

PEAR TREE LANE PLANNING INQUIRY

MONDAY, 22ND JUNE 2020, 9.30 AM

6 **REPRESENTATIONS ON THE APPEAL**

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Representations on the Appeal APP/D2320/W/20/3247136 - Pear Tree Lane, Euxton, Chorley			
	Nature of Comment	Comment submitted date	Comment received
1	Objects	21.05.20	<p>We feel you will be affecting the wild life deers, fox's, ducks, owls, newts ect which we are very fortunate to see and hear!! The beautiful trees which have been here for years, will no longer be and it's very sad. The building of houses across the way haven't even been finished yet so why can't they imagine the volume of traffic which then would add to the extra flow of traffic and that would actually be a disaster! You only have to observe the School Run! The exit/ entrance is not safe at all which is situated on a blind bend and that is actually where the family of ducks who come every year cross the road! Do you think they have a chance of survival with more traffic on these country lanes?? No!! Building more houses all crammed up like this is like saying we don't live in the countryside anymore. Houses being built on Buckshaw Village haven't even been finished yet!</p> <p>So please do not build!! We have been having more floods recently due to the fact the rain is hitting nothing but tarmac!!! Please Leave the green FIELDS !!</p>
2	Objects	21.05.20	<p>This planning application should not go ahead. Euxton has been over developed for years. The small village was not meant to have the amount of traffic thundering up and down the A49.</p> <p>The village does not have the amenities to support 180 house which will mean at the least 360 extra cars. School lane will be unable to cope with any more traffic.</p> <p>There is one dentist and four small primary schools which are all full and what will happen now with covid19 how will they cope socially distancing the children as this virus will not go away any time soon.</p> <p>The fields also have deer that roam through them and they have lost the fields on Buckshaw village. Please do not allow this to go ahead.</p>
3	Objects	21.05.20	I have received a letter from Gladman Developments regarding and alteration to the proposed Outline Planning Application.

			<p>The access is stated to be from Pear tree Lane. It is not. Both are clearly shown as from School Lane as in the original. The author of the letter should be required to change this inaccuracy and re-issue a correct letter. At best this is a mistake and at worst an attempt to confuse the access issue which is a major safety concern.</p> <p>Furthermore the alteration is cosmetic only and does not meet any of the concerns raised by the local community.</p>
4	Objects	22.05.20	<p>We have received a letter through from Gladman Developments regarding 180 dwellings on Pear Tree Lane Euxton.</p> <p>This has been refused before and we would like to object to this.</p> <p>There is very little green space left and this will take away vital nature and green land that we all need.</p> <p>There are lots of issues that need to be addressed.</p> <ol style="list-style-type: none"> 1. Access to potential site is on a blind bend and will cause heavy traffic on a lane that is not designed for all this it is not a main road. This also causes a significantly high safety issue to the public. 2. The increase in traffic brings increased noise level and pollution. 3. Schools, dentist and doctors surgery are already over subscribed forcing residents who live within walking distance of these vital places having to go elsewhere. 4. There is very little green space left and this impacts severely on local wildlife and environment. 5. There is an on going development on the opposite side to this and this has already caused several issues. 6. Increased parking issues. Potentially 360+ extra cars making a quiet country lane extremely busy. The lane is not wide enough and not equipped to take the additional traffic. 7. Loss of privacy for houses on school lane, pear tree lane and surrounding locations. 8. Loss of trees in the area which we vitally need. 9. Extra houses means more noise and smell pollution and potentially hazardous materials being used. 10. The access discussed is not adequate there is no room on the lane for access to houses. 11. With more houses brings more crime.

			Please take all of the above into account before looking at this. The residents of Euxton do not want any additional houses.
5	Objects	22.05.20	<p>I wish to have my objection to the appeal against the refused planning application for access and changes to a housing development between School Lane and Pear Tree Lane in Euxton - APP/D2320/W/20/3247136 - noted.</p> <p>I have serious concerns about the ability of the local infrastructure, in particular vehicle access around the neighborhood, not being able to cope with such a large development in tandem with the many others being undertaken around this area. There are already significant traffic problems on the main access rounds through Euxton and having traffic from the feeder smaller lanes would further add to these difficulties.</p>
6	Objects	22.05.20	<p>I have received a letter from Gladman Developments Limited, dated the 19th May 2020, outlining an alteration to the proposed Outline Planning Application (19/00654/OUTMAJ) which is subject to appeal and due to be heard on the 23rd June, 2020.</p> <p>I raised objections to an earlier proposal for development of the same land (16/00489/OUTMAJ) back in 2016 on three grounds:</p> <ul style="list-style-type: none"> • That the site is on land “Safeguarded” until 2026. • That the development would reduce the amount of green field area in Euxton, particularly around the village boundaries with Astley Village and Buckshaw Village. • That the development would result in a serious threat to Road Safety, in particular with regards to the certain resultant increase in vehicular traffic on the narrow, single track section of Pear Tree Lane from its junction with School Lane to its junction with Washington Lane. <p>Additionally, in July 2019, I objected to the Planning Application (19/00654/OUTMAJ) focusing my concerns on the effects on road safety from any increase in vehicular use on Pear Tree Lane.</p> <p>The proposal alteration now referred to in the letter from Gladman Developments simply changes the type of housing now being put forward for consideration. IT DOES NOT change the number of houses proposed on the site and, as a consequence, would not reduce the number of vehicle movements in and out of the development. My objections, therefore, still stand.</p> <p>The ongoing Corvid 19 pandemic has highlighted just how much the country lanes around this area are used by pedestrians, joggers, dog walkers, pony riders, and cyclist. The</p>

			circular route along Washington Lane, Whinney Lane, Euxton Lane and Pear Tree Lane has been well used by all and highlight the need to take into consideration the effects of any resulting increase in vehicular traffic on the very narrow section of Pear Tree Lane.
7	Objects	22.05.20	<p>Regarding the proposed development on pair tree lane which the reference in the subject line of this email refers to.</p> <p>I think it is utterly disgusting the amount of development that has already taken place in Euxton. It has transformed from a very pleasant semi rural village into an ever increasing urban cesspit. There are already far too many houses for the village's limited infrastructure to cope with. Every subsequent proposal is a kick in the teeth for every current resident of Euxton and puts future pressure on the areas roads, medical facilities, open spaces and supermarkets.</p> <p>Please do your job and protect the residents of Euxton you are meant to be serving and unanimously reject this sordid proposal by Gladman Homes. Pear Tree Lane has already been ruined by the lastest new housing estate, to damage it further should be a criminal offence. Think of the wildlife. Think of the air pollution. Think of the extra rubbish generation.</p> <p>Do the right thing, not the easy thing. No doubt you will have some sort of counter argument about the local economy and creating more opportunities. Is that really worth ruining what's left? Buckshaw village is a sprawling urban mess that is on our doorstep, we have more than enough housing in the area.</p> <p>Please search your souls before you deal with this</p>
8	Objects	26.05.20	<p>We have recently received letter & plan from Gladman Development Ltd. With regards to an alternative proposal.In March we sent our objections to their proposed development to "Planning Inspectorate Bristol" in anticipation of the appeal in April(?).</p> <p>This latest plan does not change much with regards to our concerns about Euxton infrastructure & impact on quality of life.</p>

			<p>I note from the map that was sent that the development is all within the Chorley Local Plan 2012-2026 Policy BNE3.9 Safeguarded Land – we assume this means not intended to be built on.</p> <p>We hope the Chorley & Euxton will oppose the development.</p>
9	Objects	26.05.20	<p>I like many others have received a letter from Gladman Developments Limited regarding the above appeal.</p> <p>My earlier reservations were lodged prior to the review and appeal and these reservations / issues are still valid. Regardless of the change to have 10% (18?) houses being self build, or a footpath being added along part of School lane and a potential vehicular link (road?) to wider safeguarded land whatever this means?</p> <p>The current Covid-19 situation has actually increased mine and probably other local residents about the infrastructure in and around this proposal. A lot more people have been walking, cycling and or running in this area and even though the traffic was greatly reduced you still took your life in your hands due to the narrow, badly maintained roads. There has been an increase in the number of pedestrians from the new estate between Euxton Road/ Pear Tree Lane and School Lane and because they just seem to appear from the estate this surprises the drivers and cyclists as this entrance / exit is new. In normal times it is already difficult to get out of the side streets (Oak Avenue, Sycamore Avenue, Orchard Close and Old School lane) especially during the school run times. Because of the welcome restricted street parking on School Lane some parents are parking down the aforementioned streets further reducing access for residents. This route is still being used by some drivers as a path go avoid the Wigan Road / Runshaw Lane / Euxton Road junction and they do not adhere to the 20mph speed limit. One of the proposed exits from the new development is on virtually a blind bend adding further hazards on this road.</p> <p>At the doctors surgery it is already difficult to get appointments (prior to Covid-19), likewise the dentist, the schools were possible have been made bigger but the only</p>

			<p>Catholic Primary school cannot be made any bigger. The local hospital has a reduced capability and additional strains would be placed if this appeal was to succeed.</p> <p>We are still having issues with drainage on School Lane, and when the bad weather was here earlier we had flooding on both School Lane and Pear Tree Lane which we hadn't experienced prior to the new estate being built. There are many rumours surrounding the state of the sewers on this estate and I would not appreciate these problems getting bigger due to an additional strain as a result of increased numbers of houses.</p> <p>Obviously I don't know full plans and needs for additional housing but there is a large plot of land where Camelot used to be, not green fields or safeguarded land that I believe could ease the pressure on safeguarded land. I don't see why such a relatively small area has to take the brunt of increased housing needs.</p>
10	Objects	26.05.20	<p>I write in response to the letter sent to me regarding an appeal for 180 dwellings with access from Pear Tree Lane.</p> <p>I am a new resident to Oak Avenue having chosen this area for the semi rural life. Most of the residents in this area are people/families that have been here a long time, with younger people buying properties when older residents pass on.</p> <p>It was a shock to me to find out someone/a builder had applied for planning of more houses in the area. Having just moved from Buckshaw Village & the amount of houses having been built there would have thought we've enough pressure on the facilities here. There is much more traffic & lots of disturbance from all the building & constant noise. I do understand the need for housing for families but surely not more in this area. Pear Tree Lane & School Lane are small country lanes. It's a lovely country area with lots of wildlife, birds & bats as well as cattle & horses.</p> <p>This will be adversely affected no matter how careful builders say they will be. I know having lived on a building site at Buckshaw for 8 years.</p> <p>I would like you to consider how much the whole area will be affected if the builders get the go ahead. Please think about the residents living here.</p> <p>I do not want this planning to go ahead.</p>
11	Objects	27.05.20	<p>We have received a letter through from Gladman Developments regarding 180 dwellings on Pear Tree Lane Euxton.</p> <p>This has been refused before and we would like to object to this.</p>

			<p>There is very little green space left and this will take away vital nature and green land that we all need.</p> <p>There are lots of issues that need to be addressed.</p> <ol style="list-style-type: none"> 1. Access to potential site is on a blind bend and will cause heavy traffic on a lane that is not designed for all this it is not a main road. This also causes a significantly high safety issue to the public. 2. The increase in traffic brings increased noise level and pollution. 3. Schools, dentist and doctors surgery are already over subscribed forcing residents who live within walking distance of these vital places having to go elsewhere. 4. There is very little green space left and this impacts severely on local wildlife and environment. 5. There is an on going development on the opposite side to this and this has already caused several issues. 6. Increased parking issues. Potentially 360+ extra cars making a quiet country lane extremely busy. The lane is not wide enough and not equipped to take the additional traffic. 7. Loss of privacy for houses on school lane, pear tree lane and surrounding locations. 8. Loss of trees in the area which we vitally need. 9. Extra houses means more noise and smell pollution and potentially hazardous materials being used. 10. The access discussed is not adequate there is no room on the lane for access to houses. 11. With more houses brings more crime. <p>Please take all of the above into account before looking at this. The residents of Euxton do not want any additional houses.</p>
12	Objects	28.05.20	<p>I would like to object to the above appeal by Gladman Developments Ltd. I live on the Cherries in Euxton and I am concerned that another 180 houses in this area will overwhelm the access roads and local facilities such as schools.</p> <p>School Lane is already very busy, particularly at school opening and closing times and when there are flooding issues with the railway bridge on Euxton Lane. Any additional traffic on School Lane and Washington Lane will not only add to the existing congestion, but I fear that it will lead to a child being run over or a fatal accident may occur. In addition to this, the access road onto the development from School Lane is</p>

			<p>immediately after a sharp bend in the road and is an accident waiting to happen. My understanding is that none of the existing roads are to be changed in any way to accommodate the substantial additional traffic that this development will bring. Thank you for your consideration in this matter.</p>
13	Objects	31.05.20	<p>I am objecting to the proposal of 180 dwellings off Pear Tree Lane / School Lane, Euxton as submitted by Gladman Developments.</p> <p>From the previous Two rejections already, I can not see any improvements to this proposal that should reverse this decision.</p> <p>The proposed entrance / exit off School Lane is totally un -safe. This is situated on a blind bend, that currently isn't wide enough at the best of times. Can you answer me how this is deemed acceptable? How can this be a safe place to manoeuvre a vehicle?</p> <p>How is School Lane going to be able to facilitate all the extra cars? Have Gladman observed the traffic flow at School time, morning & afternoon? The road is barely passable with cars parking on the road, resulting in a single line of traffic, unable to move. This will be compounded by additional vehicles as a direct result from this development. I have seen first hand cars having to move on to the pavement to pass other vehicles, resulting in an unsafe environment for pedestrians. This will be made worse. The bottom line is that the current infrastructure isn't able to cope with more vehicles.</p> <p>The area is also full of wildlife, Deers & Ducks that return every year and can be seen actually crossing the road on School Lane. This has resulted in the Council putting up signage to warn motorists. Again, more traffic flow will have a significant impact on the safety of these animals.</p> <p>The bottom line is that the proposed build just isn't in keeping with the area and will have a severe, negative impact on the lives of both the residents and animals.</p> <p>Surely with the new development off Euxton Lane and the on going development at Buckshaw Village, Euxton doesn't need more beautiful Green spaces built on? Coupled with the points above, this is totally unacceptable and should be rejected without hesitation.</p>
14	Objects	31.05.20	<p>My family and I wish to appeal against the proposed development of 180 dwellings on the land off Pear Tree Lane, Euxton. Appeal Reference Number APP/D2320/W/20/3247136. We have recently purchased a property off Pear Tree Lane for the reason it being a lovely rural location to bring up a family off the quiet quaint village country Lane.</p>

			<p>We have small children who bike up and down the lane and this forms part of our daily walk. Euxton is such a lovely village feel with lots of fields and views. Developing another 180 across from an already new development is just a terrible addition to Euxton. The Lane will become so busy and unsafe, it's not large enough to cater for somewhat 180 plus cars.</p> <p>Euxton village will suffer, schools, nature, amenities are already suffering from the new builds.</p>
15	Objects	01.06.20	<p>I am writing to voice my objection to the planning application above. Isn't it time that the green fields in Euxton were left alone and what remains preserved for future generations. The roads and paths are unable to cope with the traffic as it is now and we are supposed to have a lower amount at present due to Covid. Our schools have all been recently extended and still are full to capacity. There are still massive areas on Buckshaw to build upon without allowing building on green field sites.</p> <p>Please refuse this application.</p>
16	Objects	02.06.20	<p>I am writing in response to a letter I have received with proposed planning for a large development of 180 dwellings off Pear Tree Lane. I would like to express my concerns and objections to this taking place for the following reasons.</p> <p>Pear Tree Lane is a lovely road for a quiet country walk away from the busy main roads in Euxton. If all these houses were to be built then this would no longer be the ideal quiet country walk it is now. This is unfair to young families and residents who have easy access to this safe walk from Euxton without having to travel a long distance for peace and quiet. Secondly, the change in view for the houses along Pear Tree Lane is very upsetting. Residents have chosen to live in this area because of the fields and farmland surrounding it. To build so many houses in this area is unfair and unnecessary.</p> <p>Thirdly, the access road down Pear Tree Lane and School Lane is narrow and some parts are not fit for two cars to pass side by side. To turn this into a main access road for potentially 400 vehicles is ridiculous. The pollution and noise from this amount of additional traffic will be detrimental to the environment.</p> <p>Finally, the schools, nurseries, dentists and doctors are already at capacity. School Lane is backed up to Pear Tree Lane on a daily basis with school traffic. I don't see how these people can be accommodated 180 houses with a population of approximately 700 people.</p>

			It's just not possible to accommodate for their health and wellbeing and they wouldn't be in the catchment area for other schools. Please take my points into serious consideration.
17	Objects	2.6.20	I am writing to object to the building of 180 houses off school lane, pear tree lane. As mostly, single track road, it is very hard to get 2 cars to pass either side, 1 car either has to stop or reverse a few hundred yards to find a safe place to pass? Also if you remember you had to shut school lane when the railway line bridge was being fixed due to large volumes of traffic going down school lane and it was causing major problems to people living in the area, pedestrians walking when there are children walking to school down that lane twice a day? Also an entrance is opening into a blind bend with double yellow lines further down the road as school lane cannot cope with the traffic now due to the nursery school and primary school being there? The land is on land used for farming? With us especially coming out of the European Union, we need more home grown farming and don't need the land being taken away for housing which the area doesn't need? There is plenty of land on Buckshaw Village still which can be changed from commercial to residential which I have seen after living in the area for the last 13 years? Not a rural location as Euxton? Schools cannot cope with classroom sizes now so how can the cope with more residents??
18	Objects	02.06.20	I would like to object to the build of 180 homes I feel there has been enough homes built locally and we don't need any more I feel the impact locally on schools etc would be too much
19	Objects	02.06.20	My family and I wish to appeal against the proposed development of 180 dwellings on the land off Pear Tree Lane, Euxton. Appeal Reference Number APP/D2320/W/20/3247136. This quiet country lane is already far too busy with the current development and also it being a cut through Euxton off the main roads. We have small children who bike up and down the lane and this forms part of our daily walk. Euxton is such a lovely village feel with lots of fields and views. Developing another 180 across from an already new development is just a terrible addition to Euxton. The Lane will become so busy and unsafe, it's not large enough to cater for another 180 plus cars.

			Euxton village will suffer, schools, nature, amenities are already suffering from the new builds.
20	Objects	02.06.20	<p>My family and I wish to appeal against the proposed development of 180 dwellings on the land off Pear Tree Lane, Euxton. Appeal Reference Number APP/D2320/W/20/3247136. This quiet country lane is already far too busy with the current development and also it being a cut through Euxton off the main roads.</p> <p>We have small children who bike up and down the lane and this forms part of our daily walk. Euxton is such a lovely village feel with lots of fields and views. Developing another 180 across from an already new development is just a terrible addition to Euxton. The Lane will become so busy and unsafe, it's not large enough to cater for another 180 plus cars.</p> <p>Euxton village will suffer, schools, nature, amenities are already suffering from the new builds.</p>
21	Objects	02.06.20	<p>I would like to object to the proposal of the new residential development as above. Euxton does not have the infrastructure now to cope with all the extra housing that has already been built, let alone if it had to deal with almost 200 more houses.</p> <p>The waste water infrastructure has various cross connections which is causing raw sewage to enter various brooks - particularly Chapel Brook and is causing a pollution nightmare and killing a wide range of wildlife, the road network is heavily overloaded which stops emergency services vehicles from getting around quickly, the local shops and supermarkets are crammed, there are few if any school places, the police and other emergency services are struggling to keep up, the local health authority and health centres are struggling to cope and when there is an accident on the M6 or the M61 (each side of Euxton) then everything comes to a standstill as vehicles are diverted onto the A Roads around the village.</p>
22	Objects	02.06.20	<p>My family and I wish to appeal against the proposed development of 180 dwellings on the land off Pear Tree Lane, Euxton. Appeal Reference Number APP/D2320/W/20/3247136. This quiet country lane is already far too busy with the current development and also it being a cut through Euxton off the main roads.</p> <p>We have small children who bike up and down the lane and this forms part of our daily walk. Euxton is such a lovely village feel with lots of fields and views. Developing another 180 across from an already new development is just a terrible addition to Euxton. The</p>

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23	Objects	02.06.20	<p>I am writing with regard to the appeal to build 180 houses on School Lane/Pear Tree Lane Euxton.</p> <p>I am a resident of Wigan Road just by School Lane. I am also a local business owner. I find the application for this site to be outrageous. The additional traffic this will cause will have a catastrophic affect on this area. There are already great problems with cars on School Lane and now onto Wigan Road at school opening and closing time's. It is seriously an accident waiting to happen. The prospect of potentially a further 360 cars using these lanes is simply ridiculous and irresponsible.</p> <p>As I'm sure you are aware we suffer great problems in winter with flooding under the railway bridge on School Lane and taking yet more fields is surely only going to add to this problem which causes chaos on our roads.</p> <p>I mentioned I had a local business well my business would potentially profit long term from this development but I categorically do not want this housing estate.</p> <p>Euxton is a beautiful village that is slowly but surely being taken apart by housing that is not necessary. I am saddened that such developments do not provide for the younger generation of this community who find themselves having to leave the village in which they grew up because they cannot afford to buy here. My daughter is one of these people. Shared ownership is not an option for everyone. She's fortunate and has a good job and in Chorley Leyland or Buckshaw where she bought are the only options as house prices are cheaper.</p> <p>I fail to see how this development will benefit the village of Euxton in anyway whatsoever. If we are to move forward with more eco friendly environments in the country why not consider developing this land into a park ? And I don't mean a green open space applicable to all housing estates.</p> <p>A large housing estate has just been completed taking away some lovely green space, there is simply no need for more.</p> <p>I would be more than happy to discuss my objection should you wish too and I hope and pray that the right decision for the village will be made on this application.</p>

24	Objects	02.06.20	<p>I'd like to lodge my objection against planning application APP/D2320/W/20/3247136 the proposed new housing development on the lanes including school lane.</p> <p>As a relatively new resident to the area, I have struggled to find a dentist and doctor for myself and family due to being oversubscribed.</p> <p>I take my baby daughter for walks in the pram down School lane and Pear Tree lane. There are very few pavements. Outside of the current lockdown situation these lanes are already busy with cars cutting through the lanes to avoid the traffic lights at the bay horse pub, meaning they travel quickly and there is quite heavy traffic at peak times making going for a walk with the family quite a hazard. On Euxton lane, the traffic is heavy, again at the bay horse pub traffic lights. The new developed with a proposed 180 houses and potentially 360 additional cars (2 per household) plus visitors is only going to make this situation worse. The country lanes are not practical for heavy traffic.</p> <p>We live on the new Pear Tree Grange / Rowland estate. The single entrance to the community is via Euxton Lane which is a substantial road which can handle it, but is now at or nearing capacity. However, the small country lanes are just not fit for this purpose. Visitor parking is already becoming an issue on the Rowland estate and as families grow older and teens have their own car this problem of parking on the roads is only going to get worse. This happening on the already narrow country lanes must be factored and considered.</p> <p>On a more personal note, we purchased in Euxton because it still felt like a village and community and loved the fact there was plenty of greenery and trees to enjoy the fresh air, not to mention the joy of watching the cows currently occupying the proposed land. This has been incredibly powerful for my own and families mental health during the recent lockdown restrictions. Having the ability to step out the door and safely walk down the lanes and see the cows and take in the trees and oxygen has been truly amazing. Please don't ruin that by approving this application.</p>
25	Objects	02.06.20	<p>I am emailing on behalf of me, my partner and young child who live on School Lane. We are very distressed to hear Gladman are proposing to build again on the lane behind our house. Me and every single one of the neighbours in the surrounding area completely disagree with the proposal and do NOT want any houses being built.</p>

