

Rachael Evans

From: Christien Lee
Sent: 09 July 2019 14:23
To: alistair.bradley@chorley.gov.uk
Cc: Rachael Evans; Joshua Ambrus
Subject: Land at Pear Tree Lane, Euxton



Dear Cllr Bradley,

Thank you for taking the time to respond to our recent public consultation exercise in respect of Gladman's proposed development at the above site. I note that your comments that as the site is not currently allocated for development and is safeguarded for future use, the Council would not expect the site to come forward for development at this time. You also state that the Council currently claim a five year housing land supply when measured against the adopted 2012 Core Strategy requirement.

I can confirm that a planning application has now been submitted to the Council in respect of the Pear Tree Lane site. Notwithstanding this, Gladman are always keen to work alongside councils to promote sites through the local plan-making process. In this regard, we submitted the site to the Call for Sites exercise in winter 2018 and I emailed your Planning Policy team in February of this year asking whether it would be possible to arrange a meeting to discuss how best to promote the site through the plan-making process. By response, I was sent a link to the Council's Local Development Scheme but unfortunately no meeting was offered.

I can confirm that we would continue to be happy to meet with yourself or your officers to discuss how the site can be taken forward in a way which best aligns with the interests of our clients and the Council, while maximising the opportunity for planning benefits for Euxton and the borough more widely. As such, we would be delighted to discuss the site with the Council further if the Council were amenable to a meeting.

Kind regards

Chris

Christien Lee - Planning Manager | c.lee@gladman.co.uk | DDI: 01260 288 956 | M: 07534 127329

Gladman Developments Limited | Company Registration No. 03341567 | Gladman House | Alexandria Way | Congleton | Cheshire | CW12 1LB

T: 01260 288 800

www.gladmanland.co.uk

Rachael Evans

From: Rachael Evans
Sent: 18 July 2019 14:52
To: 'dcon@chorley.gov.uk'
Subject: 19/00654/OUTMAJ Pear Tree Lane, Euxton



For the attention of : Iain Crossland,

Thank you for your validation letter in regards to the above application.

As the principal contact for the application, should you require any further information to determine the application, please do not hesitate to contact me directly.

I look forward to hearing from you in due course.

Kind Regards,

Rachael

Rachael Evans MTCP MRTPI - Senior Project Manager | r.evans@gladman.co.uk | DDI: 01260 285 641 | M: 07800 721 345

Gladman Developments Limited | Company Registration No. 03341567 | Gladman House | Alexandria Way | Congleton | Cheshire | CW12 1LB

T: 01260 288 800

www.gladmanland.co.uk

Date: 18 July 2019
Our Ref: 19/00654/OUTMAJ
Please ask for: Mr Iain Crossland

Civic Offices
Union Street
Chorley
PR7 1AL

Gladman
Gladman House
Alexandria Way
Congleton
CW12 1LB

Acknowledgement of Application

Dear Sir / Madam

Proposal: 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

Location: Land Between Pear Tree Lane And School Lane Pear Tree Lane Euxton

Reference: 19/00654/OUTMAJ

Thank you for your application, which has been validated and is available on our website, together with any personal details included. You can track your application online at: planning.chorley.gov.uk.

We will aim to decide your application by 7 October 2019. If we haven't done this and have not agreed an alternative decision date with you in writing, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. You can do this online at:

https://www.planningportal.co.uk/info/200207/appeals/110/making_an_appeal or by telephone on 0303 444 5000.

Chief Planning Officer
Chorley Council



Rachael Evans

From: Iain Crossland <iain.crossland@chorley.gov.uk>
Sent: 02 October 2019 14:10
To: Christien Lee
Cc: Rachael Evans; Joshua Ambrus
Subject: RE: 19/00654/OUTMAJ- Pear Tree Lane, Euxton

Hi Chris,

Many thanks for agreeing to an extension of time. It is much appreciated. I will send a formal request to this effect. I will continue to chase up the consultation responses and will update you as these arrive.

