlocked at certain times of day, the increase in population will add further strain to the local road network and increase air pollution. The roads in Croston are already struggling to handle the traffic passing through. The lack of local amenities, such as banks and shops, combined with the lack of public transport means that residents will have to use cars to access services, further increasing air pollution.</p> <p>Population - The combination of all sites proposed in Croston adds up to around 275 new dwellings. This increase, added to the recent residential developments, will have an overwhelming effect upon the village of Croston, affecting the character of the village.</p> <p>Environmental - This site is on green fields and backs onto open countryside.</p> <p>Transport - There are minimal local amenities in Bretherton itself and there is no public transport. Any housing development would therefore lead to an increase in traffic in the village and increased pollution.</p> <p>Population - With an existing population of around 700, the population increase of 32 households represents a substantial increase affecting the character of the village.</p>	<p>located. From experience e.g. Westway it has become apparent that individual and freestanding pitches are difficult to develop because of the infrastructure needs, floodlighting and changing facilities required. The Council considers it will be more sustainable to bring forward pitch provision on larger development sites within the borough where infrastructure costs can be shared.</p> <p>This site has been put forward for housing by the owner of the site. The use of the land as a fun fare is at the discretion of the land owner.</p> <p>In relation to flooding/surface water flooding the authorities have engaged consultants who are working closely with Lancashire County Council to undertake a Flood Risk Assessment 1. The proposed sites brought forward for allocation will be assessed as part of the Flood Risk assessment work.</p> <p>In respect of education a meeting has been arranged with Lancashire County Council as the education authority to start work on the education requirements for the new Local Plan to 2036. This will cover new extensions and provision of primary and secondary education.</p> <p>In respect of the highway network, the Council has engaged WYG to prepare a Chorley Highways and Transport Strategy - part of this work will look at the existing constraints on the network and assess the impact of new development and the infrastructure required to mitigate these allocations.</p>

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				<p>The Local Plan has to provide for housing and a range of other uses in the borough. All sites considered for allocation will be considered in respect of their sustainability.</p> <p>Recommend both Croston CLCFS00292- Out Lane and Croston CLCFS00283 Westhead Road remain site suggestions for housing use.</p> <p>Bretherton site CLCFS00262: The proposed allocation is contained within the village settlement boundary as adopted in the Chorley Local Plan 2012-2026. Please see response to highway network above.</p> <p>Recommend it remains a site suggestion for housing use.</p>
Cllr T Brown	Chorley East	Crosse Hall Lane, Chorley (CLCFS00397)	<p>(By Email) I wish to object to the inclusion of this site for development on the following grounds. Crosse Hall Lane is a Bridal Way (it is against the law for motor Vehicles to travel over it) Very poor Air quality.</p> <p>Noise levels are excessive due to proximity of M61 The Canal viaduct over Crosse Hall Street is leaking and in need of repair. Loss of wildlife habitat .</p> <p>If the Council is minded to include this site, access should be along Moorland Gate.</p>	<p>All the site suggestions submitted for development in Chorley have been assessed in the Strategic Housing and Employment Land Availability Assessment (SHELAA) for housing and employment use. This assesses their potential to come forward as sites for housing and economic land, by considering their likely availability, suitability, and achievability, as well as how identified constraints can be addressed. The purpose of the SHELAA is to provide an evidence base to inform the Local Plan, but it is important to note that it does not allocate sites to be developed. This is an early stage of plan-making and therefore for the issues and Options consultation we are only seeking views regarding the principle of these uses. No consideration has been given to numbers or density for residential development.</p>

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				<p>The Bridal Way is used by motor vehicles to access a number of dwellings and the farm (additional dwellings). In respect of the highway network, the Council has engaged WYG to prepare a Chorley Highways and Transport Strategy - part of this work will look at the existing constraints on the network and assess the impact of new development and the infrastructure required to mitigate any allocations for the new Local Plan. Any proposal for residential use would need to be assessed by Lancashire County Council as the highway authority. Highway England will also be consulted on this site in respect of their views. As part of a planning application Highway England normally require fencing and a substantial buffer between individual properties and the motorway boundary and may require a detailed ground investigation survey and risk assessment.</p> <p>Noise and Air Quality are an important consideration. Environmental Health officers will be consulted as part of the Local Plan process. Environmental Health will require an applicant to provide a noise assessment report to ensure that mitigation methods identified and the layout of the site are appropriate and sufficient to protect residents from noise.</p> <p>Environmental Health officers will require an applicant to prepare an air quality assessment. This is to ensure that the development does not permit new residents to be adversely affected by particulates produced by the vehicles fumes, tyre, brake and road wear associated with such high traffic flows and proximity to this source, identifying any necessary mitigation measures to ensure that exposure to levels of</p>

Elected Member	Ward	Specific Site (if applicable)	Comments	Officer Response/Comment
				<p>particulate matter do not exceed national air quality objectives or WHO standards.</p> <p>The Canal and Rivers Trust will also be consulted as part of the Local Plan process. All wildlife and ecological issues will be assessed as part of the Local Plan process.</p> <p>Recommend it remains a site suggestion for housing use.</p>