			<p>Euxton is a beautiful town and has already lost many beautiful fields and land due to crowded housing estates. There is still lots of (noisy) building work going on nearby of a new housing estate and we do not need any more upset in the neighbourhood by using more precious land to build more.</p> <p>Euxton community cannot deal with another influx of families as it will put so much strain on primary schools, doctors, dentists and high schools. There is not enough space for the current residents, never mind any more people.</p> <p>We are also aware it will dramatically drop the value of our property as one of the main attractions about it is the stunning views behind. We are gravely concerned this will affect our community if it does gets approved.</p> <p>Please reconsider approving gladmans building a housing estate behind us. It will mean so much for our community if you allow us to stay as the community we already are!</p>
26	Objects	02.06.20	<p>I am writing to object to the plans for 180 houses on Pear Tree Lane/School Lane Euxton. This application has been refused on a number of occasions as it is inappropriate for the area.</p> <p>The amended appeal states that some houses will be self build, this in no way changes the underlying issues as to why planning has been refused before. The infrastructure of the roads cannot cope with the extra vehicles which would result from building. Pear Tree Lane is single track, unlit and without a footpath totally unsuitable for regular vehicle use. The alternative road, School Lane leads to the main A49 and is already access to three housing estates and is used frequently as a 'rat run' for cars through to Pear Tree Lane and Euxton Lane up into Chorley and through to Washington Lane.</p> <p>The four Primary schools In Euxton are already at capacity despite two County Primary schools being extended to accommodate children from recent housing development in the village.</p> <p>The GP surgery can not cope with another 360 patients, which would be a conservative estimate of residents as a result of any development of this land.</p> <p>The recent Covid pandemic has shown how much the community would struggle with greater numbers and pressure on the Doctors, Chemist, shops and schools. It has also shown how much green spaces, quiet lanes and valuable space between built up areas is</p>

			<p>invaluable, the proposed development would result in a loss of all this and affect the whole community.</p> <p>I would hope the council planning department can see past the latest incentive of self build houses which is purely a sweetener for what it a totally inappropriate application for houses which are not needed nor desired in the village.</p>
27	Objects	02.06.20	<p>I would like to register my objection to the planning application to build 180 dwellings off School Lane & Pear Tree Lane. My objections are:</p> <p>Congestion - roads around the village already full to capacity particularly at peak commuter times. Also due to local schools & parking issues along School Lane. Accidents will be inevitable.</p> <p>Access roads - the corner on which one is planned is already dangerous & accidents have occurred, luckily only minor ones so far Single track roads - both these roads are farm lanes not designed for the level of traffic 180 dwellings would bring.</p> <p>Pollution - this will increase in the village from every angle; noise, fuel, light etc. The loss of green land will reduce the filtration of the pullout ion already created in a busy village. The area is currently peaceful in non- commuter times. This will be lost.</p> <p>Wildlife - there is a huge variety in this area including deer. This will be lost with more building Sufficient housing - there is already building in the immediate & surrounding areas. These are not local people moving in. They are people commuting to local cities further creating congestion & pollution Schools, Drs, dentists, shops - these will not be sufficient for an additional 180 dwellings. They are already at capacity.</p> <p>Please do not authorise this application. Keep Euxton a village & not turn it into anything larger.</p>
28	Objects	02.06.20	<p>I strongly oppose this planning application due to the traffic congestion this will cause ,these are country lanes you are planning to destroy they aren't wide enough for two way traffic and you have to pull in for people to pass. There are no pavements and these lanes have people walking and cycling on them all day this is an accident just waiting to happen. Please leave the small amount of unspoilt countryside the people of Euxton have left to enjoy.</p>
29	Objects	01.06.20	<p>I have lived on Oak Ave off School Lane Euxton for over 30years and I am very concerned with regards to the planning application on School Lane/Pear Tree I strongley object to the plans for the houses. Due to the fact of more traffic in the area, the surrounding road is a country side road and only one car at a time can pass down the country lane, so it's an</p>

			<p>obstruction and an accident is waiting to happen whether it be a car crash or something more fatal like a child being killed. There is already congestion on the roads school lane and Wigan road due to the local school, so this would be even greater if these houses where built. I also believe there aren't enough doctors surgery's, or dentists who are taking on new patients in the area too and the schools they are full to capacity too. Euxton village is a lovely quiet village with lots of countryside, farmland, views, walks and more. To build more houses in a quiet lovely village you would be spoiling the area, the views, the people, nature and wildlife. There are already lots of new houses on Buckshaw and Pear Tree Lane. Why do you need more? Our village is has more than doubled over the last few years. It is more like a town than a village.</p> <p>There is land in Eccleston where Camelot was why can this not be used instead of Euxton. It's not safe guarded land/ green belt land.</p> <p>I again say I object to your plans my reasons of above.</p>
30	Objects	01.06.20	<p>I'm writing with great concern over the planning application on School Lane/Pear Tree Lane.</p> <p>I object to the plans for the houses. Due to the fact of more traffic in the area, the surrounding road is a country side road and only one car at a time can pass down the country lane, so it's an obstruction and an accident is waiting to happen whether it be a car crash or something more fatal like a child being killed. There is already congestion on the roads school lane and Wigan road due to the local school, so this would be even greater if these houses where built. I also believe there aren't enough doctors surgery's, or dentists who are taking on new patients in the area too and the schools they are full to capacity too. Euxton village is a lovely quiet village with lots of countryside, farmland, views, walks and more. To build more houses in a quiet lovely village you would be spoiling the area, the views, the people, nature and wildlife. There are already lots of new houses on Buckshaw and Pear Tree Lane. Why do you need more?</p> <p>I again say I object to your plans my reasons of above.</p>
31	Objects	03.06.20	<p>I am writing this email to thoroughly object to the planning application - APP/D2320/W/20/3247136</p>

32	Objects	03.06.20	<p>I would like to add to my previous objections to the above proposed development. In light of the current pandemic and lockdown that the country endures, I would like to emphasise how important the green fields of Euxton have been in protecting local people from a mental health epidemic.</p> <p>Over the last few months the fields and lanes, where the proposed development is outlined, have been a lifeline for local people as a place to walk and exercise, in the local area. People have been using and appreciating the open space in ever increasing numbers. The road traffic (cars) has, in the same time, decreased significantly as people have been staying locally and schools being shut.</p> <p>I feel that the increased traffic from the proposed development and the loss of green, open space for locals to use and view, would have a severe effect on the mental health of the community and this should be declined as a priority at this time.</p>
33	Objects	03.06.20	<p>I am in receipt of a letter from Gladman developments outlining an alteration to the proposal for 180 dwellings on land of Pear Tree Lane Euxton (initial application reference 19/00654/OUTMAJ).</p> <p>Having reviewed Gladmans alteration I see no improvement whatsoever to the original application and it defiantly does not address any of the objections that I and many others put forward in August of last year.</p> <p>It would appear to be a complete waste of everybody's time, money and effort and therefore the following objections most definitely still apply.</p> <p>I object very strongly to the original planning application and the subsequent appeal for yet more housing in the already over developed area of Euxton and urge the following comments be seriously considered.</p> <p>Euxton is a semi-rural village with a mixture of both housing and green field areas and it is vitally important the mix is maintained. Therefore any proposed developments which rob the area of more of its green fields, trees, hedgerows, wildlife and country lanes are totally unacceptable.</p> <p>Apart from the strong objection to building on green field areas there are the severe impacts on local infrastructure i.e. the access onto the narrow already congested School Lane, increased traffic on the already congested local road network, school places, access to hospital/ doctors/dental surgeries and many other local facilities.</p>

			<p>With particular regard to increased traffic Euxton Lane is already severely congested despite the widening improvements to cope with additional traffic from the Buckshaw development. Euxton Lane leads up to the main A6 which gives access to the M61 Motorway, and although the A6 junction has also undergone vast improvements there are still lengthy tailbacks stretching from the A6 right back to the junction with Buckshaws Central Avenue, especially at rush hour. This will be compounded with increased traffic from the new Hub and the ongoing adjacent development. Additionally this route passes the entrance to the A & E department of Chorley Hospital. With this vital route already congested the impact of increased traffic from further developments would be utterly chaotic. It is clear that Gladman Developments have totally disregarded this proven congestion both around Euxton Lane and all roads throughout our village. I wonder if they've chosen to ignore this purely for their own profit with no concern for the local community.</p> <p>Because of the increased traffic many vehicles will use the narrow single track Pear Tree and Whinny lanes as short cuts to avoid the congestion resulting in dangerous unavoidable problems.</p> <p>The Park and Ride facility at Buckshaw Parkway is already full to capacity and beyond, despite it being a large car park, and therefore could not cope with any additional traffic.</p> <p>The local primary schools are already oversubscribed despite the new school at Buckshaw, Primrose Hill and Balshaw Lane already having had major extensions.</p> <p>The proposed land for development will retain and drain a significant volume of water. The existing drainage system has undergone recent costly upgrades to avoid major flooding problems which we have experienced in the past. How can Gladman ensure that these upgrades will be able to still cope with the increase in volume from the development.</p> <p>Who do Gladman think they are having already had a smaller development application rejected. Are they going to widen School Lane, improve the already congested roads, build new schools & doctors surgeries etc. Will they be improving the already oversubscribed utilities for fibre broadband in the area so we don't have the ridiculous situation currently experienced within Buckshaw.</p> <p>In summary this is nothing more than a cynical attempt by a private company known for exploiting loopholes to maximize profit with absolutely no consideration of the impact on the environment and the lives of local people. This application will have a serious adverse affect on a community with limited infrastructure that is already feeling the crippling strain</p>
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			of underinvestment in services, roads etc already caused by huge local developments like Buckshaw Village and the new development on Euxton Lane.
34	Objects	03.06.20	Please no more houses in Euxton. Traffic here is already a nightmare, roads are crazy busy, schools and healthcare over subscribed, green spaces disappearing. As of today there are at least 181 houses for sale within 1 mile of this planned development, along with 18 for renting.....plenty of stock for buyers or renters. Why do we need more?
35	Objects	03.06.20	I am writing this email in objection to the above planning application in Euxton, the infrastructure is overwhelmed, the roads are congested, wildlife is being destroyed, where does it stop ? These developers sell their plots as being in a village this is hardly true anymore, it's becoming a small town with no school places, no dentists with NHS places, the doctors surgery's are rammed with patients daily, Every heavy continued downpour of rain the flooding worsens, the natural flood plains have been built on already the drainage system across the area is inadequate Please do not allow this or any further large developments in Euxton or surrounding area's.
36	Objects	04.06.20	<p>I am writing to object to the plans for 180 houses on Pear Tree Lane/School Lane Euxton. The application has been refused on a number of occasions as it is inappropriate for the area. Why can the company keep trying to get planning permission, involving extra costs to the Local Authority/ time and further uncertainty's for the local community. After the application has already been refused at the highest level in London, this should have been the end of the matter.</p> <p>The amended appeal does not changes the underlying issues why planning has been refused before.</p> <ol style="list-style-type: none"> a. The current road infrastructure cannot cope with the extra vehicles which would result from a new development. Pear Tree Lane is single track, unlit and without a footpath totally unsuitable for regular vehicle use. The alternative road, School Lane leads to the main A49 and is already access to three housing estates and is used frequently as a 'rat run' for cars through to Pear Tree Lane and Euxton Lane up into Chorley and through to Washington Lane. At rush hour the roads become congested. b. The 4 Primary schools in Euxton are already at capacity after being extended to accommodate children from recent housing development in the village. There are no facilities within the village for secondary education, which is needed.

			<p>c. The GP surgery cannot cope with another 360 patients, which would be a conservative estimate of residents as a result of any development of this land.</p> <p>d. The recent Covid pandemic has shown how much the community would struggle with greater numbers and pressure on the Doctors, Chemist, shops and schools.</p> <p>e. In order to provide local residents with a good quality of life green spaces, quiet lanes and space between built up areas is invaluable, the proposed development would result in a loss of all this and adversely affect the whole community in Euxton.</p> <p>I would trust that the council planning department will reject this totally inappropriate application for a further 180 houses which are not needed in the village.</p>
37	Objects	04.06.20	<p>I would like to submit a very strong objection to the proposed Gladman development proposed for Pear Tree Lane, Euxton.</p> <p>I am shocked and saddened that this developer continuously attempts to ruin our village with another large scale development which is completely unnecessary for this area. Euxton is a village, it is full to capacity. We have 1 doctors surgery, 1 dentist surgery and 4 small primary schools which are full.</p> <p>In what world is it a good idea to destroy our dwindling countryside, damage our ecosystem and put more and more pressure on our already saturated local services? It is a disgrace that this has been allowed to happen to our village again, putting so many people under stress, not knowing if their homes will be ruined by a load of poorly built new builds being proposed for their door steps. Bringing more and more people to the area is just not appropriate when the infrastructure can't even cope with the current numbers. The fact that there is no proposals for any new public services to be built to cope with a huge influx of people is disgusting. Buckshaw village still isn't finished and still greedy developers want to push more and more into the countryside where they don't live.</p> <p>The proposed access road is a joke, a country road which can't cope with the small number of cars which use it currently, so who thinks it's a good idea to spoil it further with the cars of 180 dwellings?</p> <p>During this lockdown period these lanes have been busy with people walking and enjoying our beautiful village, everyone loves this place and we know how lucky we are to have such a beautiful place to call home. The damage to the land all these houses, cars and extra people are creating is heartbreaking. We suffer with flooding in the village currently due to surface water run off and losing the natural drainage of the fields and hedgerows</p>

			<p>will make this worse. Furthermore, the wildlife of the area will suffer a devastating loss, it is totally hypocritical of councils and government to talk about protecting the environment and then destroy the habitats that have been there for centuries.</p> <p>It is a horrible fact that this land will more than likely be handed over to a developer in the future as it has been ear marked for building. But the people of Euxton will always put up a fight to protect their home and the way it should be kept!</p> <p>I hope this email will find someone who may listen and respect the concerns of the residents.</p>
38	Objects	06.06.20	<p>We have received a letter from Gladman relating to the development of new houses on Pear Tree lane, we still feel strongly that nothing has changed since the original application was refused. Euxton`s Pear Tree lane area is beautiful countryside with many people using the lanes for walking everyday, there`s no way it has the capacity to handle the building of nearly 200 houses. The area could`nt cope with the extra traffic and pollution. I therefore felt the need to write to express our feelings that Euxton`s green fields should be protected and the appeal should be refused.</p>
39	Objects	06.06.20	<p>I write to you in regard to the proposal of building up to 180 houses on a perfect patch of land, a home for a variety of wildlife, and within metres of several residents' homes. Your consideration of 30% affordable homes is appreciated, however with Buckshaw Village only walking distance away, your estate would be unnecessary, and quite frankly an inconvenience, I will explain why within this letter.</p> <p>The problems would start from the moment you would turn into the estate. Putting the entrance on an already incredibly dangerous bend leaves me with little confidence about the rest of the planning. There have been several problems with the blind bend already, therefore adding another junction is asking for accidents to happen.</p> <p>Furthermore, Adding a potential 360 cars (assuming 2 cars per household) onto a small, residential road is going to increase problems further. It is very common that children walk down these roads to school. Not only will congestion increase, especially during school hours, but the estate is also making the area dangerous to school children. I see a traffic survey has been done, but at the wrong time of the day to assess peak road congestion - nice try.</p> <p>While on the topic of schools, there is already a high demand for places in local schools and nurseries. Assuming the average of two children per household, I question where 360 children will be placed. Again, this needs to be considered. Children are already having to travel to the ends of chorley and leyland in order to get a place at highschools. I question where the consideration is for locals.</p> <p>Currently, I am a resident at [xxx]. From my window, I have the blessing of seeing beautiful deer, rabbits, cows, sheep, fox, squirrels and several other beautiful species from my</p>

			<p>window. As an economically driven individual, you clearly have not considered where all of this beautiful wildlife will go once you have drowned the area in concrete. We're currently living in a time where there is an increased focus on environmental quality, yet unfortunately there are still some greedy individuals that would rather profit monetarily than consider the environment. May I ask, when there are so many brownfield sites to make use of, why do you choose a beautiful greenfield site that is home to hundreds of species. Ignorance is the only answer I can find for this. Aside from that, the increased cars and people to a small, quiet area will increase noise, visual and environmental pollution. For this, I am outraged that in 2020 there are still people building on the little amounts of nature we have left, purely for profit.</p> <p>Pear tree lane, as I hope you are aware, is a very narrow country lane that can just about enable two cars to pass each other. It's a perfect spot for current elderly residents to take a quiet walk. However, this tiny lane will be unable to withstand the mass amount of cars you will be bringing to the area. It's subject to potholes and is a spot that will likely be dangerous with increased congestion. There are no footpaths therefore is not a good area to position an estate that will likely have families of young children. Currently, the area is home to several elderly people, they will not only be disrupted, but their currently accessible walking routes will now be swarmed with vehicles.</p> <p>Euxton is only a small village. I am unsure how, or even whether you have considered the impact on local infrastructure. School, doctors, hospitals, dentists and many more. It's already near impossible to get a quick appointment at the doctors and there is no A&E. I am in no doubt that there has been absolutely no consideration for the needs of locals, purely just a way to draw profit into the area for a minority to benefit from.</p> <p>Physical exercise and contact with nature are key to maintaining mental wellbeing. This is another large current topic that has been ignored. According to lancashire.gov.uk, in Chorley, " 22% have been told they have depression, anxiety or other mental health condition (at any time)" A way of managing this is exercise, and surrounding yourself in nature; again, you are preventing this possibility in order to gain profit.</p> <p>People love Euxton purely for its scenic walks and greenery. Removing this leaves Euxton with very little attractiveness.</p> <p>I conclude with a question; why do you think this application has already been rejected once before? In a time to focus on environmental quality and mental wellbeing, you are doing everything in your power to gain economic advantage at the cost of this. I sincerely hope that your application gets declined as many times as you attempt to destroy the habitats of hundreds of species, but if it goes through, and I see a single solar panel on a roof, I will be proven right about your hypocrisy, greenwashing and desire for financial power.</p>
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			On behalf of all residents against your planning application, we wish you the least of luck in your success.
40	Objects	08.06.20	I wish to submit information as to why I believe it is appropriate to reject the appeal by Gladman Developments Ltd. for planning permission to build 180 dwellings on the land off Pear Tree Lane, Euxton, Chorley. There are two main reasons why I believe that this development is inappropriate: First, according to information obtained from Chorley Borough Council under a Freedom of Information request, there is currently permission to build 182 dwellings on Buckshaw Village, a site less than one mile from the proposed Gladman Development. Of these 182 dwellings, only 23 are currently under development (as of 31st March 2020) and consequently there is existing capacity to build 159 dwellings there. This indicates, in my opinion, that there is already sufficient land for development available. Second, the proposed site would be extremely difficult for people to access and would put significant demand on local roads and traffic. There are only three possible road access points to the site: School Lane onto the A49, Pear Tree Lane onto Euxton Lane, Pear Tree Lane onto Washington Lane. None of these access routes would viably support the level of travel that 180 families would imply during peak times. 1. School Lane onto the A49 passes under a West Coast Mainline railway bridge, meaning that the road could not be widened. It is also a prime location for parents parking their cars whilst taking children to school at the nearby Euxton School of England Primary School. It is already extremely difficult to exit onto the A49 at peak travel time.2. The section of Pear Tree Lane between School Lane and Euxton Lane is very narrow, approximately 4m wide. This is significantly narrower than the width recommended by planning guidelines. Additionally, this road is restricted on one side by a stream and mature trees and on the other side by houses which lack any front garden, meaning that the road could not be widened. The road also lacks any pavement. At peak times there is already difficulty in exiting Pear Tree Lane onto Euxton Lane. With the increased traffic from the proposed development this would become untenable, dangerous for people wanting to walk or cycle to the local railway station, and backing up to the the restricted width would block traffic in both directions.3. The section of Pear Tree Lane between School Lane and Washington Lane is a single track lane with established forest on both sides. It also dips and rises significantly, and opens into another residential area. It would not be viable for traffic to exit the development via this route. For these reasons I feel that it is both unnecessary and non-viable to build 180 dwellings at the location proposed by Gladman Developments Ltd.
41	Objects	08.06.20	Developments Ltd. for planning permission to build 180 dwellings on the land off Pear Tree Lane, Euxton, Chorley. There are two main reasons why I believe that this development is inappropriate: First, according to information obtained from Chorley Borough Council under a Freedom of Information request, there is currently permission to build 182 dwellings on Buckshaw Village, a site less than one mile from the proposed Gladman Development. Of these 182 dwellings, only 23 are currently under development (as of 31st March 2020) and

			<p>consequently there is existing capacity to build 159 dwellings there. This indicates, in my opinion, that there is already sufficient land for development available. Second, the proposed site would be extremely difficult for people to access and would put significant demand on local roads and traffic. There are only three possible road access points to the site: School Lane onto the A49, Pear Tree Lane onto Euxton Lane, Pear Tree Lane onto Washington Lane. None of these access routes would viably support the level of travel that 180 families would imply during peak times. 1. School Lane onto the A49 passes under a West Coast Mainline railway bridge, meaning that the road could not be widened. It is also a prime location for parents parking their cars whilst taking children to school at the nearby Euxton School of England Primary School. It is already extremely difficult to exit onto the A49 at peak travel time.2. The section of Pear Tree Lane between School Lane and Euxton Lane is very narrow, approximately 4m wide. This is significantly narrower than the width recommended by planning guidelines. Additionally, this road is restricted on one side by a stream and mature trees and on the other side by houses which lack any front garden, meaning that the road could not be widened. The road also lacks any pavement. At peak times there is already difficulty in exiting Pear Tree Lane onto Euxton Lane. With the increased traffic from the proposed development this would become untenable, dangerous for people wanting to walk or cycle to the local railway station, and backing up to the the restricted width would block traffic in both directions.3. The section of Pear Tree Lane between School Lane and Washington Lane is a single track lane with established forest on both sides. It also dips and rises significantly, and opens into another residential area. It would not be viable for traffic to exit the development via this route.For these reasons I feel that it is both unnecessary and non-viable to build 180 dwellings at the location proposed by Gladman Developments Ltd.</p>
42a and 42b	Objects	08.06.20	<p>I write in regard to the above appeal by Gladman Developments Ltd. I would like to remind you of my letter last year 29th July 2019, please find attached a copy of the previous letter, the contents of which are still relevant to the present time.</p> <p><i>[below is a copy of the previous letter dated 29.7.19]</i></p> <p>I am writing to formally object to the planning application for the erection of up to 180 dwellings on the land between Pear Tree Lane and School Lane Euxton. Application Reference Number 19/00654/OUTMAJ.</p> <p>I am the senior General Practice Partner for Euxton Medical Centre. Euxton Medical Centre is the only General Practice Surgery in Euxton. Unfortunately we have seen vast numbers of housing erected in the Euxton area over recent times. This has already imposed an immense strain on our medical services. The National Health Service has not been able to provide any extra funding to increase our work force. The large amount of housing that has</p>