Kind regards

Iain

Iain Crossland
Principal Planning Officer
Chorley Council

☎ 01257 515151 | 🌐 chorley.gov.uk

One weekend, 35 venues, 280 appearances – Chorley Live 4 and 5 October – schedule available now at chorleylive.com.

You can make service requests online at chorley.gov.uk, and it's even faster if you use '[My Account](#)'

From: Christien Lee <C.Lee@gladman.co.uk>
Sent: 02 October 2019 11:45
To: Iain Crossland <iain.crossland@chorley.gov.uk>
Cc: Rachael Evans <R.Evans@gladman.co.uk>; Joshua Ambrus <J.Ambrus@gladman.co.uk>
Subject: RE: 19/00654/OUTMAJ- Pear Tree Lane, Euxton

Hi Iain,

Having discussed with management and our client we're happy to agree an extension of time until 13th November to allow time for LCC Highways and LLFA to provide formal responses and for the application to progress to committee on 12th November.

I'd be grateful if you could continue to chase for these responses to avoid further delays if possible.

Many thanks

Chris

From: Iain Crossland <iain.crossland@chorley.gov.uk>
Sent: 27 September 2019 11:01
To: Christien Lee <C.Lee@gladman.co.uk>
Cc: Rachael Evans <R.Evans@gladman.co.uk>; Joshua Ambrus <J.Ambrus@gladman.co.uk>
Subject: RE: 19/00654/OUTMAJ- Pear Tree Lane, Euxton

Hi Chris,

I have been chasing Lancashire County Council Highways and the Lead Local Flood Authority for responses, both of which remain outstanding. The LLFA have, however, confirmed that they will not be raising an objection.

I can confirm that the Council's position is that the proposed development is contrary to policy BNE3 of the Chorley Local Plan 2012-2026 that allocates the site as Safeguarded Land, there is a five year deliverable supply of housing plus 5% and that the adopted housing land supply policies set out in Core Strategy Policy 1: Locating Growth, Core Strategy Policy 4: Housing Delivery and Local Plan Policy HS1: Housing Site Allocations are not out of date.

The application is therefore considered to be unacceptable in principle and a report will be drafted to committee on this basis.

Kind regards

Iain

Iain Crossland
Principal Planning Officer
Chorley Council

☎ 01257 515151 | 🌐 chorley.gov.uk

One weekend, 35 venues, 280 appearances – Chorley Live 3 and 4 October – schedule available now at chorleylive.com.

You can make service requests online at chorley.gov.uk, and it's even faster if you use '[My Account](#)'

From: Christien Lee <C.Lee@gladman.co.uk>
Sent: 16 September 2019 17:08
To: Iain Crossland <iain.crossland@chorley.gov.uk>
Cc: Rachael Evans <R.Evans@gladman.co.uk>; Joshua Ambrus <J.Ambrus@gladman.co.uk>
Subject: RE: 19/00654/OUTMAJ- Pear Tree Lane, Euxton

Hi Iain,

Thanks for your response. It would be useful to have a quick chat regarding the response from Homes England, along with anticipated timescales for receipt of the LCC consultation responses, before I come back to you formally on the extension of time. Would you be free this week at all to discuss?

Many thanks

Chris

From: Iain Crossland <iain.crossland@chorley.gov.uk>
Sent: 13 September 2019 09:42
To: Christien Lee <C.Lee@gladman.co.uk>
Cc: Rachael Evans <R.Evans@gladman.co.uk>; Joshua Ambrus <J.Ambrus@gladman.co.uk>
Subject: RE: 19/00654/OUTMAJ- Pear Tree Lane, Euxton

Good morning Chris,

Please accept my apologies for not responding sooner.

The key outstanding responses are those of Lancashire County Council Highways and Lead Local Flood Authority, and I will send these on to you as soon as they are available, if they raise any issues that you may need to address. Given that these consultees regularly provide their responses after the consultation date has passed I can't say with any certainty when they might be received, however, I will undertake to chase them up.

I did receive a consultation letter from Homes England yesterday, which I have attached for your information.

The next committee date is 8th October 2019, although I do feel that the 12 November 2019 committee may be more realistic.

Either date would take us beyond the determination period for the application, and therefore I would like to seek a suitable time extension if you were agreeable.

Kind regards

Iain

Iain Crossland
Senior Planning Officer
Chorley Council

☎ 01257 515151 | 🌐 chorley.gov.uk

Lettings now being taken for our state-of-the-art Strawberry Fields Digital Hub – visit the website [here](#).

You can make service requests online at chorley.gov.uk, and it's even faster if you use '[My Account](#)'

From: Christien Lee <C.Lee@gladman.co.uk>
Sent: 12 September 2019 15:00
To: Iain Crossland <iain.crossland@chorley.gov.uk>
Cc: Rachael Evans <R.Evans@gladman.co.uk>; Joshua Ambrus <J.Ambrus@gladman.co.uk>
Subject: RE: 19/00654/OUTMAJ- Pear Tree Lane, Euxton

Iain,

Apologies to chase but could I have an update on the below, please?

Many thanks

Chris

From: Christien Lee
Sent: 04 September 2019 15:03
To: 'Iain Crossland <iain.crossland@chorley.gov.uk>' <iain.crossland@chorley.gov.uk>
Cc: Rachael Evans <R.Evans@gladman.co.uk>; Joshua Ambrus <J.Ambrus@gladman.co.uk>
Subject: 19/00654/OUTMAJ- Pear Tree Lane, Euxton



Dear Iain,

By way of introduction I'm the planner at Gladman leading on the Pear Tree Lane site.

I note that there have been a number of consultation responses received to date since the application was registered on 8th July; having reviewed we don't consider these necessarily require a response from us but if there is anything I can assist with please don't hesitate to let me know.

I note that the 21 day consultation period expired some time ago yet there remain a number of outstanding responses from statutory consultees, could you kindly provide an update on when you expect to receive these and your views in regards to when you are likely to report on this application?

Many thanks

Chris

Christien Lee - Planning Manager | c.lee@gladman.co.uk | DDI: 01260 288 956 | M: 07534 127329

Gladman Developments Limited | Company Registration No. 03341567 | Gladman House | Alexandria Way | Congleton | Cheshire | CW12 1LB

T: 01260 288 800

www.gladmanland.co.uk

This e-mail and any attached files are confidential and may also be legally privileged. They are intended solely for the intended addressee. If they have come to you in error you must not use, copy or communicate them to anyone. Please advise the sender and permanently delete the e-mail and attachments. Please note that while Chorley Council has policies in place requiring its staff to use e-mail in an appropriate manner, any views expressed in this message are those of the individual sender may not necessarily reflect the views of Chorley Council. Chorley Council may monitor e-mails sent or received.

This e-mail and any attached files are confidential and may also be legally privileged. They are intended solely for the intended addressee. If they have come to you in error you must not use, copy or communicate them to anyone. Please advise the sender and permanently delete the e-mail and attachments. Please note that while Chorley Council has policies in place requiring its staff to use e-mail in an appropriate manner, any views expressed in this message are those of the individual sender may not necessarily reflect the views of Chorley Council. Chorley Council may monitor e-mails sent or received.

This e-mail and any attached files are confidential and may also be legally privileged. They are intended solely for the intended addressee. If they have come to you in error you must not use, copy or communicate them to anyone. Please advise the sender and permanently delete the e-mail and attachments. Please note that while Chorley Council has policies in place requiring its staff to use e-mail in an appropriate manner, any views expressed in this message are those of the individual sender may not necessarily reflect the views of Chorley Council. Chorley Council may monitor e-mails sent or received.