			<p>been and is still being erected is rendering our work load unmanageable. The proposal for a further 180 houses would make the situation potentially untenable.</p> <p>Euxton Medical Centre has been faithfully serving the residents of Euxton since 1986 and believe that Chorley Council have a duty to preserve the delivery of high quality and safe medical services to the residents of Euxton.</p> <p>I would like it to be noted that Gladman have not approached Euxton Medical Centre in order to ascertain capacity for provision of medical care to the proposed housing development.</p> <p>I would be very grateful for your response to this very serious situation.</p>
43	Objects	07.06.20	<p>I have received a letter from Gladmans dated 19th May 2020 confirming alterations to the Appellant's proposals and informing me that I can make further representations to you by the 12th June. My representations are set out below.</p> <ol style="list-style-type: none"> 1) I do not propose to repeat all of my previous representations but will stress that the proposal is contrary to the existing local plan and that to allow this appeal would result in a complete loss of faith in the planning process and in local democracy. Local residents have participated in the process leading to the adoption of the local plan. The residents did not achieve all they sought but have accepted the position. It cannot be right or fair that developers should ride roughshod over the residents and local authority. 2) The residents have continued to have input into the emerging Central Lancashire Local Plan. To allow this appeal would actively discourage residents' future participation in this and other similar exercises. 3) The proposed alterations do nothing to mitigate the adverse effects to the setting of Houghton House Farm, an 18th century grade 2 listed building. The proposal would harm the building's significance. 4) Gladmans' latest plan confirms that the Appellant's intention is to squash as many housing units as is possible onto this site which is unacceptable in a semi rural area and cannot be beneficial to the residents who will reside there. 5) During the days of lockdown we have been blessed with good weather and my wife and I have spent a great deal of time in the garden. School Lane and Pear Tree Lane have been full of walkers, cyclists, people pushing prams and joggers. When engaging in conversation invariably they are shocked at the proposal to build on this site. The area is of value to the community and it would be quite wrong to build upon it without a local plan review. <p>Please acknowledge receipt and confirm that these representations will be made available to the Planning Inspector holding the Inquiry</p>

44	Objects	07.06.20	<p>I have received a letter from Gladmans dated 19th May 2020 confirming alterations to the Appellant’s proposals and informing me that I can make further representations by 12th June. My representations are set out below.</p> <ol style="list-style-type: none"> 1) I am a joint owner of Houghton House Farm. There is an estate in the course of being built on greenfields just a few metres from our gate on the opposite side of School Lane. If this appeal were to be allowed there will be no green areas on School Lane. The area will be transformed from rural to urban virtually overnight. 2) The proposed access road from east side of the site from School Lane is at a point where the road is too narrow for 2 cars to pass without one pulling over onto the verge. I note on the plan that a vehicular link to wider safeguarded land to the south of the site is planned. This means that ultimately the inadequate road proposals will have to cater for far more than 180 dwellings. 3) School Lane / Pear Tree Lane is well used and enjoyed by walkers, cyclists, joggers and horse riders and is one of the few green areas left in Euxton still available for informal recreation due to the overdevelopment of Euxton. 4) It seems to be ignored that most of Buckshaw Village is situated within the Parish of Euxton. There has been massive development at Buckshaw in recent years and there are still undeveloped plots available with planning permission. Why is this not taken into account? Many years ago when Buckshaw was first being developed it was indicated that this would preserve greenfield sites in the rest of Euxton. This has not proved to be correct. 5) What Euxton needs now is a break from continuous building. <p>Please acknowledge receipt and confirm that these representations will be made available to the Planning Inspector holding the Inquiry.</p>
45	Objects	09.06.20	<p>We write again to express our deep concern for the overdevelopment of green areas in and around Euxton. Surely enough is enough? Surely enough houses have been built? Instead of house builders working on green field sites please incentivise them to develop inner town areas that are in desperate need of investment and upgrade. Also existing infrastructure is already there.</p> <p>The environment cannot take anymore new development. Nature and residents are suffering with congestion, insufficient infrastructure, excessive pollution, traffic and noise levels. The only organisations to profit from this are the housebuilders.</p>

			<p>We have complained about development over the years in and around the `village' of Euxton for a long time now. To no avail. We have been ignored. What is the point of having consultations if the people are not heard?</p> <p>We hope you will turn down the appeal from Gladman's and preserve what little bit of greenery we have left in Euxton. It is a scandalous crime what is being allowed to happen to the environment. Once it is gone its gone. We will never get it back.</p> <p>Thank you for your consideration</p>
46	Objects	09.06.20	<p>My wife and I moved to a new build last December 2019 hoping to settle down in this nice and green country area away from a lot of houses and traffic.</p> <p>Since we moved to the area we have really enjoyed taking country walks in pear tree lane and school lane.</p> <p>It wasn't until recently that we have learned that there would be a new development built in the nearest future.</p> <p>We have spoken to some of our neighbors who have already objected to this new development and we are joining this appeal to object to this development that we believe will disrupt the lives of many people.</p>
47	Comment/Question	10.06.20	<p>The oak tree which is protected under a Tree Preservation Order is not shown on the plan enclosed with Gladman correspondence dated 19th May 2020. Is this a genuine error or a deliberate omission to improve access from School Lane?</p>
48	Objects	10.06.20	<p>Appeal reference APP/D2320/W/20/3247136</p> <p>The alteration makes no difference to why I've objected to this housing application in the past. The road is busy enough now, especially at peak times, 180 new dwellings could easily mean 300 plus extra vehicles using the road aswell, its already a cut through with cars racing through to work etc, I've witnessed several very near misses, this just makes the road even more dangerous!! The schools round here are already full, you can't get a doctor's appointment at the local surgery. We've just seen the near completion of the most recent housing addition to the area, extra traffic, noise etc.</p> <p>I unequivocally disagree with this whole planning application.</p>
49	Objects	10.06.20	<p>Further to receipt of a letter dated 19th May 2020 from Gladman Developments Ltd I wish to object to the appeal for a 2nd time, notwithstanding the alterations that have been submitted by Gladman under the above appeal reference.</p>

			<p>My objections remain the same, the development will be overbearing and will ruin the character and quality of the village in terms of appearance. The access points to the site on School Lane at both points are a concern for safety, one is on a 90 degree bend, the other is on a narrow part of School Lane, widening of the lane would detract from the village feel of the area.</p> <p>The proposed siting of the development is particularly ill considered, it is a greenfield site, School Lane is used by many villagers for recreational purposes and an increase in weight of traffic which would arise from at least one car per household of 180 houses would make this area dangerous to use on foot.</p> <p>Furthermore there is no necessity to have this kind of housing development in the village, there has recently been a development of 140 houses off Euxton Lane which will face on to this proposed development and will destroy the open space feel to this part of the village. There will be a severe impact on the quietness of the village with construction traffic and noise.</p> <p>In addition is the added impact on local schools, there are 3 junior schools currently which are already oversubscribed.</p> <p>I ask these points above to be taken into consideration by the Council and the Inquiry to be held on 23rd June 2020.</p>
50	Objects	08.06.20	<p>I am severely visually impaired and have had difficulty processing my comments. I trust I am not too late. I hope sincerely that you will turn down the appeal. by Gladmans. This is because I currently take daily walks on the lanes surrounding the proposed development and feel relatively safe doing so. I am worried that the amount of additional traffic on these country lanes when the houses have been built will make it unsafe for me to walk that way. During the current Corona Virus crisis many more people are walking the lanes for their daily exercise. It has allowed the people of Euxton to take in the beauty of their natural surroundings and maintain a safe distance.</p> <p>Please be aware that there are no shortage of houses for sale. In a ONE mile radius of the site, Right move show 169 houses for sale. These houses are not required but our country lanes are vital for our physical and mental health.</p>
51	Objects	11.06.20	<p>I would like to strongly object to the above plans lodged by Gladman Developments for 180 no dwellings in Euxton for the following reasons.</p> <ol style="list-style-type: none"> 1. Pear Tree Lane, School Lane and Whinney Lane are the only remaining country lanes in Euxton, they are the only lanes where residents can walk through open fields with cattle grazing.

			<ol style="list-style-type: none"> 2. The lanes are narrow and do not have footpaths, they are used by many residents on a regular basis for walking for exercise in the country air. Traffic is already a bit of a hazard when walking more traffic would be extremely dangerous. 3. I have lived in Euxton for 39 years, in that time it has changed from a small village to an extremely built up village. A large number of new houses have been built within the village in recent years. 4. The schools in the area are already at capacity with extra intake of children from new housing already in place. 5. Euxton has a disproportionate number of new houses compared to other villages in the area. 6. The local infrastructure cannot cope with more people, particularly traffic moving around the local area. 7. Traffic would have to leave the lanes onto Euxton Lane. There are already traffic jams at peak times on Euxton Lane with the volume of traffic leaving Buckshaw Village to head to the motorways. 8. The alterations to the proposal are only minor adjustments to the application which was originally refused. <p>The lanes provide a rat run type scenario connecting Euxton lane to Balshaw Lane</p>
52	Objects	11.06.20	<p>Dear Mr. Lee,</p> <p>I would like to strongly object to the above plans lodged by Gladman Developments for 180 no dwellings in Euxton for the following reasons.</p> <p>Based on the previous consultation for this development being rejected, I believe it is very disappointing to see a further application for this development. The residents of Euxton saw this development rejected only months ago, the principles reasons for the earlier rejection remain the same and therefore a further application does seem reasonable.</p> <ol style="list-style-type: none"> 1. Pear Tree Lane, School Lane and Whinny Lane are the only remaining country lanes in Euxton, they are the only lanes where residents can walk through open fields with cattle grazing.

			<ol style="list-style-type: none"> 2. The lanes are narrow and do not have footpaths, they are used by many residents on a regular basis for walking for exercise in the country air. Traffic is already a bit of a hazard when walking more traffic would be extremely dangerous. 3. I have lived in Euxton for 39 years, in that time it has changed from a small village to an extremely built up village. A large number of new houses have been built within the village in recent years. 4. The schools in the area are already at capacity with extra intake of children from new housing already in place. 5. Euxton has a disproportionate number of new houses compared to other villages in the area. 6. The local infrastructure cannot cope with more people, particularly traffic moving around the local area. 7. Traffic would have to leave the lanes onto Euxton Lane. There are already traffic jams at peak times on Euxton Lane with the volume of traffic leaving Buckshaw Village to head to the motorways. 8. The alterations to the proposal are only minor adjustments to the application which was originally refused. 9. The lanes provide a rat run type scenario connecting Euxton lane to Balshaw Lane 10. The Lanes have already been developed from Euxton Lane side, this will further compound the traffic problems for the residents of Euxton 11. Based on the previous consultation for this development being rejected, I believe it is very disappointing to see a further application for this development. The residents of Euxton saw this development rejected only months ago, the principles reasons for the earlier rejection remain the same and therefore a further application does seem reasonable.
53	Objects	11.06.20	<p>I am concerned by the impact of this proposed housing development on road safety and the availability of primary school places to new and existing residents.</p> <p>Cars using the proposed north entrance onto School Lane will be heading on to Pear Tree Lane. This road is simply not wide enough for 2 cars to comfortably pass and does not have any pavements. It is regularly used by pedestrians, particularly to walk children to Euxton C of E and St Mary's primary schools. I believe the increased traffic will greatly increase the risk of road accidents and would therefore put these children in danger. In addition the end of School Lane where it meets the A49 is already very congested at peak</p>

			<p>times with primary school traffic, so the proposed west entrance to the development will significantly add to the existing traffic problems.</p> <p>Furthermore, the local primary schools are already at capacity as a result of the Buckshaw Village development. The relatively new primary school in Buckshaw has had to undergo one expansion already and I do not believe similar extensions would be possible for the other schools in the village as they occupy small areas of land surrounded by housing. Children will therefore be unable to secure places at the local schools and instead their parents will have to drive them to a more distant one, resulting in even more pressure on the roads surrounding the proposed development.</p>
54	Objects	28.03.20	<p>This appeal should be refused for the following reasons;</p> <ol style="list-style-type: none"> 1) The application is contrary to the existing local plan. 2) The application will prejudice the emerging Central Lancashire Local Plan. 3) This application, if granted, would result in a loss of faith in the planning system and in local democracy. 4) The proposals do not seek to mitigate the effect of the development upon Houghton House Farm, a grade 2 listed building. 5) If granted the application will result in the loss of valuable open space. 6) Euxton has been overdeveloped in recent years. If one includes Buckshaw, most of which is in the parish of Euxton, approximately 33% of Chorley's housing allocation in the existing local plan was provided by Euxton. 7) The application will place significant strain upon roads and local services which are already under pressure.
55	Objects	31.03.20	<p>I am registering my opposition to the planning permission for houses on the land between Pear Tree Land and School Lane in Euxton, PR7. This part of Euxton has been over built in during the past 20 years, with major new developments in the Wentworth Drive area, Pear Tree Grange, and a number of smaller developments in the immediately surrounding area. In addition to this, Buckshaw Village is a major development of a whole new community, less than half a mile away. The amount of green space and countryside in the area diminishes each time a new development is built, and the amount of air pollution will increase significantly with the amount of vehicles using the roads. The roads in the area are already over busy during rush hours, making it difficult to travel in and out, and there is no space to build new roads due to the amount of housing. The number of schools, doctors surgeries, and other important amenities are not increasing to meet demand. The targeting of the Euxton area by developers, and the allowance by Chorley Borough Council are an absolute disgrace. We are being sold down the river for the cash offered by the developers.</p>

56	Objects	04.04.20	<p>There has already been extensive development in and around Euxton over the last 15 years, most recently a development of 140 houses close to our property on, what is now, Pear Tree Grange.</p> <p>Our primary concern is that the schools in the area are already oversubscribed. They cannot be extended any more than they already have, which can only put pressure on an already over stretched community resource if this development went ahead.</p> <p>We are also concerned about the increase in traffic that 180 households would bring. Pear Tree Lane and School Lane are basically old farm tracks with large sections that are single lane only with passing places. There would be a significant risk to pedestrians and car users alike if the capacity of these roads are overwhelmed with the projected increase in traffic caused by this development. I do a lot of walking in this area and I'm concerned that dog walkers like me will be more at risk unless these roads are significantly improved and widened before any building took place.</p> <p>It is often the case in other areas of the country that developers often renege on commitments made at planning stage to support the local community, which is another real concern for local residents.</p> <p>This site is some of the last untouched areas of 'old Euxton' and to loose it altogether would be a loss to our community and our children. I have personally lived here for 37 years and although it has been good to see our village steadily develop, I believe that for now at least, this area has already born the brunt of recent development in the area considering the sheer scale of the Buckshaw Village development and it should be left alone.</p> <p>I appose this development on all the above grounds given that at this moment it would be dangerously unworkable to develop this area to such an extent so quickly without significantly improving existing community resources (schools) and roads first.</p>
57	Objects	04.04.20	<p>I am writing to make comments in relation to the appeal lodged by Gladman regarding their proposal to build on land off Pear Tree Lane in Euxton.</p> <p>Firstly, whilst I acknowledge that this particular piece of land is safeguarded as per the current Chorley Local Plan until 2026, I feel that Gladman have acted appallingly by lodging an appeal, yet again. The disrespect shown to residents in this area is very disappointing to say the least. As the application had been refused for a second time (and also having had an appeal refused previously), I would have thought this would make it clear that a second appeal is a waste of time and money.</p> <p>This is having an extremely negative impact on residents in this area. The amount of distress caused is unforgivable on Gladman's part. I made my representations as a borough councillor and Parish councillor and I stated the fact that people in Euxton DO NOT want more housing. People in Euxton DO NOT want an increase in traffic. People in Euxton DO NOT want this development and that is where the line should be drawn.</p> <p>The impact of losing green space in our villages due to what can only be described as greedy and selfish companies, has a detriment to physical and mental health. The increase in traffic means that people do not feel safe to go out on their bicycles on what</p>

			<p>used to be quiet, country roads. People who do go for a walk or a run are met with an increase in pollution and fumes from vehicle exhausts. This is ot in keeping with the green agenda that we are all now, at long last, supposed to be following. It is also well-documented that being able to go out for a walk safely and also seeing green fields and trees rather than lots of buildings, benefits our mental health and well-being. Who wants to go out for a walk around a housing estate? A housing estate which is not required and not wanted. The answer is NO ONE.</p> <p>Finally, as I write this representation during the current pandemic, I feel the honourable thing for Gladman to do is to withdraw this appeal and withdraw it now.</p>
58	Objects	02.04.20	<p>GLADMAN PLANNING APPLICATION Ref:19/00654/OUTMAJ - OBJECTION TRAFFIC</p> <p>This is essentially the same application which was submitted three years ago and again in 2019 (and twice rejected). One can only presume that Gladman is appealing it now because either (a) they believe the inspector did not do his job properly and his judgement was flawed in turning down the application or (b) circumstances have materially changed in the two years.</p> <p>We would hope that even Gladman is not arrogant enough to question the inspector’s competence, so has anything changed?</p> <p>180 new family homes will probably mean an additional 500 to 600 residents, at least. Realistically, this will also mean a minimum of 360 extra vehicles. As the only means of access/egress is onto School Lane, these vehicles will need to use Pear Tree Lane and/or School Lane. In the past two years the volume of traffic on these roads has already increased with the attendant danger to pedestrians, particularly children, noting that there are 2 junior schools effectively at one end of School Lane. Additionally, more traffic going to and from Buckshaw is using it as a cut through between Euxton Lane and Wigan Road/Balshaw Lane. If, say 300 more vehicles were to seek to use these roads during rush hours, it would constitute a danger and snarl up traffic even more.</p> <p>If traffic were to increase on these roads, they would need to be completely revamped into proper, asphalted roads with pavements and a set of traffic lights at the Pear Tree/Euxton Lane junction would be essential. There is also the consideration of air quality, with increased vehicle fumes affecting pedestrians.</p> <p>It is noted that the single point of access/egress for this development would be on what is virtually a blind bend due to a lack of pavement and a high hedge. This is simply dangerous.</p> <p>DOCTORS/SCHOOLS</p>

			<p>Despite Gladman’s blithely asserting otherwise, there remains a shortage of doctors’ surgeries in Euxton, with little sign of significant increase on the horizon - and God alone knows we cannot manage to run a 24 hour A & E at present.</p> <p>Local school places are also under pressure. Both of these have been exacerbated by the huge developments at Buckshaw Village, plus other developments on Euxton Lane. Euxton has already contributed massively to new developments; to have more imposed on local residents is unreasonable.</p> <p>OTHER FACTORS</p> <p>Strength and quality of the broadband signal had diminished since the building of the development on Euxton Lan/Pear Treelane and it has been confirmed by Openreach that no new ports will be made available to improve it. We are also experiencing power fluctuations on a regular basis. Presumably this proposed development will only exacerbate this.....</p> <p>Gladmans state this development will increase the “green spaces” for residents, ignoring the fact that they will obliterate a large area of green space – what we like to call “fields”. As the provision for parking at Buckshaw Parkway has already proved hopelessly inadequate, with resulting complaints from Buckshaw residents about on road parking, some people presumably either working on or taking the train from Buckshaw are using Pear Tree and School Lanes to park during the day.</p> <p>Finally, we note that the preservation of these fields was supposed to be protected for some years to come in the Chorley plan – or is this pie in the sky which can just be conveniently discarded when a developer comes calling? The electorate needs to be able to place some trust in commitments made by local government.</p> <p>In short, little if anything, has changed in three years. This application should be rejected on traffic grounds alone and we hope that the Authorities will have the good sense to take into account the wishes and wellbeing of the electorate and not be swayed simply by financial considerations.</p>
59	Objects	07.03.20	<p>I strongly object to this application for the reasons given below.</p> <p>During the formation of the Chorley Local Plan I attended a number of public meetings and watched the Council representatives work to meet their mandatory requirement to make sufficient land available for development whilst balancing the many issues and concerns voiced by the residents. This was a difficult</p>

			<p>balancing act for the Council and Planning officials and although I would never have admitted it at the time I had some considerable sympathy for them! Of course I cannot say that I agreed with every part of the final Plan but I do believe it was rigorously reviewed and adjusted to balance out the many conflicting needs between each local area, the residents and the mandatory requirements.</p> <p>I am astounded that this developer (their second application for this piece of land), not satisfied with the considerable amount of land already allocated for development for the period of the Plan, wants to take land that the Council has specifically set aside to at least 2026. Chorley Borough Council has decided that this land is not needed for development within the Plan (designated as safeguarded) and to agree otherwise would make a mockery of the planning process and all the effort we all put into it. I feel that Chorley will be seen as a 'soft touch' by developers and the concept of 'safeguarded' land would become meaningless such that elsewhere in the borough it would immediately become 'up for grabs'.</p> <p>I urge the Planning Inspectorate to vigorously defend our Local Plan and reject this Appeal.</p>
60	Objects	12.06.20	<p>This proposed housing is not in accordance with the current Chorley Local Plan and so there is no need for it. The future of the site should be left to the new Central Lancashire Local Plan which is in early stages of preparation.</p> <p>Euxton PC is fully supportive of Chorley BC in opposing the proposed development. The Council regrets that Gladman could not accept the decision of the previous inquiry, that this application is premature, and feels it necessary to incur CBC and others in further expense (possibly hoping that the appropriate Council budget will be stretched too far) and local residents in further upset.</p> <p>This latest change by Gladman fails to demonstrate any further benefit to their scheme that would come even close to mitigating or outweighing the harm their proposed development would incur on the community and is seen for what it is which is a cynical 'box ticking' exercise to try to ingratiate themselves to the Inspector by ticking yet more government targets.</p>

61	Objects	12.06.20	<p>This proposed housing was rejected by the Inspector, only recently, for being premature to Chorley’s approved Local Plan - this is still the case.</p> <p>A cynical addition of ‘self-builds’ to tick another Government target should not be considered by the Inspector as a new mitigation to outweigh the harm the proposals will incur on the village - which is being ignored in this respect.</p> <p>This Appeal should be fought vigorously by Chorley Council against its current Chorley Local Plan where I hope the Inspector sees sense again that this application is not supported by the village, by infra-structure or the Local Plan.</p>
62	Objects	12.06.20	<p>I wish to register my absolute objection to the application for the proposed 180 houses on the fields off Pear Tree Lane and School Lane in Euxton.</p> <p>Euxton is fast becoming a village beyond capacity. Schools are oversubscribed. The roads at rush hour regularly are gridlocked in every direction. The dentists and doctors are full.</p> <p>Recent or current developments on Euxton Lane, Dunrobin Drive, Dawbers Lane, Greenside and Wigan Road have taken precious fields and space. The roads flood every time there is heavy rainfall, principally linked to the amount of new developments.</p> <p>The beautiful countryside is rapidly disappearing, so it would be criminal to take even more open space, destroying wildlife and trees. The increase in traffic on those small lanes would be a nightmare. Many people walk the lanes and safety ought to be paramount. Euxton cannot take any more traffic.</p> <p>This development was rejected initially for all of those reasons I cite. Euxton residents were against it then, and are vociferously against it now. Yet the developers have the tenacity to loge their appeal and reapply. This makes me question whether the council and developers actually value our democratic rights as residents. We have already spoken. Our voices have already been heard and have not changed.</p> <p>For the sake of the character of the village and the health and safety of all our families and their futures, I ask you to consider my objection very seriously.</p>

63	Objects	10.06.20 – see also reference 58	<p>GLADMAN PLANNING APPLICATION Ref:19/00654/OUTMAJ - OBJECTION</p> <p>Please find enclosed the basis for our objections to this application. the latest variant of Gladman's proposal does nothing to address the problems which would be caused were this development to proceed; in fact, this variant would exacerbate them.</p> <p>TRAFFIC</p> <p>This is essentially the same application which was submitted three years ago and again in 2019 (and twice rejected). One can only presume that Gladman is appealing it now because either (a) they believe the inspector did not do his job properly and his judgement was flawed in turning down the application or (b) circumstances have materially changed in the two years.</p> <p>We would hope that even Gladman is not arrogant enough to question the inspector's competence, so has anything changed?</p> <p>180 new family homes will probably mean an additional 500 to 600 residents, at least. Realistically, this will also mean a minimum of 360 extra vehicles. As the only means of access/egress is onto School Lane, these vehicles will need to use Pear Tree Lane and/or School Lane. In the past two years the volume of traffic on these roads has already increased with the attendant danger to pedestrians, particularly children, noting that there are 2 junior schools effectively at one end of School Lane. Additionally, more traffic going to and from Buckshaw is using it as a cut through between Euxton Lane and Wigan Road/Balshaw Lane. If, say 300 more vehicles were to seek to use these roads during rush hours, it would constitute a danger and snarl up traffic even more.</p> <p>If traffic were to increase on these roads, they would need to be completely revamped into proper, asphalted roads with pavements and a set of traffic lights at the Pear Tree/Euxton Lane junction would be essential. There is also the consideration of air quality, with increased vehicle fumes affecting pedestrians. It is noted that the single point of access/egress for this development would be on what is virtually a blind bend due to a lack of pavement and a high hedge. This is simply dangerous.</p>
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			<p>DOCTORS/SCHOOLS</p> <p>Despite Gladman’s blithely asserting otherwise, there remains a shortage of doctors’ surgeries in Euxton, with little sign of significant increase on the horizon - and God alone knows we cannot manage to run a 24 hour A & E at present. Local school places are also under pressure. Both of these have been exacerbated by the huge developments at Buckshaw Village, plus other developments on Euxton Lane. Euxton has already contributed massively to new developments; to have more imposed on local residents is unreasonable.</p> <p>OTHER FACTORS</p> <p>Strength and quality of the broadband signal had diminished since the building of the development on Euxton Lan/Pear Treelane and it has been confirmed by Openreach that no new ports will be made available to improve it. We are also experiencing power fluctuations on a regular basis. Presumably this proposed development will only exacerbate this.....</p> <p>Gladmans state this development will increase the “green spaces” for residents, ignoring the fact that they will obliterate a large area of green space – what we like to call “fields”.</p> <p>As the provision for parking at Buckshaw Parkway has already proved hopelessly inadequate, with resulting complaints from Buckshaw residents about on road parking, some people presumably either working on or taking the train from Buckshaw are using Pear Tree and School Lanes to park during the day.</p> <p>Finally, we note that the preservation of these fields was supposed to be protected for some years to come in the Chorley plan – or is this pie in the sky which can just be conveniently discarded when a developer comes calling? The electorate needs to be able to place some trust in commitments made by local government.</p> <p>In short, little if anything, has changed in three years. This application should be rejected on traffic grounds alone and we hope that the Authorities will have the good sense to take into account the wishes and wellbeing of the electorate and not be swayed simply by financial considerations.</p>
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64	Objects	16.06.20	<p>The requirement for more houses in this area at this time is ridiculous! I hope you are persuaded to dismiss the appeal.</p> <p>Due consideration should be given to brownfield sites (Camelot) Welsh Whittle / Charnock Richard. Over green fields throughout Chorley Borough.</p> <p>ENVIRONMENT</p> <p>(Safeguarded land until 2026) the land was safeguarded <u>before</u> the commencement of Buckshaw village the largest brownfield regeneration site in Europe!. So I now feel the land should be re-classified as a green belt considering the quantity of building and massive loss of green open space the area has had to endure in the last 20 years.</p> <p>Upon a recent property search of the local area one mile search radius of the proposed development area there were over 160 homes for sale and nearly 20 available to rent. Over 80 of the properties for sale were on the Buckshaw village area this tells me the younger properties are not really required in the area as not nearly as many were for sale in the Euxton area.</p> <p>I have concerns also to the additional impact more surface runoff water sewerage etc will have on already strained systems, this development will undoubtedly bring Flood risks to the remaining properties in the immediate areas of school lane pear tree lane and orchard close as the new buildings will be raised above existing neighbouring properties as we can see in the most recent development site on the northern side of school lane the land has been raised up to 1000mm in areas to prevent them from having flood issues, forcing the flood problem to existing properties. This I see as unacceptable. I know this group of fields to be very good at holding water in times of heavy rainfall as a pond forms in the centre and walking the field can be very hard going for weeks after.</p> <p>Chapel brook that passes under the M6 between Dawbers lane (A581) and Runshaw lane is responsible for taking the surface water from this area consequently earlier this year was in flood. This area does not affect any domestic properties directly that I know of but could under large amounts of rainfall, that seems to be the norm in recent years, pool on the east side of the M6 this I have</p>
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			<p>witnessed myself and may cause highway damage or flooding to one of the countries most used motorways.</p> <p>I am aware of another development site in Euxton that has already been passed for building a section of Greenside playing fields, that will also feed into Chapel Brook adding to the risk of flood. I trust you give this the consideration it deserves. The runoff hits Croston, an already flooded, troubled area.</p> <p>WELLBEING</p> <p>During the recent devastating effects of Covid-19, the lanes around the intended construction site have been even busier with people enjoying the green open space flowers and wildlife I have spoken to many of these people who all agree it would be a terrible loss to the community if it was lost to out of town development companies in a time where social distancing is becoming a real possibility of things to come I feel it is essential to keep areas of recreation and relaxation in and amongst our existing residential areas for the health and wellbeing of all the existing residents. I also believe the increase in building may increase the amount of crime in the area.</p> <p>SERVICES</p> <p>The surrounding roads have become increasingly busy due to the overdevelopment of the surrounding once rural areas of west Lancashire all flocking to the motorways (M6, M61 and M65) passing through the <u>once</u> village of Euxton when does a village become a town?.</p> <p>The local doctors surgery is full of which there is one, the dentist one of, the primary schools have all been extended to cope with the increased population the recent development has brought to the area. There are four in Euxton alone all this and no signs of additional secondary schools coming to the area. Maybe the area would be better suited to a secondary school to receive the students from our four busy primary schools?</p> <p>SAFETY</p> <p>School Lane leads to two schools, a pre-school, two community centres and two churches. Traffic at peak times in the section from the traffic lights to the bend on</p>
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			School Lane is of major concern as a safety issue for young children. At the last appeal, Lancashire reported there had been no accidents recorded on School Lane. However there has been quite a serious car accident on the bend of school lane requiring a new post box and lamp post to be erected - this is evident when you come to view the area.
65	Objects	17.06.20	Please reject this appeal as Euxton does not have the required infrastructure to support a further 180 houses not to mention the disastrous impact to the environment. At this rate there will be nowhere for families and children to walk, cycle and exercise and the pressure on roads, education and health services will be incredibly severe. As things stand, the roads are completely jam packed every morning impacting on people's ability to get to work and also causing unwanted environmental damage.
66	Objects	22.6.20	My wife and I were out for a short walk recently in the School Lane and Pear Tree Lane area of Euxton and observed notices of the Virtual Public Inquiry for the Gladman Homes outline planning application. I understand that this application was rejected on appeal last year and I believed that to be the end of proposed development on the parcel(s) of land and that the farm land would be safeguarded against construction of future housing. This was especially pleasing after Rowland Homes were constructing homes to the north of school lane, however their access was on Euxton Lane. As a resident of Euxton for more than 20 years and having raised a family here, Euxton has been a pleasant place to live until most recently. Traffic has increased substantially, particularly at the Bay Horse junction which was not probably designed to cope with the number of vehicles which range from commuters to and from Buckshaw Village and the surrounding office developments, through traffic avoiding the M6 (we need another junction at Charnock Richard) and residents in the surrounding area. During normal time at this junction between 8am to 9am and 3pm to 6pm, the Bay Horse junction is horrendous.

			<p>I wish to formally register my objection to the proposals with yourself and the planning inspector appointed by the Secretary of State. The area in question has and continues to provide a place for leisurely walks and in the current pandemic, we have managed to walk without encountering much traffic whilst maintaining social distancing. There are also many PROW around Pear Tree Lane which would be hindered with this proposed development.</p> <p>In addition to the reasons mentioned above for my objection, there will be further disruption and congestion at the School Lane/A49 junction which is not designed to cope with additional traffic turning left or right onto School Lane. Construction of the site would mean School Lane would be subject to many months or even years of articulated lorries and large vehicles delivering bricks, blocks, mortar, concrete, roof tiles, stone and large roof trusses(would this be feasible with the railway bridge?). Assuming the developer uses a 1 way system for safe access/ egress of the site, both access points will be in use.</p> <p>There will also be a further demand on public services such as further patients at the doctors surgery and more school places. Furthermore, the railway stations at Euxton Balshaw and Buckshaw Parkway will have busier car parks.</p> <p>Should you require any further signatures of frustrated local people, please let me know. I feel it is an inappropriate time to hold an inquiry during the current pandemic as some people who would normally voice their objections may miss the opportunity as the inquiry is being held virtually.</p>
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Homes
England

Making homes happen

Mr Mike Hayden

The Planning Inspectorate
Room 3J Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

Homes England

debra.holroyd-jones@homesengland.gov.uk

9th June 2020

Dear Mr Hayden,

Appeal Reference: APP/D2320/W/20/3247136

As we have now been made aware that the enquiry will take place w/c 22nd June 2020 Homes England wish to submit this written representation to the Planning Inspectorate in relation to appeal ref: APP/D2320/W/20/3247136.

This representation relates to Homes England's landholdings to the south of the appeal site, which is within *safeguarded land* as allocated under Policy BNE3 (site ref. BNE3.9) of the Chorley Local Plan (2012 - 2026).

Homes England

Homes England is the Government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. By releasing more land to developers who want to make a difference, we're making possible the new homes England needs, helping to improve neighbourhoods and grow communities.

Homes England is committed to working with Chorley Borough Council (and the other Central Lancashire Authorities) to deliver new homes in this area as part of our mission as the Government's housing accelerator. Homes England is a significant landowner in the Borough, and has a number of sites that are either under construction, have planning consent or are currently being promoted through the Central Lancashire Local Plan Review.

Response to Proposals

We note that the appeal relates to 7.34 hectares of land which is safeguarded under Policy BNE3 (site ref. BNE3.9) of the Chorley Local Plan (2012 - 2026) and situated at Pear Tree Lane, Euxton. Homes England owns the remaining adjacent safeguarded land within site BNE3.9, and an additional parcel of designated Green Belt land to the east. This land comprises 4.39 hectares and 1.67 hectares respectively. A plan showing the extent of our land ownership is enclosed for reference.

Homes England made one representation during the consideration of the planning application - **19/00654/OUTMAJ** and that response is appended to this letter.

Ensuring a holistic approach to place making, and safeguarding the future allocation and delivery of the entire safeguarded site allocation ref. BNE3.9

Policy BNE3 safeguards land for future development needs of the Borough beyond the plan period, to ensure that Green Belt boundaries should be long lasting. Based on this requirement, Homes England considers a key factor in the determination of this application/appeal should be the need to plan for future development across the entirety of safeguarded allocation BNE3.9.

Homes England is seeking a comprehensive approach to the development of the safeguarded land at Pear Tree Farm to ensure the consideration of future development particularly regarding access and drainage matters relevant to both the Homes England and Gladman land.

Homes England is in negotiation with Gladman (and the landowner) to help ensure we can collectively address the transport and access/connectivity implications along with drainage matters between both land ownerships. In principal both parties have discussed a common approach to the development of the sites including the preparation of a Deed of Easement to cover these matters and on that basis Homes England's priority is to continue to promote the site for residential use through the Local Plan Review process.

Policy BNE1 of the Chorley Local Plan states that '*planning permission will be granted for new development provided that the proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials*'. We note that the ability to deliver a comprehensive development requires a similarly comprehensive approach to highway, pedestrian and cycling access, and therefore consider that a key consideration should be to ensure that the wider area of safeguarded land in Homes England's ownership is not hindered by the proposals put forward in appeal: APP/D2320/W/20/3247136 and to ensure the full housing capacity is achieved once allocation has been secured.

Promotion of site BNE3.9

The land that Homes England owns within site allocation ref. BNE3.9 was submitted through the Central Lancashire Local Plan Call for Sites process in November 2018 and the Issues and Options stage in February 2020. It is Homes England's intention to work with Chorley Borough Council to deliver this land for housing.

A similar approach has been, and is, taking place on other allocated sites across Central Lancashire, where Homes England is working collaboratively with the Local Planning Authorities and adjacent landowners / developers to bring forward allocated housing sites in a timely way for development.

Summary

Homes England continues to promote its landholdings across site allocation ref. BNE3.9 for the development of new homes and support a comprehensive approach to development of the entire site. The Homes England land was submitted through the Central Lancashire Local Plan Call for Sites in November 2018 and promoted for residential use through the Issues and Options stage in February 2020.

Homes England is committed to working with Gladman (and the landowner) and the Council to establish an appropriate development approach for site BNE3.9 including access arrangements through to the Homes England land in line with the amended development framework plan as submitted by Gladman during the planning application process.

Homes England and Gladman along with the landowner have met a number of times to discuss the comprehensive development of the site, particularly matters related to access and drainage and discussions on the related legal documentation is ongoing.

If the Inspector is minded to approve the application, Homes England would require the following safeguards and guarantees to ensure its land can be fully delivered to its appropriate housing capacity in the future:

1. A condition is placed upon any planning permission, guaranteeing Homes England access through the Gladman site to the Homes England land to the south. We have set out some suggested wording for the condition below:

Recommended Condition

The internal access road shall be provided for as shown on the amended Development Framework Plan (Ref. 5219-L-02 rev W) from School Lane to the boundary of the application site to the south, and that access provides unencumbered and unfettered access to the wider safeguarded allocation BNE3.9 to the south of the application site.

REASON: In the interests of highways safety and highway amenity in accordance with ST3 of the Chorley Local Plan, and to avoid prejudicing the delivery of future safeguarded allocation ref. BNE3.9 by allowing for future comprehensive development.

Homes England would like these comments to be taken into account as part of the consideration of the aforementioned appeal.

Yours sincerely



Nicola Elsworth

Homes England - Head of Planning and Enabling, North West

Enclosed:

1. Homes England consultation responses to application ref: **19/00654/OUTMAJ**
2. Plan showing Homes England ownership of Site BNE 3.9.



Enclosure 1

Homes England Consultation Response to Application Ref. 19/00654/OUTMAJ



Homes
England

Making homes happen

12.09.2019

FAO: *Iain Crossland, Chorley Borough Council*

Dear Iain,

19/00654/OUTMAJ - Outline planning application for the erection of up to 180 dwellings including 30% affordable housing, with public open space, structural planting and landscaping, surface water flood mitigation and attenuation and vehicular access points from School Lane. All matters reserved except for means of vehicular access

Overview

Homes England is the Government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. By releasing more land to developers who want to make a difference, we are making possible the new homes England needs, helping to improve neighbourhoods and grow communities.

As demonstrated through our involvement with the Central Lancashire Authorities to date; Homes England is committed to working with Chorley Borough Council (and the other Central Lancashire Authorities) to deliver new homes and sustainable communities across Central Lancashire.

In line with this approach, we are writing with regards to the above planning application ref. 19/00654/OUTMAJ and the requirement to:

- a) Protect the future delivery of 'Safeguarded for Future Development' site ref. BNE3.9 (Policy BNE3); and
- b) Ensure a holistic approach to place making in the interest of good design (Policy BNE1).

In summary, this response reflects the need to protect the future development potential of the safeguarded land owned by Homes England.

Site Allocation ref. BNE3.9

We note that the submitted planning application ref. 19/00654/OUTMAJ relates to 7.34 hectares of land, safeguarded under Policy BNE3 (site ref. BNE3.9) of the Chorley Local Plan (2012 - 2026) situated at Pear Tree Lane, Euxton. Homes England owns the remaining adjacent safeguarded land across site BNE3.9, and an additional parcel of designated Green Belt land to the east. This land comprises 4.39 hectares and 1.67 hectares respectively. A plan showing the extent of our land ownership is enclosed for reference.

Homes England
Arpley House
110 Birchwood Boulevard
Birchwood
Warrington
WA3 7QH

0300 1234 500
@HomesEngland
www.gov.uk/homes-england

#MakingHomesHappen

Ensuring a holistic approach to place making, and safeguarding the future allocation and delivery of the entire safeguarded site allocation ref. BNE3.9

Policy BNE3 safeguards land for future development needs of the Borough beyond the plan period, to ensure that Green Belt boundaries should be long lasting. Based on this requirement, Homes England considers a key factor in determination of application ref. 19/00654/OUTMAJ should be the need to plan for future development across the entirety of safeguarded allocation BNE3.9.

Alongside ongoing work to promote land within Homes England's control for continued allocation within the revised Central Lancashire Local Plan; Homes England is seeking to establish a framework that will enable a comprehensive approach to the development of the safeguarded land at Pear Tree Farm, whilst considering any future impact on access and wider planning obligations relevant to the safeguarded site and adjacent land in Gladman's interest.

Homes England has discussed with Gladman the need to address transport and connectivity implications along Pear Tree Lane and School Lane, and to explore approaches to vehicular access between both sites and masterplanning arrangements across safeguarded site BNE3.9. In principal both parties have discussed a common approach to development of the sites, and Homes England's priority remains to continue to promote the site through the Local Plan Review process to deliver homes in this location. We are hopeful this approach can be agreed during the determination period.

Policy BNE1 of the Chorley Local Plan states that '*planning permission will be granted for new development provided that the proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials*'. We note that the ability to deliver a comprehensive development requires a similarly comprehensive approach to highway, pedestrian and cycling access, and therefore consider that a key consideration should be to ensure that the wider area of safeguarded land in Homes England's ownership is not hindered by application ref. 19/00654/OUTMAJ, to ensure the full housing capacity is achieved once allocation has been secured.

Continued promotion of site allocation ref. BNE3.9

The land that Homes England owns within site allocation ref. BNE3.9 was submitted through the Central Lancashire Local Plan Call for Sites in November 2018, and it is Homes England's intention to work with Chorley Borough Council on a comprehensive masterplan for all of the land which is safeguarded.

A similar approach has been, and is, taking place on other allocated sites across Central Lancashire, where Homes England is working collaboratively with the Local Planning Authorities and adjacent landowners / developers to bring forward allocated housing sites in a timely way for development.

Summary

Homes England continues to promote our landholdings across site allocation ref. BNE3.9 for the development of new homes and support the comprehensive approach to development of the entire site. In order to achieve this, Homes England is fully committed to working with Gladman and the Council to establish a framework that ensures a holistic approach to the delivery of BNE3.9.

In line with the above, we would encourage the Council to seek technical information from the applicant to demonstrate that an access solution which serves the entirety of the safeguarded allocation can be achieved and is documented in an approved plan. Should the planning application be refused we would

like to seek the support of the Council to ensure the current Local Plan Review secures delivery of the entire site.

If the application is approved we would encourage the Council to include a condition worded as follows:

Proposed Condition:

The internal access road shall be provided for as shown on the amended Development Framework Plan (INSERT REFERENCE TO AMENDED PLAN - 5219-L-02 REV XX) from School Lane to the boundary of the application site to the south, and that access provides unencumbered and unfettered access to the wider safeguarded allocation BNE3.9 to the south of the application site.

REASON: In the interests of highways safety and highway amenity in accordance with ST3 of the Chorley Local Plan, and to avoid prejudicing the delivery of future safeguarded allocation ref. BNE3.9 by allowing for future comprehensive development.

Yours sincerely,



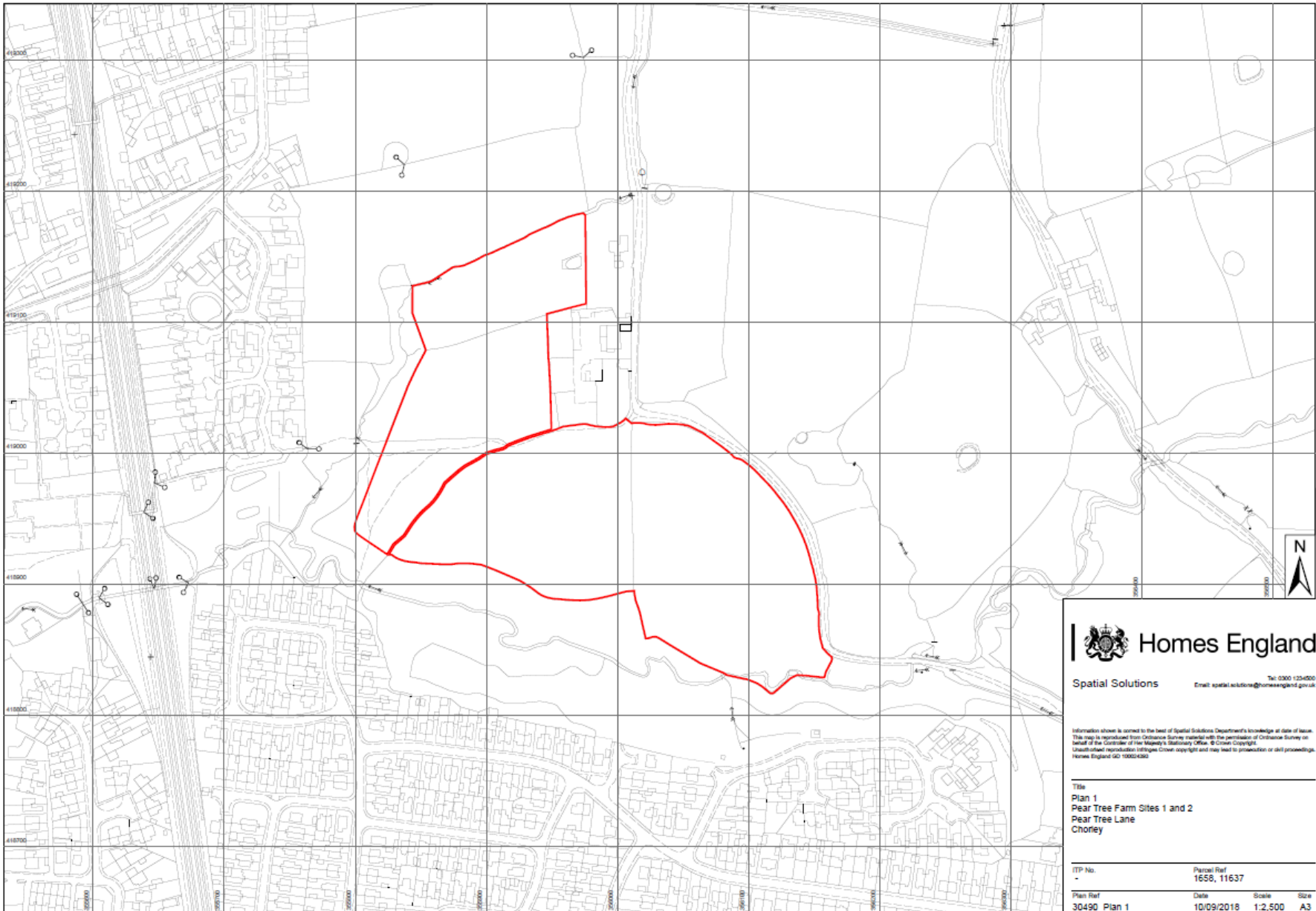
Nicola Elsworth

Head of Public Sector Land (North West)