This e-mail and any attached files are confidential and may also be legally privileged. They are intended solely for the intended addressee. If they have come to you in error you must not use, copy or communicate them to anyone. Please advise the sender and permanently delete the e-mail and attachments. Please note that while Chorley Council has policies in place requiring its staff to use e-mail in an appropriate manner, any views expressed in this

Page 8 of 26

message are those of the individual sender may not necessarily reflect the views of Chorley Council. Chorley Council may monitor e-mails sent or received.

This e-mail and any attached files are confidential and may also be legally privileged. They are intended solely for the intended addressee. If they have come to you in error you must not use, copy or communicate them to anyone. Please advise the sender and permanently delete the e-mail and attachments. Please note that while Chorley Council has policies in place requiring its staff to use e-mail in an appropriate manner, any views expressed in this message are those of the individual sender may not necessarily reflect the views of Chorley Council. Chorley Council may monitor e-mails sent or received.

This e-mail and any attached files are confidential and may also be legally privileged. They are intended solely for the intended addressee. If they have come to you in error you must not use, copy or communicate them to anyone. Please advise the sender and permanently delete the e-mail and attachments. Please note that while Chorley Council has policies in place requiring its staff to use e-mail in an appropriate manner, any views expressed in this message are those of the individual sender may not necessarily reflect the views of Chorley Council. Chorley Council may monitor e-mails sent or received.

Rachael Evans

From: Christien Lee
Sent: 15 October 2019 10:18
To: 'Iain Crossland'
Subject: RE: 19/0654/OUT

Hi Iain,

I was just wondering if you've had a response from Highways on Pear Tree Lane yet?

Many thanks

Chris

From: Iain Crossland <iain.crossland@chorley.gov.uk>
Sent: 04 October 2019 17:01
To: Christien Lee <C.Lee@gladman.co.uk>
Subject: FW: 19/0654/OUT

ATTACHED AT
CD 3

Hi Chris,

Please find attached the LLFA response received today.

Kind regards

Iain

Iain Crossland
Principal Planning Officer
Chorley Council

☎ 01257 515151 | 🌐 chorley.gov.uk

One weekend, 35 venues, 280 appearances – Chorley Live 4 and 5 October – schedule available now at chorleylive.com.

You can make service requests online at chorley.gov.uk, and it's even faster if you use '[My Account](#)'

This e-mail and any attached files are confidential and may also be legally privileged. They are intended solely for the intended addressee. If they have come to you in error you must not use, copy or communicate them to anyone. Please advise the sender and permanently delete the e-mail and attachments. Please note that while Chorley Council has policies in place requiring its staff to use e-mail in an appropriate manner, any views expressed in this message are those of the individual sender may not necessarily reflect the views of Chorley Council. Chorley Council may monitor e-mails sent or received.

Rachael Evans

Subject: FW: 19/0654/OUT

From: Iain Crossland <iain.crossland@chorley.gov.uk>
Sent: 15 October 2019 12:05
To: Christien Lee <C.Lee@gladman.co.uk>
Subject: RE: 19/0654/OUT

Hi Chris,

Nothing received as yet I am afraid. I'm still chasing and will start to put on more pressure ahead of the committee meeting if the response remains outstanding.

Kind regards

Iain

Iain Crossland
Principal Planning Officer
Chorley Council

☎ 01257 515151 | 🌐 chorley.gov.uk

We are now able to recycle clean plastic pots, tubs and trays. For more information, visit lancashire.gov.uk.

You can make service requests online at chorley.gov.uk, and it's even faster if you use '[My Account](#)'

From: Christien Lee <C.Lee@gladman.co.uk>
Sent: 15 October 2019 10:18
To: Iain Crossland <iain.crossland@chorley.gov.uk>
Subject: RE: 19/0654/OUT

Hi Iain,

I was just wondering if you've had a response from Highways on Pear Tree Lane yet?

Many thanks

Chris

Rachael Evans

From: Iain Crossland <iain.crossland@chorley.gov.uk>
Sent: 17 October 2019 16:01
To: Christien Lee
Cc: Rachael Evans; Joshua Ambrus
Subject: RE: Pear Tree Lane

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi Chris,

I've added the revised plan to the application file and can confirm that we will not be carrying out any renotification on this basis.

Kind regards

Iain

Iain Crossland
Principal Planning Officer
Chorley Council

☎ 01257 515151 | 🌐 chorley.gov.uk

We are now able to recycle clean plastic pots, tubs and trays. For more information, visit lancashire.gov.uk.

You can make service requests online at chorley.gov.uk, and it's even faster if you use '[My Account](#)'

From: Christien Lee <C.Lee@gladman.co.uk>
Sent: 17 October 2019 14:55
To: Iain Crossland <iain.crossland@chorley.gov.uk>
Cc: Rachael Evans <R.Evans@gladman.co.uk>; Joshua Ambrus <J.Ambrus@gladman.co.uk>
Subject: Pear Tree Lane



Hi Iain,

As discussed just now, please find attached an amended Development Framework Plan showing a potential vehicular link through our site to the wider Homes England- controlled Safeguarded Land. Should the application be permitted we'd be happy for the provision of an access road built up to the boundary of our site to be secured by a suitably worded condition.

I'd be grateful for your confirmation that the plan won't require any re-consultation.

Kind regards

ATTACHED AT CD 2.1

Chris

Christien Lee - Planning Manager | c.lee@gladman.co.uk | DDI: 01260 288 956 | M: 07534 127329

Gladman Developments Limited | Company Registration No. 03341567 | Gladman House | Alexandria Way | Congleton | Cheshire | CW12 1LB

T: 01260 288 800

www.gladmanland.co.uk

This e-mail and any attached files are confidential and may also be legally privileged. They are intended solely for the intended addressee. If they have come to you in error you must not use, copy or communicate them to anyone. Please advise the sender and permanently delete the e-mail and attachments. Please note that while Chorley Council has policies in place requiring its staff to use e-mail in an appropriate manner, any views expressed in this message are those of the individual sender may not necessarily reflect the views of Chorley Council. Chorley Council may monitor e-mails sent or received.

This e-mail and any attached files are confidential and may also be legally privileged. They are intended solely for the intended addressee. If they have come to you in error you must not use, copy or communicate them to anyone. Please advise the sender and permanently delete the e-mail and attachments. Please note that while Chorley Council has policies in place requiring its staff to use e-mail in an appropriate manner, any views expressed in this message are those of the individual sender may not necessarily reflect the views of Chorley Council. Chorley Council may monitor e-mails sent or received.

Rachael Evans

Subject: FW: Pear Tree Lane

From: Christien Lee <C.Lee@gladman.co.uk>
Sent: 28 October 2019 10:04
To: Iain Crossland <iain.crossland@chorley.gov.uk>
Cc: Rachael Evans <R.Evans@gladman.co.uk>; Joshua Ambrus <J.Ambrus@gladman.co.uk>
Subject: RE: Pear Tree Lane

Hi Iain,

Hope you had a nice break?

I'm conscious that time is marching on towards the 12th November committee; assuming you've not had a response yet, I'd be grateful if you could continue to chase.

Many thanks

Chris



Chris Lee | Planning Manager

T: 01260 288 956 | M: 07534 127 329 | c.lee@gladman.co.uk
www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

Rachael Evans

Subject: FW: Pear Tree Lane

From: Iain Crossland <iain.crossland@chorley.gov.uk>
Sent: 31 October 2019 15:31
To: Christien Lee <C.Lee@gladman.co.uk>
Cc: Rachael Evans <R.Evans@gladman.co.uk>; Joshua Ambrus <J.Ambrus@gladman.co.uk>
Subject: RE: Pear Tree Lane

Hi Chris,

After much perseverance I finally managed to speak with my Highway colleagues yesterday and am assured by them that the officer dealing with the response is simply waiting for his manager to sign it off. I have expressed the urgency to him.