Homes England

Nicola.Elsworth@homesengland.gov.uk

Appendix I – Plan to show the extent of Homes England’s and at Pear Tree Lane



 **Homes England**
 Spatial Solutions Tel: 0300 1234000
 Email: spatial.solutions@homesengland.gov.uk

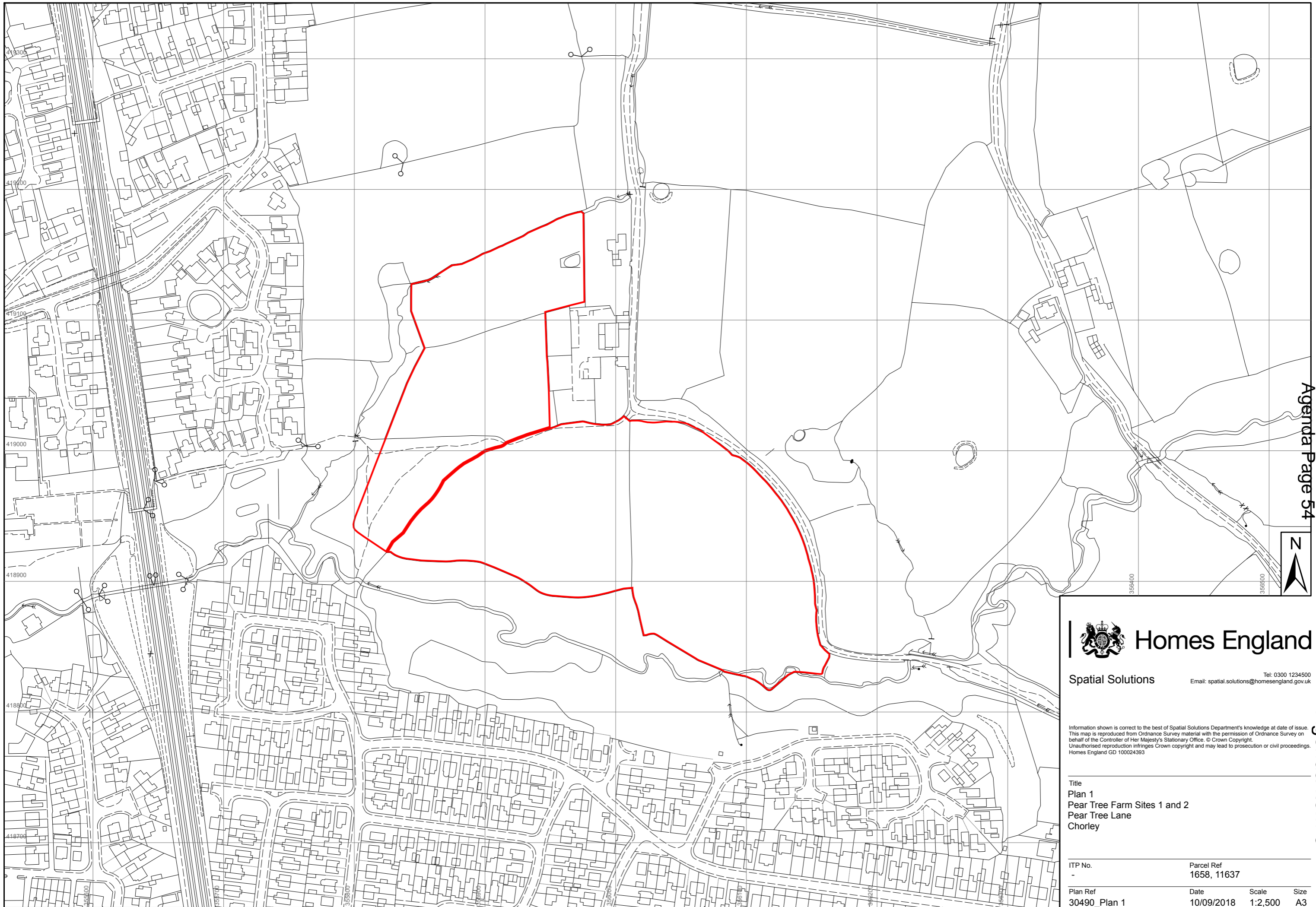
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Title
Plan 1
Pear Tree Farm Sites 1 and 2
Pear Tree Lane
Chorley

ITP No.	Parcel Ref		
-	1658, 11637		
Plan Ref	Date	Scale	Size
30490_Plan 1	10/09/2018	1:2,500	A3

Enclosure 2

Plan showing Homes England ownership of Site BNE 3.9



Homes England

Spatial Solutions

Tel: 0300 1234500
Email: spatial.solutions@homesengland.gov.uk

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Title
Plan 1
Pear Tree Farm Sites 1 and 2
Pear Tree Lane
Chorley

ITP No.	Parcel Ref		
-	1658, 11637		
Plan Ref	Date	Scale	Size
30490_Plan 1	10/09/2018	1:2,500	A3

I am speaking as a resident of School Lane, my house faces the green fields it's just by the bend where one of the two access road is proposed. 100s of Euxton residents, not just those facing the fields have previously objected to this application and I appreciate the opportunity to summarise our main reasons.

Whilst our objections may not be sufficient in themselves to lead to the appeal being rejected, it is hoped they carry significant weight in the assessment of this matter.

THE LOCAL PLAN

Primarily we believe this application is highly unsatisfactory and fundamentally flawed because within the Local Plan the land is deemed as safeguarded until 2026. The plan has already been verified by an inspector who found sufficient housing development was allocated. We believe the Local Planning process has ensured that the scale and timing of development is correct and independently verified.

The proposal is contrary to the existing development plan which has gone through a statutory process including an examination in public. Euxton residents have participated in this process and continue to participate in the public consultation concerning the emerging Central Lancashire Local Plan. To allow this appeal will result in a total loss of confidence in the planning system and would be an affront to local democracy. There is little point in participating in a public consultation if at the end of the day the process can be overridden by developers. Untold harm would result to public relations and future public participation.

The current Chorley Local Plan is robust and working ok as Chorley are covering all its housing needs and more at the present time.

DEVELOPMENT

Another factor is there has been considerable development within a quarter mile radius of the site with more allocated, so it feels like Euxton is already doing its bit.

A Freedom of Information request submitted to Chorley Council, asking how many undeveloped plots still are available at Buckshaw received the response that as of 31st March 2020 there were 182 dwellings with planning permission left to be built in Buckshaw Village. 23 of these were under construction and 159 had not started.

There are a number of small developments already allocated in Euxton Village. In addition, there are houses on the neighbouring land, now Pear Tree Grange estate which are in the course of construction. The site in total is for 140 dwellings. Some are now occupied.

Upon a recent property search of the local area with a 1/4 mile search radius of the proposed development area there were over 250 homes for sale or rent.

The scale of the proposed development and timing is an important factor, because there is already considerable development within a 1/4 mile radius of the site and significant capacity available in the local area.

It is the timing and scale of the development that is key here, residents are still concerned that the impact on flooding of such large scale development has not been properly taken into account.

FLOODING

Many residents have concerns about the additional impact more surface runoff water sewerage etc will have on already strained systems, this development will undoubtedly bring Flood risks to the remaining properties in the immediate areas of school lane pear tree lane and orchard close where the new buildings are being raised above existing neighbouring properties as we can see in the most recent development site on the northern side of school lane the land has been raised up to 1000mm in areas to prevent them from having flood issues, forcing the flood problem to existing properties.

This group of fields where the development is proposed are very good at holding water in times of heavy rainfall as a pond forms in the centre and walking the field can be very hard going for weeks after.

Chapel brook that passes under the M6 between Dawbers lane (A581) and Runshaw lane is responsible for taking the surface water from this area and earlier this year the brook was in flood. This area does not affect any domestic properties directly but could under large amounts of rainfall, that seems to be the norm in recent years, pool on the east side of the M6 this I have witnessed myself and reported to highway services as may cause highway damage or flooding to one of the countries most used motorways. The runoff in turn hits Croston, an already flooded, troubled area.

WELLBEING

Lots of people who live and work around Euxton enjoy the access from the lanes to the countryside and wildlife that the fields and hedgerows afford. The fields are rented for agricultural use and the lanes around the fields, are an intrinsic feature of Euxton valued by many, as evidenced by the volume of objections submitted to the council not only by residents but by environmental organisations.

During the recent devastating effects of Covid-19, these lanes have been even busier with people enjoying the green open space flowers and wildlife I have spoken to many of these people who all agree it would be a terrible loss to the community if it was lost to out of town development companies in a time where social distancing is becoming a real possibility of things to come I feel it is essential to keep areas of recreation and relaxation in and amongst our existing residential areas for the health and wellbeing of all the existing residents.

SERVICES

The local Park & Ride facility, schools, GP, Dentist, and Hospital Service are stretched beyond capacity and can not meet current demands. Public services such as bus routes are being cut making it difficult to get to services in neighbouring areas by any other means than a car The local doctors surgery is full of which there is one, the dentist one of, the primary schools have all been extended to cope with the increased population the recent development has brought to the area. There are four in Euxton alone all this and no signs of additional secondary schools coming to the area.

SAFETY

The main roads are busy with traffic accessing the M6, M61 and M65. There is no separate cycle lane on any of the lanes or Wigan Road. School Lane and Pear Tree Lane are not wide enough for two-way traffic or footpaths in some parts.

School Lane leads to two primary schools, a pre-school, two community centres and two churches. Traffic at peak times in the section from the traffic lights with Wigan Road to the bend on School Lane, where the access road is planned, is of major concern as a safety issue for young children. Traffic from the proposed development, along with the neighbouring fields, where a further large scale development is earmarked will all funnel through this section of School Lane, or the narrow road of Pear Tree Lane.

At the last appeal, Lancashire reported there had been no accidents recorded on School Lane. However there has been quite a serious car accident on the bend of school lane requiring a new post box and lamp post to be erected - this is evident when you come to view the area.

Photographic evidence has been submitted previously showing the inadequacy of School Lane at key points and times-of-day. Calming and parking restrictions are not a complete answer, incidents are not happening because of speed but also because of volume and visibility. Pre-school and infant children walking to and from school are particularly vulnerable. There have been a few occasions where I needed to pull my children to safety when walking to their primary school and it is well known how busy areas, close to schools become.

Development to our local infrastructure and is still required to cope with existing development in the area. We ask that these green and pleasant lands, are not developed at this time, so that the local planning process can ensure further development is sustainable.

In conclusion I ask that you give significant weight to the local, parish & residents counsel in this matter, to keep the fields safeguarded at this time and in your assessment recommend that the appeal is rejected and provide clear reasoning in order to prevent any further petition by the appellant.

Thank you for listening.

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6.02 Page 1**Email Dated 25.06.2020**

Housing issues.

Question of affordable housing is as much of definition as a planning issue. What is affordability? There are two answers, one which focuses on what a person can afford to pay for any dwelling and the other on what type of home it is. The reality of the situation is that there are not the right mix of homes available.

The majority of dwellings constructed by property developers at the present time and in recent years are mainly large detached dwellings, notwithstanding a declining birth rate. There has been a fall in the Number of semi-detached and terraced dwellings in recent years, which remain high in popularity for potential house buyers.

As far as market dwellings are concerned, there has been an even steeper decline in the construction of bungalows and dormer bungalows.

According to two estate agents that operate locally to me, there is a waiting list for bungalows in my village and surrounding ones. I understand that this is also a nationwide trend. Incidentally, this is across the adult age range, and not necessarily confined to senior citizens.

With regard to so-called 'affordable housing', a greater choice of housing types should be available, for example, socially rented, which is secure housing prioritised by need. There certainly has been a decline in the building of socially rented property in recent years and the need for subsidised housing provision has long been recognised. It is set out in a document published in December 2019, entitled NPPF Annex 2.

In addition surely quality is more important than quantity. It makes no economic sense to build dwellings of inferior quality, bearing in mind that Bovis Homes in 2017 were compelled to spend £7 million in compensation to aggrieved homeowners.

To sum up the main points, there is an insufficient mix of housing types, both in affordable and market housing. Quality of housing is always more important than quantity to maintain professional standards.

Email Dated 23.06.2020

I wanted to make the following comment about that issue because I feel that Mr Young's comments need clarification.

The land at Chain House Lane was allocated to the 2026 housing allocation for South Ribble and that decision was ratified by a planning inspector.

However Wainhomes decided to apply for planning permission in 2018 to build 100 dwellings on the site, thereby pre-empting the decision as agreed by South Ribble Planning authority and the planning decision. There were many objections to the planning application and at planning committee level, it was refused, Wainhomes then took it to appeal and that was dismissed by the planning inspector.

The reasons why Wainhomes decided to take the MHCLG to judicial review, were not made clear.

6.02 Page 2

Secondly the Central Lancashire local plan process is a democratic and sound process in which there have been two calls for sites, whereby local people can comment accordingly on those proposed. I i'm participating in this process myself, which which should be led by local residents and the councils, rather than by developers.
I appreciate that Mr Young may not agree with that.

Email Dated 18.06.2020

I am writing to you to express my comments on matters related to the appeal.

Firstly, the National planning policy framework, NPPF, is clear that Brownfield sites and not Greenfield ones, such as the fields and woodland Area of the proposed site for development, is the priority land which must be developed first.

Secondly, the proposed site is not part of Chorley's Local Development plan, which already has sufficient land allocated for development.

Thirdly, the proposed development site represents Green and Open space for local people for exercise, leisure and relaxation in an environment of relatively good air quality. The proposed development would deprive them of this much-needed facility in order to maintain their health and both physical and psychological well-being in their local area.

Fourthly, the ecological report is comprehensive, however it is out of date with analyses of Great Crested Newts from 2013 and 2015 and Bats from 2014, so the applicant is legally required to repeat all ecological surveys in order to obtain up-to-date information. Hedgerows and trees have been identified for the actual presence of various types of Bat species and Birds. There was no mention of other Wildlife species such as Hedgehogs, numbers of which have declined dramatically in recent decades because of habitat loss as a result of developments on Greenfield sites, such as the one proposed.

There are no specific measures mentioned in the ecological report that would mitigate for the inevitable loss of existing species that would ensue during the development.

These include avenues of green corridors and trees through the built environment; Bat boxes and House Martin cups on houses; Amphibian friendly curbing; Swift boxes built into homes; Hedgehog highways Cut under fences; Fruit trees planted in gardens; Extensive native hedging; Cycle routes and footpaths through the green spaces; Wildflower verges and permeable paving. In a true nature friendly development, there would be 60% green space, excluding gardens.

I note that some of the original wildlife features such as Hedgerows and Ponds will be retained, And as far as the latter are concerned, it is illegal to fill in ponds without firstly ascertaining the number of wildlife species present within by ecological survey. I also note that Bat friendly lighting will be used as the way of illuminating parts of the proposed development.

Shallow channels or Swales are designed to hold rainwater and when planted with native vegetation, they are ideal for wildlife. This is the first Element in a Sustainable drainage system.

The National planning Policy framework's definition of sustainable development is a combination in equal measure of economic, environmental and social factors and there has to be 'net gain for nature' after the development is completed.

6.02 Page 3

There is already great pressure on the UK's beleaguered Wildlife, thus the mitigating features as described above which could easily be incorporated into the proposed development, would ensure that existing wildlife species continue to thrive and be protected for the long term.

The quality of life for people is enhanced by close proximity to the natural environment. Action to increase housing supply can work in harmony with conservation efforts to protect natural habitats. The over-intensive nature of the number of dwellings proposed would give the development the appearance of a 'concrete jungle' so to speak. Moreover it will not achieve 'net gain for Nature' according to the guidance set out in the NPPF.

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6.03 Page 1

Subject: FW: Virtual Public Inquiry - School Lane, Euxton, Chorley - Gladman Homes Application
From: Family xxx <xxx>
Sent: 22 June 2020 16:26
To: Skinner, Helen <HELEN.SKINNER@planninginspectorate.gov.uk>
Subject: Virtual Public Inquiry - School Lane, Euxton, Chorley - Gladman Homes Application

Dear Helen

My wife and I were out for a short walk recently in the School Lane and Pear Tree Lane area of Euxton and observed notices of the Virtual Public Inquiry for the Gladman Homes outline planning application.

I understand that this application was rejected on appeal last year and I believed that to be the end of proposed development on the parcel(s) of land and that the farm land would be safeguarded against construction of future housing. This was especially pleasing after Rowland Homes were constructing homes to the north of school lane, however their access was on Euxton Lane.

As a resident of Euxton for more than 20 years and having raised a family here, Euxton has been a pleasant place to live until most recently. Traffic has increased substantially, particularly at the Bay Horse junction which was not probably designed to cope with the number of vehicles which range from commuters to and from Buckshaw Village and the surrounding office developments, through traffic avoiding the M6 (we need another junction at Charnock Richard) and residents in the surrounding area. During normal time at this junction between 8am to 9am and 3pm to 6pm, the Bay Horse junction is horrendous.

I wish to formally register my objection to the proposals with yourself and the planning inspector appointed by the Secretary of State. The area in question has and continues to provide a place for leisurely walks and in the current pandemic, we have managed to walk without encountering much traffic whilst maintaining social distancing. There are also many PROW around Pear Tree Lane which would be hindered with this proposed development.

In addition to the reasons mentioned above for my objection, there will be further disruption and congestion at the School Lane/A49 junction which is not designed to cope with additional traffic turning left or right onto School Lane. Construction of the site would mean School Lane would be subject to many months or even years of articulated lorries and large vehicles delivering bricks, blocks, mortar, concrete, roof tiles, stone and large roof trusses(would this be feasible with the railway bridge?). Assuming the developer uses a 1 way system for safe access/ egress of the site, both access points will be in use.

There will also be a further demand on public services such as further patients at the doctors surgery and more school places. Furthermore, the railway stations at Euxton Balshaw and Buckshaw Parkway will have busier car parks.

6.03 Page 2

Should you require any further signatures of frustrated local people, please let me know. I feel it is an inappropriate time to hold an inquiry during the current pandemic as some people who would normally voice their objections may miss the opportunity as the inquiry is being held virtually.

Kind Regards

xxx

Resident of Belfry Close, Euxton

Representations on the Appeal APP/D2320/W/20/3247136 - Pear Tree Lane, Euxton, Chorley			
	Nature of Comment	Comment submitted date	Comment received
1	Objects	21.05.20	<p>We feel you will be affecting the wild life deers, fox's, ducks, owls, newts ect which we are very fortunate to see and hear!! The beautiful trees which have been here for years, will no longer be and it's very sad. The building of houses across the way haven't even been finished yet so why can't they imagine the volume of traffic which then would add to the extra flow of traffic and that would actually be a disaster! You only have to observe the School Run! The exit/ entrance is not safe at all which is situated on a blind bend and that is actually where the family of ducks who come every year cross the road! Do you think they have a chance of survival with more traffic on these country lanes?? No!! Building more houses all crammed up like this is like saying we don't live in the countryside anymore. Houses being built on Buckshaw Village haven't even been finished yet!</p> <p>So please do not build!! We have been having more floods recently due to the fact the rain is hitting nothing but tarmac!!! Please Leave the green FIELDS !!</p>
2	Objects	21.05.20	<p>This planning application should not go ahead. Euxton has been over developed for years. The small village was not meant to have the amount of traffic thundering up and down the A49.</p> <p>The village does not have the amenities to support 180 house which will mean at the least 360 extra cars. School lane will be unable to cope with any more traffic.</p> <p>There is one dentist and four small primary schools which are all full and what will happen now with covid19 how will they cope socially distancing the children as this virus will not go away any time soon.</p> <p>The fields also have deer that roam through them and they have lost the fields on Buckshaw village. Please do not allow this to go ahead.</p>
3	Objects	21.05.20	I have received a letter from Gladman Developments regarding and alteration to the proposed Outline Planning Application.

6.04 Page 2

			<p>The access is stated to be from Pear tree Lane. It is not. Both are clearly shown as from School Lane as in the original. The author of the letter should be required to change this inaccuracy and re-issue a correct letter. At best this is a mistake and at worst an attempt to confuse the access issue which is a major safety concern.</p> <p>Furthermore the alteration is cosmetic only and does not meet any of the concerns raised by the local community.</p>
4	Objects	22.05.20	<p>We have received a letter through from Gladman Developments regarding 180 dwellings on Pear Tree Lane Euxton.</p> <p>This has been refused before and we would like to object to this.</p> <p>There is very little green space left and this will take away vital nature and green land that we all need.</p> <p>There are lots of issues that need to be addressed.</p> <ol style="list-style-type: none"> 1. Access to potential site is on a blind bend and will cause heavy traffic on a lane that is not designed for all this it is not a main road. This also causes a significantly high safety issue to the public. 2. The increase in traffic brings increased noise level and pollution. 3. Schools, dentist and doctors surgery are already over subscribed forcing residents who live within walking distance of these vital places having to go elsewhere. 4. There is very little green space left and this impacts severely on local wildlife and environment. 5. There is an on going development on the opposite side to this and this has already caused several issues. 6. Increased parking issues. Potentially 360+ extra cars making a quiet country lane extremely busy. The lane is not wide enough and not equipped to take the additional traffic. 7. Loss of privacy for houses on school lane, pear tree lane and surrounding locations. 8. Loss of trees in the area which we vitally need. 9. Extra houses means more noise and smell pollution and potentially hazardous materials being used. 10. The access discussed is not adequate there is no room on the lane for access to houses. 11. With more houses brings more crime.

6.04 Page 3

			Please take all of the above into account before looking at this. The residents of Euxton do not want any additional houses.
5	Objects	22.05.20	<p>I wish to have my objection to the appeal against the refused planning application for access and changes to a housing development between School Lane and Pear Tree Lane in Euxton - APP/D2320/W/20/3247136 - noted.</p> <p>I have serious concerns about the ability of the local infrastructure, in particular vehicle access around the neighborhood, not being able to cope with such a large development in tandem with the many others being undertaken around this area. There are already significant traffic problems on the main access rounds through Euxton and having traffic from the feeder smaller lanes would further add to these difficulties.</p>
6	Objects	22.05.20	<p>I have received a letter from Gladman Developments Limited, dated the 19th May 2020, outlining an alteration to the proposed Outline Planning Application (19/00654/OUTMAJ) which is subject to appeal and due to be heard on the 23rd June, 2020.</p> <p>I raised objections to an earlier proposal for development of the same land (16/00489/OUTMAJ) back in 2016 on three grounds:</p> <ul style="list-style-type: none"> • That the site is on land “Safeguarded” until 2026. • That the development would reduce the amount of green field area in Euxton, particularly around the village boundaries with Astley Village and Buckshaw Village. • That the development would result in a serious threat to Road Safety, in particular with regards to the certain resultant increase in vehicular traffic on the narrow, single track section of Pear Tree Lane from its junction with School Lane to its junction with Washington Lane. <p>Additionally, in July 2019, I objected to the Planning Application (19/00654/OUTMAJ) focusing my concerns on the effects on road safety from any increase in vehicular use on Pear Tree Lane.</p> <p>The proposal alteration now referred to in the letter from Gladman Developments simply changes the type of housing now being put forward for consideration. IT DOES NOT change the number of houses proposed on the site and, as a consequence, would not reduce the number of vehicle movements in and out of the development. My objections, therefore, still stand.</p> <p>The ongoing Corvid 19 pandemic has highlighted just how much the country lanes around this area are used by pedestrians, joggers, dog walkers, pony riders, and cyclist. The</p>

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			circular route along Washington Lane, Whinney Lane, Euxton Lane and Pear Tree Lane has been well used by all and highlight the need to take into consideration the effects of any resulting increase in vehicular traffic on the very narrow section of Pear Tree Lane.
7	Objects	22.05.20	<p>Regarding the proposed development on pair tree lane which the reference in the subject line of this email refers to.</p> <p>I think it is utterly disgusting the amount of development that has already taken place in Euxton. It has transformed from a very pleasant semi rural village into an ever increasing urban cesspit. There are already far too many houses for the village’s limited infrastructure to cope with. Every subsequent proposal is a kick in the teeth for every current resident of Euxton and puts future pressure on the areas roads, medical facilities, open spaces and supermarkets.</p> <p>Please do your job and protect the residents of Euxton you are meant to be serving and unanimously reject this sordid proposal by Gladman Homes. Pear Tree Lane has already been ruined by the lastest new housing estate, to damage it further should be a criminal offence. Think of the wildlife. Think of the air pollution. Think of the extra rubbish generation.</p> <p>Do the right thing, not the easy thing. No doubt you will have some sort of counter argument about the local economy and creating more opportunities. Is that really worth ruining what’s left? Buckshaw village is a sprawling urban mess that is on our doorstep, we have more than enough housing in the area.</p> <p>Please search your souls before you deal with this</p>
8	Objects	26.05.20	<p>We have recently received letter & plan from Gladman Development Ltd. With regards to an alternative proposal.In March we sent our objections to their proposed development to “Planning Inspectorate Bristol” in anticipation of the appeal in April(?).</p> <p>This latest plan does not change much with regards to our concerns about Euxton infrastructure & impact on quality of life.</p>

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			<p>I note from the map that was sent that the development is all within the Chorley Local Plan 2012-2026 Policy BNE3.9 Safeguarded Land – we assume this means not intended to be built on.</p> <p>We hope the Chorley & Euxton will oppose the development.</p>
9	Objects	26.05.20	<p>I like many others have received a letter from Gladman Developments Limited regarding the above appeal.</p> <p>My earlier reservations were lodged prior to the review and appeal and these reservations / issues are still valid. Regardless of the change to have 10% (18?) houses being self build, or a footpath being added along part of School lane and a potential vehicular link (road?) to wider safeguarded land whatever this means?</p> <p>The current Covid-19 situation has actually increased mine and probably other local residents about the infrastructure in and around this proposal. A lot more people have been walking, cycling and or running in this area and even though the traffic was greatly reduced you still took your life in your hands due to the narrow, badly maintained roads. There has been an increase in the number of pedestrians from the new estate between Euxton Road/ Pear Tree Lane and School Lane and because they just seem to appear from the estate this surprises the drivers and cyclists as this entrance / exit is new. In normal times it is already difficult to get out of the side streets (Oak Avenue, Sycamore Avenue, Orchard Close and Old School lane) especially during the school run times. Because of the welcome restricted street parking on School Lane some parents are parking down the aforementioned streets further reducing access for residents. This route is still being used by some drivers as a path go avoid the Wigan Road / Runshaw Lane / Euxton Road junction and they do not adhere to the 20mph speed limit. One of the proposed exits from the new development is on virtually a blind bend adding further hazards on this road.</p> <p>At the doctors surgery it is already difficult to get appointments (prior to Covid-19), likewise the dentist, the schools were possible have been made bigger but the only</p>

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			<p>Catholic Primary school cannot be made any bigger. The local hospital has a reduced capability and additional strains would be placed if this appeal was to succeed.</p> <p>We are still having issues with drainage on School Lane, and when the bad weather was here earlier we had flooding on both School Lane and Pear Tree Lane which we hadn't experienced prior to the new estate being built. There are many rumours surrounding the state of the sewers on this estate and I would not appreciate these problems getting bigger due to an additional strain as a result of increased numbers of houses.</p> <p>Obviously I don't know full plans and needs for additional housing but there is a large plot of land where Camelot used to be, not green fields or safeguarded land that I believe could ease the pressure on safeguarded land. I don't see why such a relatively small area has to take the brunt of increased housing needs.</p>
10	Objects	26.05.20	<p>I write in response to the letter sent to me regarding an appeal for 180 dwellings with access from Pear Tree Lane.</p> <p>I am a new resident to Oak Avenue having chosen this area for the semi rural life. Most of the residents in this area are people/families that have been here a long time, with younger people buying properties when older residents pass on.</p> <p>It was a shock to me to find out someone/a builder had applied for planning of more houses in the area. Having just moved from Buckshaw Village & the amount of houses having been built there would have thought we've enough pressure on the facilities here. There is much more traffic & lots of disturbance from all the building & constant noise. I do understand the need for housing for families but surely not more in this area. Pear Tree Lane & School Lane are small country lanes. It's a lovely country area with lots of wildlife, birds & bats as well as cattle & horses.</p> <p>This will be adversely affected no matter how careful builders say they will be. I know having lived on a building site at Buckshaw for 8 years.</p> <p>I would like you to consider how much the whole area will be affected if the builders get the go ahead. Please think about the residents living here.</p> <p>I do not want this planning to go ahead.</p>
11	Objects	27.05.20	<p>We have received a letter through from Gladman Developments regarding 180 dwellings on Pear Tree Lane Euxton.</p> <p>This has been refused before and we would like to object to this.</p>

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			<p>There is very little green space left and this will take away vital nature and green land that we all need.</p> <p>There are lots of issues that need to be addressed.</p> <ol style="list-style-type: none"> 1. Access to potential site is on a blind bend and will cause heavy traffic on a lane that is not designed for all this it is not a main road. This also causes a significantly high safety issue to the public. 2. The increase in traffic brings increased noise level and pollution. 3. Schools, dentist and doctors surgery are already over subscribed forcing residents who live within walking distance of these vital places having to go elsewhere. 4. There is very little green space left and this impacts severely on local wildlife and environment. 5. There is an on going development on the opposite side to this and this has already caused several issues. 6. Increased parking issues. Potentially 360+ extra cars making a quiet country lane extremely busy. The lane is not wide enough and not equipped to take the additional traffic. 7. Loss of privacy for houses on school lane, pear tree lane and surrounding locations. 8. Loss of trees in the area which we vitally need. 9. Extra houses means more noise and smell pollution and potentially hazardous materials being used. 10. The access discussed is not adequate there is no room on the lane for access to houses. 11. With more houses brings more crime. <p>Please take all of the above into account before looking at this. The residents of Euxton do not want any additional houses.</p>
12	Objects	28.05.20	<p>I would like to object to the above appeal by Gladman Developments Ltd. I live on the Cherries in Euxton and I am concerned that another 180 houses in this area will overwhelm the access roads and local facilities such as schools.</p> <p>School Lane is already very busy, particularly at school opening and closing times and when there are flooding issues with the railway bridge on Euxton Lane. Any additional traffic on School Lane and Washington Lane will not only add to the existing congestion, but I fear that it will lead to a child being run over or a fatal accident may occur. In addition to this, the access road onto the development from School Lane is</p>

			<p>immediately after a sharp bend in the road and is an accident waiting to happen. My understanding is that none of the existing roads are to be changed in any way to accommodate the substantial additional traffic that this development will bring. Thank you for your consideration in this matter.</p>
13	Objects	31.05.20	<p>I am objecting to the proposal of 180 dwellings off Pear Tree Lane / School Lane, Euxton as submitted by Gladman Developments.</p> <p>From the previous Two rejections already, I can not see any improvements to this proposal that should reverse this decision.</p> <p>The proposed entrance / exit off School Lane is totally un-safe. This is situated on a blind bend, that currently isn't wide enough at the best of times. Can you answer me how this is deemed acceptable? How can this be a safe place to manoeuvre a vehicle?</p> <p>How is School Lane going to be able to facilitate all the extra cars? Have Gladman observed the traffic flow at School time, morning & afternoon? The road is barely passable with cars parking on the road, resulting in a single line of traffic, unable to move. This will be compounded by additional vehicles as a direct result from this development. I have seen first hand cars having to move on to the pavement to pass other vehicles, resulting in an unsafe environment for pedestrians. This will be made worse. The bottom line is that the current infrastructure isn't able to cope with more vehicles.</p> <p>The area is also full of wildlife, Deers & Ducks that return every year and can be seen actually crossing the road on School Lane. This has resulted in the Council putting up signage to warn motorists. Again, more traffic flow will have a significant impact on the safety of these animals.</p> <p>The bottom line is that the proposed build just isn't in keeping with the area and will have a severe, negative impact on the lives of both the residents and animals.</p> <p>Surely with the new development off Euxton Lane and the on going development at Buckshaw Village, Euxton doesn't need more beautiful Green spaces built on? Coupled with the points above, this is totally unacceptable and should be rejected without hesitation.</p>
14	Objects	31.05.20	<p>My family and I wish to appeal against the proposed development of 180 dwellings on the land off Pear Tree Lane, Euxton. Appeal Reference Number APP/D2320/W/20/3247136. We have recently purchased a property off Pear Tree Lane for the reason it being a lovely rural location to bring up a family off the quiet quaint village country Lane.</p>

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			<p>We have small children who bike up and down the lane and this forms part of our daily walk. Euxton is such a lovely village feel with lots of fields and views. Developing another 180 across from an already new development is just a terrible addition to Euxton. The Lane will become so busy and unsafe, it's not large enough to cater for somewhat 180 plus cars.</p> <p>Euxton village will suffer, schools, nature, amenities are already suffering from the new builds.</p>
15	Objects	01.06.20	<p>I am writing to voice my objection to the planning application above. Isn't it time that the green fields in Euxton were left alone and what remains preserved for future generations. The roads and paths are unable to cope with the traffic as it is now and we are supposed to have a lower amount at present due to Covid. Our schools have all been recently extended and still are full to capacity. There are still massive areas on Buckshaw to build upon without allowing building on green field sites.</p> <p>Please refuse this application.</p>
16	Objects	02.06.20	<p>I am writing in response to a letter I have recieved with proposed planning for a large development of 180 dwellings off Pear Tree Lane. I would like to express my concerns and objections to this taking place for the following reasons.</p> <p>Pear Tree Lane is a lovely road for a quiet country walk away from the busy main roads in Euxton. If all these houses were to be build then this would no longer be the ideal quiet country walk it is now. This is unfair to young families and residents who have easy access to this safe walk from Euxton without having to travel a long distance for peace and quiet. Secondly, the change in view for the houses along pear tree lane is very upsetting. Residents have chosen to live in this area because of the fields and farmland surrounding it. To build so many houses in this area is unfair and unnecessary.</p> <p>Thirdly, the access road down Pear Tree Lane and School Lane is narrow and some parts are not fit for two cars to pass side by side. To turn this into a main access road for potentially 400 vehicles is ridiculous. The pollution and noise from this amount of additional traffic will be detrimental to the environment.</p> <p>Finally, the schools, nurseries, dentists and doctors are already at capacity. School Lane is backed up to Pear Tree Lane on a daily basis with school traffic. I don't see how these people can be accommodated 180 houses with a population of approximately 700 people.</p>

			<p>It's just not possible to accommodate for their health and wellbeing and they wouldn't be in the catchment area for other schools. Please take my points into serious consideration.</p>
17	Objects	2.6.20	<p>I am writing to object to the building of 180 houses off school lane, pear tree lane. As mostly, single track road, it is very hard to get 2 cars to pass either side, 1 car either has to stop or reverse a few hundred yards to find a safe place to pass? Also if you remember you had to shut school lane when the railway line bridge was being fixed due to large volumes of traffic going down school lane and it was causing major problems to people living in the area, pedestrians walking when there are children walking to school down that lane twice a day? Also an entrance is opening into a blind bend with double yellow lines further down the road as school lane cannot cope with the traffic now due to the nursery school and primary school being there? The land is on land used for farming? With us especially coming out of the European Union, we need more home grown farming and don't need the land being taken away for housing which the area doesn't need? There is plenty of land on Buckshaw Village still which can be changed from commercial to residential which I have seen after living in the area for the last 13 years? Not a rural location as Euxton? Schools cannot cope with classroom sizes now so how can the cope with more residents??</p>
18	Objects	02.06.20	<p>I would like to object to the build of 180 homes I feel there has been enough homes built locally and we don't need any more I feel the impact locally on schools etc would be too much</p>
19	Objects	02.06.20	<p>My family and I wish to appeal against the proposed development of 180 dwellings on the land off Pear Tree Lane, Euxton. Appeal Reference Number APP/D2320/W/20/3247136. This quiet country lane is already far too busy with the current development and also it being a cut through Euxton off the main roads. We have small children who bike up and down the lane and this forms part of our daily walk. Euxton is such a lovely village feel with lots of fields and views. Developing another 180 across from an already new development is just a terrible addition to Euxton. The Lane will become so busy and unsafe, it's not large enough to cater for another 180 plus cars.</p>

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			Euxton village will suffer, schools, nature, amenities are already suffering from the new builds.
20	Objects	02.06.20	<p>My family and I wish to appeal against the proposed development of 180 dwellings on the land off Pear Tree Lane, Euxton. Appeal Reference Number APP/D2320/W/20/3247136. This quiet country lane is already far too busy with the current development and also it being a cut through Euxton off the main roads.</p> <p>We have small children who bike up and down the lane and this forms part of our daily walk. Euxton is such a lovely village feel with lots of fields and views. Developing another 180 across from an already new development is just a terrible addition to Euxton. The Lane will become so busy and unsafe, it's not large enough to cater for another 180 plus cars.</p> <p>Euxton village will suffer, schools, nature, amenities are already suffering from the new builds.</p>
21	Objects	02.06.20	<p>I would like to object to the proposal of the new residential development as above. Euxton does not have the infrastructure now to cope with all the extra housing that has already been built, let alone if it had to deal with almost 200 more houses.</p> <p>The waste water infrastructure has various cross connections which is causing raw sewage to enter various brooks - particularly Chapel Brook and is causing a pollution nightmare and killing a wide range of wildlife, the road network is heavily overloaded which stops emergency services vehicles from getting around quickly, the local shops and supermarkets are crammed, there are few if any school places, the police and other emergency services are struggling to keep up, the local health authority and health centres are struggling to cope and when there is an accident on the M6 or the M61 (each side of Euxton) then everything comes to a standstill as vehicles are diverted onto the A Roads around the village.</p>
22	Objects	02.06.20	<p>My family and I wish to appeal against the proposed development of 180 dwellings on the land off Pear Tree Lane, Euxton. Appeal Reference Number APP/D2320/W/20/3247136. This quiet country lane is already far too busy with the current development and also it being a cut through Euxton off the main roads.</p> <p>We have small children who bike up and down the lane and this forms part of our daily walk. Euxton is such a lovely village feel with lots of fields and views. Developing another 180 across from an already new development is just a terrible addition to Euxton. The</p>

			<p>Lane will become so busy and unsafe, it's not large enough to cater for another 180 plus cars.</p> <p>Euxton village will suffer, schools, nature, amenities are already suffering from the new builds.</p>
23	Objects	02.06.20	<p>I am writing with regard to the appeal to build 180 houses on School Lane/Pear Tree Lane Euxton.</p> <p>I am a resident of Wigan Road just by School Lane. I am also a local business owner. I find the application for this site to be outrageous. The additional traffic this will cause will have a catastrophic affect on this area. There are already great problems with cars on School Lane and now onto Wigan Road at school opening and closing time's. It is seriously an accident waiting to happen. The prospect of potentially a further 360 cars using these lanes is simply ridiculous and irresponsible.</p> <p>As I'm sure you are aware we suffer great problems in winter with flooding under the railway bridge on School Lane and taking yet more fields is surely only going to add to this problem which causes chaos on our roads.</p> <p>I mentioned I had a local business well my business would potentially profit long term from this development but I categorically do not want this housing estate.</p> <p>Euxton is a beautiful village that is slowly but surely being taken apart by housing that is not necessary. I am saddened that such developments do not provide for the younger generation of this community who find themselves having to leave the village in which they grew up because they cannot afford to buy here. My daughter is one of these people. Shared ownership is not an option for everyone. She's fortunate and has a good job and in Chorley Leyland or Buckshaw where she bought are the only options as house prices are cheaper.</p> <p>I fail to see how this development will benefit the village of Euxton in anyway whatsoever. If we are to move forward with more eco friendly environments in the country why not consider developing this land into a park ? And I don't mean a green open space applicable to all housing estates.</p> <p>A large housing estate has just been completed taking away some lovely green space, there is simply no need for more.</p> <p>I would be more than happy to discuss my objection should you wish too and I hope and pray that the right decision for the village will be made on this application.</p>

24	Objects	02.06.20	<p>I'd like to lodge my objection against planning application APP/D2320/W/20/3247136 the proposed new housing development on the lanes including school lane.</p> <p>As a relatively new resident to the area, I have struggled to find a dentist and doctor for myself and family due to being oversubscribed.</p> <p>I take my baby daughter for walks in the pram down School lane and Pear Tree lane. There are very few pavements. Outside of the current lockdown situation these lanes are already busy with cars cutting through the lanes to avoid the traffic lights at the bay horse pub, meaning they travel quickly and there is quite heavy traffic at peak times making going for a walk with the family quite a hazard. On Euxton lane, the traffic is heavy, again at the bay horse pub traffic lights. The new developed with a proposed 180 houses and potentially 360 additional cars (2 per household) plus visitors is only going to make this situation worse. The country lanes are not practical for heavy traffic.</p> <p>We live on the new Pear Tree Grange / Rowland estate. The single entrance to the community is via Euxton Lane which is a substantial road which can handle it, but is now at or nearing capacity. However, the small country lanes are just not fit for this purpose. Visitor parking is already becoming an issue on the Rowland estate and as families grow older and teens have their own car this problem of parking on the roads is only going to get worse. This happening on the already narrow country lanes must be factored and considered.</p> <p>On a more personal note, we purchased in Euxton because it still felt like a village and community and loved the fact there was plenty of greenery and trees to enjoy the fresh air, not to mention the joy of watching the cows currently occupying the proposed land. This has been incredibly powerful for my own and families mental health during the recent lockdown restrictions. Having the ability to step out the door and safely walk down the lanes and see the cows and take in the trees and oxygen has been truly amazing. Please don't ruin that by approving this application.</p>
25	Objects	02.06.20	<p>I am emailing on behalf of me, my partner and young child who live on School Lane. We are very distressed to hear Gladman are proposing to build again on the lane behind our house. Me and every single one of the neighbours in the surrounding area completely disagree with the proposal and do NOT want any houses being built.</p>

			<p>Euxton is a beautiful town and has already lost many beautiful fields and land due to crowded housing estates. There is still lots of (noisy) building work going on nearby of a new housing estate and we do not need any more upset in the neighbourhood by using more precious land to build more.</p> <p>Euxton community cannot deal with another influx of families as it will put so much strain on primary schools, doctors, dentists and high schools. There is not enough space for the current residents, never mind any more people.</p> <p>We are also aware it will dramatically drop the value of our property as one of the main attractions about it is the stunning views behind. We are gravely concerned this will affect our community if it does gets approved.</p> <p>Please reconsider approving gladmans building a housing estate behind us. It will mean so much for our community if you allow us to stay as the community we already are!</p>
26	Objects	02.06.20	<p>I am writing to object to the plans for 180 houses on Pear Tree Lane/School Lane Euxton. This application has been refused on a number of occasions as it is inappropriate for the area.</p> <p>The amended appeal states that some houses will be self build, this in no way changes the underlying issues as to why planning has been refused before. The infrastructure of the roads cannot cope with the extra vehicles which would result from building. Pear Tree Lane is single track, unlit and without a footpath totally unsuitable for regular vehicle use. The alternative road, School Lane leads to the main A49 and is already access to three housing estates and is used frequently as a 'rat run' for cars through to Pear Tree Lane and Euxton Lane up into Chorley and through to Washington Lane.</p> <p>The four Primary schools In Euxton are already at capacity despite two County Primary schools being extended to accommodate children from recent housing development in the village.</p> <p>The GP surgery can not cope with another 360 patients, which would be a conservative estimate of residents as a result of any development of this land.</p> <p>The recent Covid pandemic has shown how much the community would struggle with greater numbers and pressure on the Doctors, Chemist, shops and schools. It has also shown how much green spaces, quiet lanes and valuable space between built up areas is</p>

			<p>invaluable, the proposed development would result in a loss of all this and affect the whole community.</p> <p>I would hope the council planning department can see past the latest incentive of self build houses which is purely a sweetener for what it a totally inappropriate application for houses which are not needed nor desired in the village.</p>
27	Objects	02.06.20	<p>I would like to register my objection to the planning application to build 180 dwellings off School Lane & Pear Tree Lane. My objections are:</p> <p>Congestion - roads around the village already full to capacity particularly at peak commuter times. Also due to local schools & parking issues along School Lane. Accidents will be inevitable.</p> <p>Access roads - the corner on which one is planned is already dangerous & accidents have occurred, luckily only minor ones so far Single track roads - both these roads are farm lanes not designed for the level of traffic 180 dwellings would bring.</p> <p>Pollution - this will increase in the village from every angle; noise, fuel, light etc. The loss of green land will reduce the filtration of the pullout ion already created in a busy village. The area is currently peaceful in non- commuter times. This will be lost.</p> <p>Wildlife - there is a huge variety in this area including deer. This will be lost with more building Sufficient housing - there is already building in the immediate & surrounding areas. These are not local people moving in. They are people commuting to local cities further creating congestion & pollution Schools, Drs, dentists, shops - these will not be sufficient for an additional 180 dwellings. They are already at capacity.</p> <p>Please do not authorise this application. Keep Euxton a village & not turn it into anything larger.</p>
28	Objects	02.06.20	<p>I strongly oppose this planning application due to the traffic congestion this will cause ,these are country lanes you are planning to destroy they aren't wide enough for two way traffic and you have to pull in for people to pass. There are no pavements and these lanes have people walking and cycling on them all day this is an accident just waiting to happen. Please leave the small amount of unspoilt countryside the people of Euxton have left to enjoy.</p>
29	Objects	01.06.20	<p>I have lived on Oak Ave off School Lane Euxton for over 30years and I am very concerned with regards to the planning application on School Lane/Pear Tree I strongley object to the plans for the houses. Due to the fact of more traffic in the area, the surrounding road is a country side road and only one car at a time can pass down the country lane, so it's an</p>

			<p>obstruction and an accident is waiting to happen whether it be a car crash or something more fatal like a child being killed. There is already congestion on the roads school lane and Wigan road due to the local school, so this would be even greater if these houses where built. I also believe there aren't enough doctors surgery's, or dentists who are taking on new patients in the area too and the schools they are full to capacity too. Euxton village is a lovely quiet village with lots of countryside, farmland, views, walks and more. To build more houses in a quiet lovely village you would be spoiling the area, the views, the people, nature and wildlife. There are already lots of new houses on Buckshaw and Pear Tree Lane. Why do you need more? Our village is has more than doubled over the last few years. It is more like a town than a village.</p> <p>There is land in Eccleston where Camelot was why can this not be used instead of Euxton. It's not safe guarded land/ green belt land.</p> <p>I again say I object to your plans my reasons of above.</p>
30	Objects	01.06.20	<p>I'm writing with great concern over the planning application on School Lane/Pear Tree Lane.</p> <p>I object to the plans for the houses. Due to the fact of more traffic in the area, the surrounding road is a country side road and only one car at a time can pass down the country lane, so it's an obstruction and an accident is waiting to happen whether it be a car crash or something more fatal like a child being killed. There is already congestion on the roads school lane and Wigan road due to the local school, so this would be even greater if these houses where built. I also believe there aren't enough doctors surgery's, or dentists who are taking on new patients in the area too and the schools they are full to capacity too. Euxton village is a lovely quiet village with lots of countryside, farmland, views, walks and more. To build more houses in a quiet lovely village you would be spoiling the area, the views, the people, nature and wildlife. There are already lots of new houses on Buckshaw and Pear Tree Lane. Why do you need more?</p> <p>I again say I object to your plans my reasons of above.</p>
31	Objects	03.06.20	<p>I am writing this email to thoroughly object to the planning application - APP/D2320/W/20/3247136</p>