An issue that he did raise was that highways would expect a greater length of the existing highway to be widened through the culverting of a ditch so I suspect that their response will conclude with something along the lines that they do not recommend approval until this matter is addressed. However, we will have to see when the response is received. This may in itself present other ecological issues.

I will contact you further as soon as I know more.

Kind regards

Iain

Iain Crossland
Principal Planning Officer
Chorley Council

☎ 01257 515151 | 🌐 chorley.gov.uk

We are now able to recycle clean plastic pots, tubs and trays. For more information, visit lancashire.gov.uk.

You can make service requests online at chorley.gov.uk, and it's even faster if you use '[My Account](#)'

From: Christien Lee <C.Lee@gladman.co.uk>
Sent: 31 October 2019 14:55
To: Iain Crossland <iain.crossland@chorley.gov.uk>
Cc: Rachael Evans <R.Evans@gladman.co.uk>; Joshua Ambrus <J.Ambrus@gladman.co.uk>
Subject: RE: Pear Tree Lane

Hi Iain,

Please can I have an update on whether you have had a response from Highways?

Many thanks

Chris



Chris Lee | Planning Manager

T: 01260 288 956 | M: 07534 127 329 | c.lee@gladman.co.uk
www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

Rachael Evans

From: Christien Lee
Sent: 05 November 2019 17:26
To: Iain Crossland
Cc: Rachael Evans
Subject: Re: PLANNING CONSULTATIO RESPONSE - 19/00654/OUTMAJ

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks Iain. Clearly our concern is that the matters raised by highways weren't raised through the previous application and it's difficult to see what's materially changed. We haven't been able to get a formal response from our consultants due to the lateness of the consultation but it would clearly be preferable to resolve at this stage rather than through an appeal.

Sent from my iPhone

On 5 Nov 2019, at 17:09, Iain Crossland <iain.crossland@chorley.gov.uk> wrote:

Hi Chris,

I will publish the report tomorrow. The delay is related to the highways response, as I offered them the opportunity to reconsider their response. If I do not have any further details from them tomorrow (Weds) - I will add a highway reason for refusal. This may then be addressed at a later stage of course.

Kind regards

Iain

Iain Crossland
Principal Planning Officer
Chorley Council

☎ 01257 515151 | 🌐 chorley.gov.uk

We are now able to recycle clean plastic pots, tubs and trays. For more information, visit lancashire.gov.uk.

You can make service requests online at chorley.gov.uk, and it's even faster if you use '[My Account](#)'

From: Christien Lee <C.Lee@gladman.co.uk>
Sent: 05 November 2019 16:11
To: Iain Crossland <iain.crossland@chorley.gov.uk>
Cc: Rachael Evans <R.Evans@gladman.co.uk>
Subject: RE: PLANNING CONSULTATIO RESPONSE - 19/00654/OUTMAJ

Hi Iain,

Could you let me know when the committee report will be available? I note that it's listed as "to follow" on the agenda.

Many thanks

Chris

<image001.gif>

Chris Lee | Planning Manager

T: 01260 288 956 | M: 07534 127 329 | c.lee@gladman.co.uk
www.gladman.co.uk

<image002.png>

This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Iain Crossland <iain.crossland@chorley.gov.uk>
Sent: 04 November 2019 12:42
To: Christien Lee <C.Lee@gladman.co.uk>
Cc: Rachael Evans <R.Evans@gladman.co.uk>
Subject: RE: PLANNING CONSULTATIO RESPONSE - 19/00654/OUTMAJ

Hi Chris,

I can confirm that I am proceeding on the basis that the application will continue to go to the committee on Tuesday.

If this changes at any stage I will let you know.

Kind regards

Iain

Iain Crossland
Principal Planning Officer
Chorley Council

☎ 01257 515151 | 🌐 chorley.gov.uk

We are now able to recycle clean plastic pots, tubs and trays. For more information, visit lancashire.gov.uk.