32	Objects	03.06.20	<p>I would like to add to my previous objections to the above proposed development. In light of the current pandemic and lockdown that the country endures, I would like to emphasise how important the green fields of Euxton have been in protecting local people from a mental health epidemic.</p> <p>Over the last few months the fields and lanes, where the proposed development is outlined, have been a lifeline for local people as a place to walk and exercise, in the local area. People have been using and appreciating the open space in ever increasing numbers. The road traffic (cars) has, in the same time, decreased significantly as people have been staying locally and schools being shut.</p> <p>I feel that the increased traffic from the proposed development and the loss of green, open space for locals to use and view, would have a severe effect on the mental health of the community and this should be declined as a priority at this time.</p>
33	Objects	03.06.20	<p>I am in receipt of a letter from Gladman developments outlining an alteration to the proposal for 180 dwellings on land of Pear Tree Lane Euxton (initial application reference 19/00654/OUTMAJ).</p> <p>Having reviewed Gladmans alteration I see no improvement whatsoever to the original application and it defiantly does not address any of the objections that I and many others put forward in August of last year.</p> <p>It would appear to be a complete waste of everybody’s time, money and effort and therefore the following objections most definitely still apply.</p> <p>I object very strongly to the original planning application and the subsequent appeal for yet more housing in the already over developed area of Euxton and urge the following comments be seriously considered.</p> <p>Euxton is a semi-rural village with a mixture of both housing and green field areas and it is vitally important the mix is maintained. Therefore any proposed developments which rob the area of more of its green fields, trees, hedgerows, wildlife and country lanes are totally unacceptable.</p> <p>Apart from the strong objection to building on green field areas there are the severe impacts on local infrastructure i.e. the access onto the narrow already congested School Lane, increased traffic on the already congested local road network, school places, access to hospital/ doctors/dental surgeries and many other local facilities.</p>

		<p>With particular regard to increased traffic Euxton Lane is already severely congested despite the widening improvements to cope with additional traffic from the Buckshaw development. Euxton Lane leads up to the main A6 which gives access to the M61 Motorway, and although the A6 junction has also undergone vast improvements there are still lengthy tailbacks stretching from the A6 right back to the junction with Buckshaws Central Avenue, especially at rush hour. This will be compounded with increased traffic from the new Hub and the ongoing adjacent development. Additionally this route passes the entrance to the A & E department of Chorley Hospital. With this vital route already congested the impact of increased traffic from further developments would be utterly chaotic. It is clear that Gladman Developments have totally disregarded this proven congestion both around Euxton Lane and all roads throughout our village. I wonder if they've chosen to ignore this purely for their own profit with no concern for the local community.</p> <p>Because of the increased traffic many vehicles will use the narrow single track Pear Tree and Whinny lanes as short cuts to avoid the congestion resulting in dangerous unavoidable problems.</p> <p>The Park and Ride facility at Buckshaw Parkway is already full to capacity and beyond, despite it being a large car park, and therefore could not cope with any additional traffic.</p> <p>The local primary schools are already oversubscribed despite the new school at Buckshaw, Primrose Hill and Balshaw Lane already having had major extensions.</p> <p>The proposed land for development will retain and drain a significant volume of water. The existing drainage system has undergone recent costly upgrades to avoid major flooding problems which we have experienced in the past. How can Gladman ensure that these upgrades will be able to still cope with the increase in volume from the development.</p> <p>Who do Gladman think they are having already had a smaller development application rejected. Are they going to widen School Lane, improve the already congested roads, build new schools & doctors surgeries etc. Will they be improving the already oversubscribed utilities for fibre broadband in the area so we don't have the ridiculous situation currently experienced within Buckshaw.</p> <p>In summary this is nothing more than a cynical attempt by a private company known for exploiting loopholes to maximize profit with absolutely no consideration of the impact on the environment and the lives of local people. This application will have a serious adverse affect on a community with limited infrastructure that is already feeling the crippling strain</p>
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			of underinvestment in services, roads etc already caused by huge local developments like Buckshaw Village and the new development on Euxton Lane.
34	Objects	03.06.20	Please no more houses in Euxton. Traffic here is already a nightmare, roads are crazy busy, schools and healthcare over subscribed, green spaces disappearing. As of today there are at least 181 houses for sale within 1 mile of this planned development, along with 18 for renting.....plenty of stock for buyers or renters. Why do we need more?
35	Objects	03.06.20	I am writing this email in objection to the above planning application in Euxton, the infrastructure is overwhelmed, the roads are congested, wildlife is being destroyed, where does it stop ? These developers sell their plots as being in a village this is hardly true anymore, it's becoming a small town with no school places, no dentists with NHS places, the doctors surgery's are rammed with patients daily, Every heavy continued downpour of rain the flooding worsens, the natural flood plains have been built on already the drainage system across the area is inadequate Please do not allow this or any further large developments in Euxton or surrounding area's.
36	Objects	04.06.20	<p>I am writing to object to the plans for 180 houses on Pear Tree Lane/School Lane Euxton. The application has been refused on a number of occasions as it is inappropriate for the area. Why can the company keep trying to get planning permission, involving extra costs to the Local Authority/ time and further uncertainty's for the local community. After the application has already been refused at the highest level in London, this should have been the end of the matter.</p> <p>The amended appeal does not changes the underlying issues why planning has been refused before.</p> <ul style="list-style-type: none"> a. The current road infrastructure cannot cope with the extra vehicles which would result from a new development. Pear Tree Lane is single track, unlit and without a footpath totally unsuitable for regular vehicle use. The alternative road, School Lane leads to the main A49 and is already access to three housing estates and is used frequently as a 'rat run' for cars through to Pear Tree Lane and Euxton Lane up into Chorley and through to Washington Lane. At rush hour the roads become congested. b. The 4 Primary schools in Euxton are already at capacity after being extended to accommodate children from recent housing development in the village. There are no facilities within the village for secondary education, which is needed.

			<p>c. The GP surgery cannot cope with another 360 patients, which would be a conservative estimate of residents as a result of any development of this land.</p> <p>d. The recent Covid pandemic has shown how much the community would struggle with greater numbers and pressure on the Doctors, Chemist, shops and schools.</p> <p>e. In order to provide local residents with a good quality of life green spaces, quiet lanes and space between built up areas is invaluable, the proposed development would result in a loss of all this and adversely affect the whole community in Euxton.</p> <p>I would trust that the council planning department will reject this totally inappropriate application for a further 180 houses which are not needed in the village.</p>
37	Objects	04.06.20	<p>I would like to submit a very strong objection to the proposed Gladman development proposed for Pear Tree Lane, Euxton.</p> <p>I am shocked and saddened that this developer continuously attempts to ruin our village with another large scale development which is completely unnecessary for this area. Euxton is a village, it is full to capacity. We have 1 doctors surgery, 1 dentist surgery and 4 small primary schools which are full.</p> <p>In what world is it a good idea to destroy our dwindling countryside, damage our ecosystem and put more and more pressure on our already saturated local services? It is a disgrace that this has been allowed to happen to our village again, putting so many people under stress, not knowing if their homes will be ruined by a load of poorly built new builds being proposed for their door steps. Bringing more and more people to the area is just not appropriate when the infrastructure can't even cope with the current numbers. The fact that there is no proposals for any new public services to be built to cope with a huge influx of people is disgusting. Buckshaw village still isn't finished and still greedy developers want to push more and more into the countryside where they don't live.</p> <p>The proposed access road is a joke, a country road which can't cope with the small number of cars which use it currently, so who thinks it's a good idea to spoil it further with the cars of 180 dwellings?</p> <p>During this lockdown period these lanes have been busy with people walking and enjoying our beautiful village, everyone loves this place and we know how lucky we are to have such a beautiful place to call home. The damage to the land all these houses, cars and extra people are creating is heartbreaking. We suffer with flooding in the village currently due to surface water run off and losing the natural drainage of the fields and hedgerows</p>

			<p>will make this worse. Furthermore, the wildlife of the area will suffer a devastating loss, it is totally hypocritical of councils and government to talk about protecting the environment and then destroy the habitats that have been there for centuries.</p> <p>It is a horrible fact that this land will more than likely be handed over to a developer in the future as it has been ear marked for building. But the people of Euxton will always put up a fight to protect their home and the way it should be kept!</p> <p>I hope this email will find someone who may listen and respect the concerns of the residents.</p>
38	Objects	06.06.20	<p>We have received a letter from Gladman relating to the development of new houses on Pear Tree lane, we still feel strongly that nothing has changed since the original application was refused. Euxton`s Pear Tree lane area is beautiful countryside with many people using the lanes for walking everyday, there`s no way it has the capacity to handle the building of nearly 200 houses. The area could`nt cope with the extra traffic and pollution. I therefore felt the need to write to express our feelings that Euxton`s green fields should be protected and the appeal should be refused.</p>
39	Objects	06.06.20	<p>I write to you in regard to the proposal of building up to 180 houses on a perfect patch of land, a home for a variety of wildlife, and within metres of several residents' homes. Your consideration of 30% affordable homes is appreciated, however with Buckshaw Village only walking distance away, your estate would be unnecessary, and quite frankly an inconvenience, I will explain why within this letter.</p> <p>The problems would start from the moment you would turn into the estate. Putting the entrance on an already incredibly dangerous bend leaves me with little confidence about the rest of the planning. There have been several problems with the blind bend already, therefore adding another junction is asking for accidents to happen.</p> <p>Furthermore, Adding a potential 360 cars (assuming 2 cars per household) onto a small, residential road is going to increase problems further. It is very common that children walk down these roads to school. Not only will congestion increase, especially during school hours, but the estate is also making the area dangerous to school children. I see a traffic survey has been done, but at the wrong time of the day to assess peak road congestion - nice try.</p> <p>While on the topic of schools, there is already a high demand for places in local schools and nurseries. Assuming the average of two children per household, I question where 360 children will be placed. Again, this needs to be considered. Children are already having to travel to the ends of chorley and leyland in order to get a place at highschoools. I question where the consideration is for locals.</p> <p>Currently, I am a resident at [xxx]. From my window, I have the blessing of seeing beautiful deer, rabbits, cows, sheep, fox, squirrels and several other beautiful species from my</p>

			<p>window. As an economically driven individual, you clearly have not considered where all of this beautiful wildlife will go once you have drowned the area in concrete. We're currently living in a time where there is an increased focus on environmental quality, yet unfortunately there are still some greedy individuals that would rather profit monetarily than consider the environment. May I ask, when there are so many brownfield sites to make use of, why do you choose a beautiful greenfield site that is home to hundreds of species. Ignorance is the only answer I can find for this. Aside from that, the increased cars and people to a small, quiet area will increase noise, visual and environmental pollution. For this, I am outraged that in 2020 there are still people building on the little amounts of nature we have left, purely for profit.</p> <p>Pear tree lane, as I hope you are aware, is a very narrow country lane that can just about enable two cars to pass each other. It's a perfect spot for current elderly residents to take a quiet walk. However, this tiny lane will be unable to withstand the mass amount of cars you will be bringing to the area. It's subject to potholes and is a spot that will likely be dangerous with increased congestion. There are no footpaths therefore is not a good area to position an estate that will likely have families of young children. Currently, the area is home to several elderly people, they will not only be disrupted, but their currently accessible walking routes will now be swarmed with vehicles.</p> <p>Euxton is only a small village. I am unsure how, or even whether you have considered the impact on local infrastructure. School, doctors, hospitals, dentists and many more. It's already near impossible to get a quick appointment at the doctors and there is no A&E. I am in no doubt that there has been absolutely no consideration for the needs of locals, purely just a way to draw profit into the area for a minority to benefit from.</p> <p>Physical exercise and contact with nature are key to maintaining mental wellbeing. This is another large current topic that has been ignored. According to lancashire.gov.uk, in Chorley, "22% have been told they have depression, anxiety or other mental health condition (at any time)" A way of managing this is exercise, and surrounding yourself in nature; again, you are preventing this possibility in order to gain profit.</p> <p>People love Euxton purely for its scenic walks and greenery. Removing this leaves Euxton with very little attractiveness.</p> <p>I conclude with a question; why do you think this application has already been rejected once before? In a time to focus on environmental quality and mental wellbeing, you are doing everything in your power to gain economic advantage at the cost of this. I sincerely hope that your application gets declined as many times as you attempt to destroy the habitats of hundreds of species, but if it goes through, and I see a single solar panel on a roof, I will be proven right about your hypocrisy, greenwashing and desire for financial power.</p>
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			On behalf of all residents against your planning application, we wish you the least of luck in your success.
40	Objects	08.06.20	I wish to submit information as to why I believe it is appropriate to reject the appeal by Gladman Developments Ltd. for planning permission to build 180 dwellings on the land off Pear Tree Lane, Euxton, Chorley. There are two main reasons why I believe that this development is inappropriate: First, according to information obtained from Chorley Borough Council under a Freedom of Information request, there is currently permission to build 182 dwellings on Buckshaw Village, a site less than one mile from the proposed Gladman Development. Of these 182 dwellings, only 23 are currently under development (as of 31st March 2020) and consequently there is existing capacity to build 159 dwellings there. This indicates, in my opinion, that there is already sufficient land for development available. Second, the proposed site would be extremely difficult for people to access and would put significant demand on local roads and traffic. There are only three possible road access points to the site: School Lane onto the A49, Pear Tree Lane onto Euxton Lane, Pear Tree Lane onto Washington Lane. None of these access routes would viably support the level of travel that 180 families would imply during peak times. 1. School Lane onto the A49 passes under a West Coast Mainline railway bridge, meaning that the road could not be widened. It is also a prime location for parents parking their cars whilst taking children to school at the nearby Euxton School of England Primary School. It is already extremely difficult to exit onto the A49 at peak travel time.2. The section of Pear Tree Lane between School Lane and Euxton Lane is very narrow, approximately 4m wide. This is significantly narrower than the width recommended by planning guidelines. Additionally, this road is restricted on one side by a stream and mature trees and on the other side by houses which lack any front garden, meaning that the road could not be widened. The road also lacks any pavement. At peak times there is already difficulty in exiting Pear Tree Lane onto Euxton Lane. With the increased traffic from the proposed development this would become untenable, dangerous for people wanting to walk or cycle to the local railway station, and backing up to the the restricted width would block traffic in both directions.3. The section of Pear Tree Lane between School Lane and Washington Lane is a single track lane with established forest on both sides. It also dips and rises significantly, and opens into another residential area. It would not be viable for traffic to exit the development via this route. For these reasons I feel that it is both unnecessary and non-viable to build 180 dwellings at the location proposed by Gladman Developments Ltd.
41	Objects	08.06.20	Developments Ltd. for planning permission to build 180 dwellings on the land off Pear Tree Lane, Euxton, Chorley. There are two main reasons why I believe that this development is inappropriate: First, according to information obtained from Chorley Borough Council under a Freedom of Information request, there is currently permission to build 182 dwellings on Buckshaw Village, a site less than one mile from the proposed Gladman Development. Of these 182 dwellings, only 23 are currently under development (as of 31st March 2020) and

			<p>consequently there is existing capacity to build 159 dwellings there. This indicates, in my opinion, that there is already sufficient land for development available. Second, the proposed site would be extremely difficult for people to access and would put significant demand on local roads and traffic. There are only three possible road access points to the site: School Lane onto the A49, Pear Tree Lane onto Euxton Lane, Pear Tree Lane onto Washington Lane. None of these access routes would viably support the level of travel that 180 families would imply during peak times. 1. School Lane onto the A49 passes under a West Coast Mainline railway bridge, meaning that the road could not be widened. It is also a prime location for parents parking their cars whilst taking children to school at the nearby Euxton School of England Primary School. It is already extremely difficult to exit onto the A49 at peak travel time.2. The section of Pear Tree Lane between School Lane and Euxton Lane is very narrow, approximately 4m wide. This is significantly narrower than the width recommended by planning guidelines. Additionally, this road is restricted on one side by a stream and mature trees and on the other side by houses which lack any front garden, meaning that the road could not be widened. The road also lacks any pavement. At peak times there is already difficulty in exiting Pear Tree Lane onto Euxton Lane. With the increased traffic from the proposed development this would become untenable, dangerous for people wanting to walk or cycle to the local railway station, and backing up to the the restricted width would block traffic in both directions.3. The section of Pear Tree Lane between School Lane and Washington Lane is a single track lane with established forest on both sides. It also dips and rises significantly, and opens into another residential area. It would not be viable for traffic to exit the development via this route.For these reasons I feel that it is both unnecessary and non-viable to build 180 dwellings at the location proposed by Gladman Developments Ltd.</p>
42a and 42b	Objects	08.06.20	<p>I write in regard to the above appeal by Gladman Developments Ltd. I would like to remind you of my letter last year 29th July 2019, please find attached a copy of the previous letter, the contents of which are still relevant to the present time.</p> <p><i>[below is a copy of the previous letter dated 29.7.19]</i></p> <p>I am writing to formally object to the planning application for the erection of up to 180 dwellings on the land between Pear Tree Lane and School Lane Euxton. Application Reference Number 19/00654/OUTMAJ.</p> <p>I am the senior General Practice Partner for Euxton Medical Centre. Euxton Medical Centre is the only General Practice Surgery in Euxton. Unfortunately we have seen vast numbers of housing erected in the Euxton area over recent times. This has already imposed an immense strain on our medical services. The National Health Service has not been able to provide any extra funding to increase our work force. The large amount of housing that has</p>

			<p>been and is still being erected is rendering our work load unmanageable. The proposal for a further 180 houses would make the situation potentially untenable. Euxton Medical Centre has been faithfully serving the residents of Euxton since 1986 and believe that Chorley Council have a duty to preserve the delivery of high quality and safe medical services to the residents of Euxton. I would like it to be noted that Gladman have not approached Euxton Medical Centre in order to ascertain capacity for provision of medical care to the proposed housing development. I would be very grateful for your response to this very serious situation.</p>
43	Objects	07.06.20	<p>I have received a letter from Gladmans dated 19th May 2020 confirming alterations to the Appellant's proposals and informing me that I can make further representations to you by the 12th June. My representations are set out below.</p> <ol style="list-style-type: none"> 1) I do not propose to repeat all of my previous representations but will stress that the proposal is contrary to the existing local plan and that to allow this appeal would result in a complete loss of faith in the planning process and in local democracy. Local residents have participated in the process leading to the adoption of the local plan. The residents did not achieve all they sought but have accepted the position. It cannot be right or fair that developers should ride roughshod over the residents and local authority. 2) The residents have continued to have input into the emerging Central Lancashire Local Plan. To allow this appeal would actively discourage residents' future participation in this and other similar exercises. 3) The proposed alterations do nothing to mitigate the adverse effects to the setting of Houghton House Farm, an 18th century grade 2 listed building. The proposal would harm the building's significance. 4) Gladmans' latest plan confirms that the Appellant's intention is to squash as many housing units as is possible onto this site which is unacceptable in a semi rural area and cannot be beneficial to the residents who will reside there. 5) During the days of lockdown we have been blessed with good weather and my wife and I have spent a great deal of time in the garden. School Lane and Pear Tree Lane have been full of walkers, cyclists, people pushing prams and joggers. When engaging in conversation invariably they are shocked at the proposal to build on this site. The area is of value to the community and it would be quite wrong to build upon it without a local plan review. <p>Please acknowledge receipt and confirm that these representations will be made available to the Planning Inspector holding the Inquiry</p>

44	Objects	07.06.20	<p>I have received a letter from Gladmans dated 19th May 2020 confirming alterations to the Appellant’s proposals and informing me that I can make further representations by 12th June. My representations are set out below.</p> <ol style="list-style-type: none"> 1) I am a joint owner of Houghton House Farm. There is an estate in the course of being built on greenfields just a few metres from our gate on the opposite side of School Lane. If this appeal were to be allowed there will be no green areas on School Lane. The area will be transformed from rural to urban virtually overnight. 2) The proposed access road from east side of the site from School Lane is at a point where the road is too narrow for 2 cars to pass without one pulling over onto the verge. I note on the plan that a vehicular link to wider safeguarded land to the south of the site is planned. This means that ultimately the inadequate road proposals will have to cater for far more than 180 dwellings. 3) School Lane / Pear Tree Lane is well used and enjoyed by walkers, cyclists, joggers and horse riders and is one of the few green areas left in Euxton still available for informal recreation due to the overdevelopment of Euxton. 4) It seems to be ignored that most of Buckshaw Village is situated within the Parish of Euxton. There has been massive development at Buckshaw in recent years and there are still undeveloped plots available with planning permission. Why is this not taken into account? Many years ago when Buckshaw was first being developed it was indicated that this would preserve greenfield sites in the rest of Euxton. This has not proved to be correct. 5) What Euxton needs now is a break from continuous building. <p>Please acknowledge receipt and confirm that these representations will be made available to the Planning Inspector holding the Inquiry.</p>
45	Objects	09.06.20	<p>We write again to express our deep concern for the overdevelopment of green areas in and around Euxton. Surely enough is enough? Surely enough houses have been built? Instead of house builders working on green field sites please incentivise them to develop inner town areas that are in desperate need of investment and upgrade. Also existing infrastructure is already there.</p> <p>The environment cannot take anymore new development. Nature and residents are suffering with congestion, insufficient infrastructure, excessive pollution, traffic and noise levels. The only organisations to profit from this are the housebuilders.</p>

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			<p>We have complained about development over the years in and around the `village' of Euxton for a long time now. To no avail. We have been ignored. What is the point of having consultations if the people are not heard?</p> <p>We hope you will turn down the appeal from Gladman's and preserve what little bit of greenery we have left in Euxton. It is a scandalous crime what is being allowed to happen to the environment. Once it is gone its gone. We will never get it back.</p> <p>Thank you for your consideration</p>
46	Objects	09.06.20	<p>My wife and I moved to a new build last December 2019 hoping to settle down in this nice and green country area away from a lot of houses and traffic.</p> <p>Since we moved to the area we have really enjoyed taking country walks in pear tree lane and school lane.</p> <p>It wasn't until recently that we have learned that there would be a new development built in the nearest future.</p> <p>We have spoken to some of our neighbors who have already objected to this new development and we are joining this appeal to object to this development that we believe will disrupt the lives of many people.</p>
47	Comment/Question	10.06.20	<p>The oak tree which is protected under a Tree Preservation Order is not shown on the plan enclosed with Gladman correspondence dated 19th May 2020. Is this a genuine error or a deliberate omission to improve access from School Lane?</p>
48	Objects	10.06.20	<p>Appeal reference APP/D2320/W/20/3247136</p> <p>The alteration makes no difference to why I've objected to this housing application in the past. The road is busy enough now, especially at peak times, 180 new dwellings could easily mean 300 plus extra vehicles using the road aswell, its already a cut through with cars racing through to work etc, I've witnessed several very near misses, this just makes the road even more dangerous!! The schools round here are already full, you can't get a doctor's appointment at the local surgery. We've just seen the near completion of the most recent housing addition to the area, extra traffic, noise etc.</p> <p>I unequivocally disagree with this whole planning application.</p>
49	Objects	10.06.20	<p>Further to receipt of a letter dated 19th May 2020 from Gladman Developments Ltd I wish to object to the appeal for a 2nd time, notwithstanding the alterations that have been submitted by Gladman under the above appeal reference.</p>

			<p>My objections remain the same, the development will be overbearing and will ruin the character and quality of the village in terms of appearance. The access points to the site on School Lane at both points are a concern for safety, one is on a 90 degree bend, the other is on a narrow part of School Lane, widening of the lane would detract from the village feel of the area.</p> <p>The proposed siting of the development is particularly ill considered, it is a greenfield site, School Lane is used by many villagers for recreational purposes and an increase in weight of traffic which would arise from at least one car per household of 180 houses would make this area dangerous to use on foot.</p> <p>Furthermore there is no necessity to have this kind of housing development in the village, there has recently been a development of 140 houses off Euxton Lane which will face on to this proposed development and will destroy the open space feel to this part of the village. There will be a severe impact on the quietness of the village with construction traffic and noise.</p> <p>In addition is the added impact on local schools, there are 3 junior schools currently which are already oversubscribed.</p> <p>I ask these points above to be taken into consideration by the Council and the Inquiry to be held on 23rd June 2020.</p>
50	Objects	08.06.20	<p>I am severely visually impaired and have had difficulty processing my comments. I trust I am not too late. I hope sincerely that you will turn down the appeal. by Gladmans. This is because I currently take daily walks on the lanes surrounding the proposed development and feel relatively safe doing so. I am worried that the amount of additional traffic on these country lanes when the houses have been built will make it unsafe for me to walk that way. During the current Corona Virus crisis many more people are walking the lanes for their daily exercise. It has allowed the people of Euxton to take in the beauty of their natural surroundings and maintain a safe distance.</p> <p>Please be aware that there are no shortage of houses for sale. In a ONE mile radius of the site, Right move show 169 houses for sale. These houses are not required but our country lanes are vital for our physical and mental health.</p>
51	Objects	11.06.20	<p>I would like to strongly object to the above plans lodged by Gladman Developments for 180 no dwellings in Euxton for the following reasons.</p> <ol style="list-style-type: none"> 1. Pear Tree Lane, School Lane and Whinney Lane are the only remaining country lanes in Euxton, they are the only lanes where residents can walk through open fields with cattle grazing.

			<ol style="list-style-type: none"> 2. The lanes are narrow and do not have footpaths, they are used by many residents on a regular basis for walking for exercise in the country air. Traffic is already a bit of a hazard when walking more traffic would be extremely dangerous. 3. I have lived in Euxton for 39 years, in that time it has changed from a small village to an extremely built up village. A large number of new houses have been built within the village in recent years. 4. The schools in the area are already at capacity with extra intake of children from new housing already in place. 5. Euxton has a disproportionate number of new houses compared to other villages in the area. 6. The local infrastructure cannot cope with more people, particularly traffic moving around the local area. 7. Traffic would have to leave the lanes onto Euxton Lane. There are already traffic jams at peak times on Euxton Lane with the volume of traffic leaving Buckshaw Village to head to the motorways. 8. The alterations to the proposal are only minor adjustments to the application which was originally refused. <p>The lanes provide a rat run type scenario connecting Euxton lane to Balshaw Lane</p>
52	Objects	11.06.20	<p>Dear Mr. Lee,</p> <p>I would like to strongly object to the above plans lodged by Gladman Developments for 180 no dwellings in Euxton for the following reasons.</p> <p>Based on the previous consultation for this development being rejected, I believe it is very disappointing to see a further application for this development. The residents of Euxton saw this development rejected only months ago, the principles reasons for the earlier rejection remain the same and therefore a further application does seem reasonable.</p> <ol style="list-style-type: none"> 1. Pear Tree Lane, School Lane and Whinny Lane are the only remaining country lanes in Euxton, they are the only lanes where residents can walk through open fields with cattle grazing.

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53	Objects	11.06.20	<p>I am concerned by the impact of this proposed housing development on road safety and the availability of primary school places to new and existing residents.</p> <p>Cars using the proposed north entrance onto School Lane will be heading on to Pear Tree Lane. This road is simply not wide enough for 2 cars to comfortably pass and does not have any pavements. It is regularly used by pedestrians, particularly to walk children to Euxton C of E and St Mary's primary schools. I believe the increased traffic will greatly increase the risk of road accidents and would therefore put these children in danger. In addition the end of School Lane where it meets the A49 is already very congested at peak</p>

			<p>times with primary school traffic, so the proposed west entrance to the development will significantly add to the existing traffic problems.</p> <p>Furthermore, the local primary schools are already at capacity as a result of the Buckshaw Village development. The relatively new primary school in Buckshaw has had to undergo one expansion already and I do not believe similar extensions would be possible for the other schools in the village as they occupy small areas of land surrounded by housing. Children will therefore be unable to secure places at the local schools and instead their parents will have to drive them to a more distant one, resulting in even more pressure on the roads surrounding the proposed development.</p>
54	Objects	28.03.20	<p>This appeal should be refused for the following reasons;</p> <ol style="list-style-type: none"> 1) The application is contrary to the existing local plan. 2) The application will prejudice the emerging Central Lancashire Local Plan. 3) This application, if granted, would result in a loss of faith in the planning system and in local democracy. 4) The proposals do not seek to mitigate the effect of the development upon Houghton House Farm, a grade 2 listed building. 5) If granted the application will result in the loss of valuable open space. 6) Euxton has been overdeveloped in recent years. If one includes Buckshaw, most of which is in the parish of Euxton, approximately 33% of Chorley's housing allocation in the existing local plan was provided by Euxton. 7) The application will place significant strain upon roads and local services which are already under pressure.
55	Objects	31.03.20	<p>I am registering my opposition to the planning permission for houses on the land between Pear Tree Land and School Lane in Euxton, PR7. This part of Euxton has been over built in during the past 20 years, with major new developments in the Wentworth Drive area, Pear Tree Grange, and a number of smaller developments in the immediately surrounding area. In addition to this, Buckshaw Village is a major development of a whole new community, less than half a mile away. The amount of green space and countryside in the area diminishes each time a new development is built, and the amount of air pollution will increase significantly with the amount of vehicles using the roads. The roads in the area are already over busy during rush hours, making it difficult to travel in and out, and there is no space to build new roads due to the amount of housing. The number of schools, doctors surgeries, and other important amenities are not increasing to meet demand. The targeting of the Euxton area by developers, and the allowance by Chorley Borough Council are an absolute disgrace. We are being sold down the river for the cash offered by the developers.</p>

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56	Objects	04.04.20	<p>There has already been extensive development in and around Euxton over the last 15 years, most recently a development of 140 houses close to our property on, what is now, Pear Tree Grange.</p> <p>Our primary concern is that the schools in the area are already oversubscribed. They cannot be extended any more than they already have, which can only put pressure on an already over stretched community resource if this development went ahead.</p> <p>We are also concerned about the increase in traffic that 180 households would bring. Pear Tree Lane and School Lane are basically old farm tracks with large sections that are single lane only with passing places. There would be a significant risk to pedestrians and car users alike if the capacity of these roads are overwhelmed with the projected increase in traffic caused by this development. I do a lot of walking in this area and I'm concerned that dog walkers like me will be more at risk unless these roads are significantly improved and widened before any building took place.</p> <p>It is often the case in other areas of the country that developers often renege on commitments made at planning stage to support the local community, which is another real concern for local residents.</p> <p>This site is some of the last untouched areas of 'old Euxton' and to loose it altogether would be a loss to our community and our children. I have personally lived here for 37 years and although it has been good to see our village steadily develop, I believe that for now at least, this area has already born the brunt of recent development in the area considering the sheer scale of the Buckshaw Village development and it should be left alone.</p> <p>I appose this development on all the above grounds given that at this moment it would be dangerously unworkable to develop this area to such an extent so quickly without significantly improving existing community resources (schools) and roads first.</p>
57	Objects	04.04.20	<p>I am writing to make comments in relation to the appeal lodged by Gladman regarding their proposal to build on land off Pear Tree Lane in Euxton.</p> <p>Firstly, whilst I acknowledge that this particular piece of land is safeguarded as per the current Chorley Local Plan until 2026, I feel that Gladman have acted appallingly by lodging an appeal, yet again. The disrespect shown to residents in this area is very disappointing to say the least. As the application had been refused for a second time (and also having had an appeal refused previously), I would have thought this would make it clear that a second appeal is a waste of time and money.</p> <p>This is having an extremely negative impact on residents in this area. The amount of distress caused is unforgivable on Gladman's part. I made my representations as a borough councillor and Parish councillor and I stated the fact that people in Euxton DO NOT want more housing. People in Euxton DO NOT want an increase in traffic. People in Euxton DO NOT want this development and that is where the line should be drawn.</p> <p>The impact of losing green space in our villages due to what can only be described as greedy and selfish companies, has a detriment to physical and mental health. The increase in traffic means that people do not feel safe to go out on their bicycles on what</p>

			<p>used to be quiet, country roads. People who do go for a walk or a run are met with an increase in pollution and fumes from vehicle exhausts. This is ot in keeping with the green agenda that we are all now, at long last, supposed to be following. It is also well-documented that being able to go out for a walk safely and also seeing green fields and trees rather than lots of buildings, benefits our mental health and well-being. Who wants to go out for a walk around a housing estate? A housing estate which is not required and not wanted. The answer is NO ONE.</p> <p>Finally, as I write this representation during the current pandemic, I feel the honourable thing for Gladman to do is to withdraw this appeal and withdraw it now.</p>
58	Objects	02.04.20	<p>GLADMAN PLANNING APPLICATION Ref:19/00654/OUTMAJ - OBJECTION TRAFFIC</p> <p>This is essentially the same application which was submitted three years ago and again in 2019 (and twice rejected). One can only presume that Gladman is appealing it now because either (a) they believe the inspector did not do his job properly and his judgement was flawed in turning down the application or (b) circumstances have materially changed in the two years.</p> <p>We would hope that even Gladman is not arrogant enough to question the inspector’s competence, so has anything changed?</p> <p>180 new family homes will probably mean an additional 500 to 600 residents, at least. Realistically, this will also mean a minimum of 360 extra vehicles. As the only means of access/egress is onto School Lane, these vehicles will need to use Pear Tree Lane and/or School Lane. In the past two years the volume of traffic on these roads has already increased with the attendant danger to pedestrians, particularly children, noting that there are 2 junior schools effectively at one end of School Lane. Additionally, more traffic going to and from Buckshaw is using it as a cut through between Euxton Lane and Wigan Road/Balshaw Lane. If, say 300 more vehicles were to seek to use these roads during rush hours, it would constitute a danger and snarl up traffic even more.</p> <p>If traffic were to increase on these roads, they would need to be completely revamped into proper, asphalted roads with pavements and a set of traffic lights at the Pear Tree/Euxton Lane junction would be essential. There is also the consideration of air quality, with increased vehicle fumes affecting pedestrians.</p> <p>It is noted that the single point of access/egress for this development would be on what is virtually a blind bend due to a lack of pavement and a high hedge. This is simply dangerous.</p> <p>DOCTORS/SCHOOLS</p>

			<p>Despite Gladman’s blithely asserting otherwise, there remains a shortage of doctors’ surgeries in Euxton, with little sign of significant increase on the horizon - and God alone knows we cannot manage to run a 24 hour A & E at present.</p> <p>Local school places are also under pressure. Both of these have been exacerbated by the huge developments at Buckshaw Village, plus other developments on Euxton Lane. Euxton has already contributed massively to new developments; to have more imposed on local residents is unreasonable.</p> <p>OTHER FACTORS</p> <p>Strength and quality of the broadband signal had diminished since the building of the development on Euxton Lan/Pear Treelane and it has been confirmed by Openreach that no new ports will be made available to improve it. We are also experiencing power fluctuations on a regular basis. Presumably this proposed development will only exacerbate this.....</p> <p>Gladmans state this development will increase the “green spaces” for residents, ignoring the fact that they will obliterate a large area of green space – what we like to call “fields”. As the provision for parking at Buckshaw Parkway has already proved hopelessly inadequate, with resulting complaints from Buckshaw residents about on road parking, some people presumably either working on or taking the train from Buckshaw are using Pear Tree and School Lanes to park during the day.</p> <p>Finally, we note that the preservation of these fields was supposed to be protected for some years to come in the Chorley plan – or is this pie in the sky which can just be conveniently discarded when a developer comes calling? The electorate needs to be able to place some trust in commitments made by local government.</p> <p>In short, little if anything, has changed in three years. This application should be rejected on traffic grounds alone and we hope that the Authorities will have the good sense to take into account the wishes and wellbeing of the electorate and not be swayed simply by financial considerations.</p>
59	Objects	07.03.20	<p>I strongly object to this application for the reasons given below.</p> <p>During the formation of the Chorley Local Plan I attended a number of public meetings and watched the Council representatives work to meet their mandatory requirement to make sufficient land available for development whilst balancing the many issues and concerns voiced by the residents. This was a difficult</p>

			<p>balancing act for the Council and Planning officials and although I would never have admitted it at the time I had some considerable sympathy for them! Of course I cannot say that I agreed with every part of the final Plan but I do believe it was rigorously reviewed and adjusted to balance out the many conflicting needs between each local area, the residents and the mandatory requirements. I am astounded that this developer (their second application for this piece of land), not satisfied with the considerable amount of land already allocated for development for the period of the Plan, wants to take land that the Council has specifically set aside to at least 2026. Chorley Borough Council has decided that this land is not needed for development within the Plan (designated as safeguarded) and to agree otherwise would make a mockery of the planning process and all the effort we all put into it. I feel that Chorley will be seen as a 'soft touch' by developers and the concept of 'safeguarded' land would become meaningless such that elsewhere in the borough it would immediately become 'up for grabs'.</p> <p>I urge the Planning Inspectorate to vigorously defend our Local Plan and reject this Appeal.</p>
60	Objects	12.06.20	<p>This proposed housing is not in accordance with the current Chorley Local Plan and so there is no need for it. The future of the site should be left to the new Central Lancashire Local Plan which is in early stages of preparation.</p> <p>Euxton PC is fully supportive of Chorley BC in opposing the proposed development. The Council regrets that Gladman could not accept the decision of the previous inquiry, that this application is premature, and feels it necessary to incur CBC and others in further expense (possibly hoping that the appropriate Council budget will be stretched too far) and local residents in further upset.</p> <p>This latest change by Gladman fails to demonstrate any further benefit to their scheme that would come even close to mitigating or outweighing the harm their proposed development would incur on the community and is seen for what it is which is a cynical 'box ticking' exercise to try to ingratiate themselves to the Inspector by ticking yet more government targets.</p>

61	Objects	12.06.20	<p>This proposed housing was rejected by the Inspector, only recently, for being premature to Chorley’s approved Local Plan - this is still the case.</p> <p>A cynical addition of ‘self-builds’ to tick another Government target should not be considered by the Inspector as a new mitigation to outweigh the harm the proposals will incur on the village - which is being ignored in this respect.</p> <p>This Appeal should be fought vigorously by Chorley Council against its current Chorley Local Plan where I hope the Inspector sees sense again that this application is not supported by the village, by infra-structure or the Local Plan.</p>
62	Objects	12.06.20	<p>I wish to register my absolute objection to the application for the proposed 180 houses on the fields off Pear Tree Lane and School Lane in Euxton.</p> <p>Euxton is fast becoming a village beyond capacity. Schools are oversubscribed. The roads at rush hour regularly are gridlocked in every direction. The dentists and doctors are full.</p> <p>Recent or current developments on Euxton Lane, Dunrobin Drive, Dawbers Lane, Greenside and Wigan Road have taken precious fields and space. The roads flood every time there is heavy rainfall, principally linked to the amount of new developments.</p> <p>The beautiful countryside is rapidly disappearing, so it would be criminal to take even more open space, destroying wildlife and trees. The increase in traffic on those small lanes would be a nightmare. Many people walk the lanes and safety ought to be paramount. Euxton cannot take any more traffic.</p> <p>This development was rejected initially for all of those reasons I cite. Euxton residents were against it then, and are vociferously against it now. Yet the developers have the tenacity to loge their appeal and reapply. This makes me question whether the council and developers actually value our democratic rights as residents. We have already spoken. Our voices have already been heard and have not changed.</p> <p>For the sake of the character of the village and the health and safety of all our families and their futures, I ask you to consider my objection very seriously.</p>

63	Objects	10.06.20 – see also reference 58	<p>GLADMAN PLANNING APPLICATION Ref:19/00654/OUTMAJ - OBJECTION</p> <p>Please find enclosed the basis for our objections to this application. the latest variant of Gladman's proposal does nothing to address the problems which would be caused were this development to proceed; in fact, this variant would exacerbate them.</p> <p>TRAFFIC</p> <p>This is essentially the same application which was submitted three years ago and again in 2019 (and twice rejected). One can only presume that Gladman is appealing it now because either (a) they believe the inspector did not do his job properly and his judgement was flawed in turning down the application or (b) circumstances have materially changed in the two years.</p> <p>We would hope that even Gladman is not arrogant enough to question the inspector's competence, so has anything changed?</p> <p>180 new family homes will probably mean an additional 500 to 600 residents, at least. Realistically, this will also mean a minimum of 360 extra vehicles. As the only means of access/egress is onto School Lane, these vehicles will need to use Pear Tree Lane and/or School Lane. In the past two years the volume of traffic on these roads has already increased with the attendant danger to pedestrians, particularly children, noting that there are 2 junior schools effectively at one end of School Lane. Additionally, more traffic going to and from Buckshaw is using it as a cut through between Euxton Lane and Wigan Road/Balshaw Lane. If, say 300 more vehicles were to seek to use these roads during rush hours, it would constitute a danger and snarl up traffic even more.</p> <p>If traffic were to increase on these roads, they would need to be completely revamped into proper, asphalted roads with pavements and a set of traffic lights at the Pear Tree/Euxton Lane junction would be essential. There is also the consideration of air quality, with increased vehicle fumes affecting pedestrians. It is noted that the single point of access/egress for this development would be on what is virtually a blind bend due to a lack of pavement and a high hedge. This is simply dangerous.</p>
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64	Objects	16.06.20	<p>The requirement for more houses in this area at this time is ridiculous! I hope you are persuaded to dismiss the appeal.</p> <p>Due consideration should be given to brownfield sites (Camelot) Welsh Whittle / Charnock Richard. Over green fields throughout Chorley Borough.</p> <p>ENVIRONMENT</p> <p>(Safeguarded land until 2026) the land was safeguarded <u>before</u> the commencement of Buckshaw village the largest brownfield regeneration site in Europe!. So I now feel the land should be re-classified as a green belt considering the quantity of building and massive loss of green open space the area has had to endure in the last 20 years.</p> <p>Upon a recent property search of the local area one mile search radius of the proposed development area there were over 160 homes for sale and nearly 20 available to rent. Over 80 of the properties for sale were on the Buckshaw village area this tells me the younger properties are not really required in the area as not nearly as many were for sale in the Euxton area.</p> <p>I have concerns also to the additional impact more surface runoff water sewerage etc will have on already strained systems, this development will undoubtedly bring Flood risks to the remaining properties in the immediate areas of school lane pear tree lane and orchard close as the new buildings will be raised above existing neighbouring properties as we can see in the most recent development site on the northern side of school lane the land has been raised up to 1000mm in areas to prevent them from having flood issues, forcing the flood problem to existing properties. This I see as unacceptable. I know this group of fields to be very good at holding water in times of heavy rainfall as a pond forms in the centre and walking the field can be very hard going for weeks after.</p> <p>Chapel brook that passes under the M6 between Dawbers lane (A581) and Runshaw lane is responsible for taking the surface water from this area consequently earlier this year was in flood. This area does not affect any domestic properties directly that I know of but could under large amounts of rainfall, that seems to be the norm in recent years, pool on the east side of the M6 this I have</p>
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			<p>witnessed myself and may cause highway damage or flooding to one of the countries most used motorways.</p> <p>I am aware of another development site in Euxton that has already been passed for building a section of Greenside playing fields, that will also feed into Chapel Brook adding to the risk of flood. I trust you give this the consideration it deserves. The runoff hits Croston, an already flooded, troubled area.</p> <p>WELLBEING</p> <p>During the recent devastating effects of Covid-19, the lanes around the intended construction site have been even busier with people enjoying the green open space flowers and wildlife I have spoken to many of these people who all agree it would be a terrible loss to the community if it was lost to out of town development companies in a time where social distancing is becoming a real possibility of things to come I feel it is essential to keep areas of recreation and relaxation in and amongst our existing residential areas for the health and wellbeing of all the existing residents. I also believe the increase in building may increase the amount of crime in the area.</p> <p>SERVICES</p> <p>The surrounding roads have become increasingly busy due to the overdevelopment of the surrounding once rural areas of west Lancashire all flocking to the motorways (M6, M61 and M65) passing through the <u>once</u> village of Euxton when does a village become a town?.</p> <p>The local doctors surgery is full of which there is one, the dentist one of, the primary schools have all been extended to cope with the increased population the recent development has brought to the area. There are four in Euxton alone all this and no signs of additional secondary schools coming to the area. Maybe the area would be better suited to a secondary school to receive the students from our four busy primary schools?</p> <p>SAFETY</p> <p>School Lane leads to two schools, a pre-school, two community centres and two churches. Traffic at peak times in the section from the traffic lights to the bend on</p>
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			School Lane is of major concern as a safety issue for young children. At the last appeal, Lancashire reported there had been no accidents recorded on School Lane. However there has been quite a serious car accident on the bend of school lane requiring a new post box and lamp post to be erected - this is evident when you come to view the area.
65	Objects	17.06.20	Please reject this appeal as Euxton does not have the required infrastructure to support a further 180 houses not to mention the disastrous impact to the environment. At this rate there will be nowhere for families and children to walk, cycle and exercise and the pressure on roads, education and health services will be incredibly severe. As things stand, the roads are completely jam packed every morning impacting on people's ability to get to work and also causing unwanted environmental damage.
66	Objects	22.6.20	My wife and I were out for a short walk recently in the School Lane and Pear Tree Lane area of Euxton and observed notices of the Virtual Public Inquiry for the Gladman Homes outline planning application. I understand that this application was rejected on appeal last year and I believed that to be the end of proposed development on the parcel(s) of land and that the farm land would be safeguarded against construction of future housing. This was especially pleasing after Rowland Homes were constructing homes to the north of school lane, however their access was on Euxton Lane. As a resident of Euxton for more than 20 years and having raised a family here, Euxton has been a pleasant place to live until most recently. Traffic has increased substantially, particularly at the Bay Horse junction which was not probably designed to cope with the number of vehicles which range from commuters to and from Buckshaw Village and the surrounding office developments, through traffic avoiding the M6 (we need another junction at Charnock Richard) and residents in the surrounding area. During normal time at this junction between 8am to 9am and 3pm to 6pm, the Bay Horse junction is horrendous.

			<p>I wish to formally register my objection to the proposals with yourself and the planning inspector appointed by the Secretary of State. The area in question has and continues to provide a place for leisurely walks and in the current pandemic, we have managed to walk without encountering much traffic whilst maintaining social distancing. There are also many PROW around Pear Tree Lane which would be hindered with this proposed development.</p> <p>In addition to the reasons mentioned above for my objection, there will be further disruption and congestion at the School Lane/A49 junction which is not designed to cope with additional traffic turning left or right onto School Lane. Construction of the site would mean School Lane would be subject to many months or even years of articulated lorries and large vehicles delivering bricks, blocks, mortar, concrete, roof tiles, stone and large roof trusses(would this be feasible with the railway bridge?). Assuming the developer uses a 1 way system for safe access/ egress of the site, both access points will be in use.</p> <p>There will also be a further demand on public services such as further patients at the doctors surgery and more school places. Furthermore, the railway stations at Euxton Balshaw and Buckshaw Parkway will have busier car parks.</p> <p>Should you require any further signatures of frustrated local people, please let me know. I feel it is an inappropriate time to hold an inquiry during the current pandemic as some people who would normally voice their objections may miss the opportunity as the inquiry is being held virtually.</p>
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