You can make service requests online at chorley.gov.uk, and it's even faster if you use '**My Account**'

From: Christien Lee <C.Lee@gladman.co.uk>
Sent: 04 November 2019 10:17
To: Iain Crossland <iain.crossland@chorley.gov.uk>
Cc: Rachael Evans <R.Evans@gladman.co.uk>
Subject: RE: PLANNING CONSULTATIO RESPONSE - 19/00654/OUTMAJ

Morning Iain,

We have passed the LCC response to our consultant for comment however in the meantime could you confirm it is still your intention to report this application to committee next Tuesday?

Many thanks

Chris

<image001.gif>

Chris Lee | Planning Manager

T: 01260 288 956 | M: 07534 127 329 | c.lee@gladman.co.uk
www.gladman.co.uk

<image002.png>

This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Iain Crossland <iain.crossland@chorley.gov.uk>
Sent: 01 November 2019 14:45
To: Christien Lee <C.Lee@gladman.co.uk>
Subject: FW: PLANNING CONSULTATIO RESPONSE - 19/00654/OUTMAJ

Hi Chris,

ATTACHED AT
CD 3

Please find attached the LCC Highways response for the above.

Kind regards

Iain

Iain Crossland
Principal Planning Officer
Chorley Council

☎ 01257 515151 | 🌐 chorley.gov.uk

We are now able to recycle clean plastic pots, tubs and trays. For more information, visit lancashire.gov.uk.

You can make service requests online at chorley.gov.uk, and it's even faster if you use '[My Account](#)'

From: Tay, William <William.Tay@lancashire.gov.uk>
Sent: 01 November 2019 11:03
To: Iain Crossland <iain.crossland@chorley.gov.uk>
Cc: DCON <dcon.mailbox@chorley.gov.uk>; LHS Customer Service <lhscustomerservice@lancashire.gov.uk>
Subject: PLANNING CONSULTATIO RESPONSE - 19/00654/OUTMAJ

Iain,

Please find attached, the response to the above.

Thanks.

William Tay
Engineer – Highways Development Support
Highways and Transportation
Lancashire County Council
Tel: 01772 53 5213
Mobile: 07817 29 8072
Web: www.lancashire.gov.uk

This e-mail contains information intended for the addressee only.

It may be confidential and may be the subject of legal and/or professional privilege.

If you are not the addressee you are not authorised to disseminate, distribute, copy or use this e-mail or any attachment to it.

The content may be personal or contain personal opinions and unless specifically stated or followed up in writing, the content cannot be taken to form a contract or to be an expression of the County Council's position.

Lancashire County Council reserves the right to monitor all incoming and outgoing email.

Lancashire County Council has taken reasonable steps to ensure that outgoing communications do not contain malicious software and it is your responsibility to carry out any checks on this email before accepting the email and opening attachments.

This e-mail and any attached files are confidential and may also be legally privileged. They are intended solely for the intended addressee. If they have come to you in error you must not use, copy or communicate them to anyone. Please advise the sender and permanently delete the e-mail and attachments. Please note that while Chorley Council has policies in place requiring its staff to use e-mail in an appropriate manner, any views expressed in this message are those of the individual sender may not necessarily reflect the views of Chorley Council. Chorley Council may monitor e-mails sent or received.

This e-mail and any attached files are confidential and may also be legally privileged. They are intended solely for the intended addressee. If they have come to you in error you must not use, copy or communicate them to anyone. Please advise the sender and permanently delete the e-mail and attachments. Please note that while Chorley Council has policies in place requiring its staff to use e-mail in an appropriate manner, any views expressed in this message are those of the individual sender may not necessarily reflect the views of Chorley Council. Chorley Council may monitor e-mails sent or received.

This e-mail and any attached files are confidential and may also be legally privileged. They are intended solely for the intended addressee. If they have come to you in error you must not use, copy or communicate them to anyone. Please advise the sender and permanently delete the e-mail and attachments. Please note that while Chorley Council has policies in place requiring its staff to use e-mail in an appropriate manner, any views expressed in this message are those of the individual sender may not necessarily reflect the views of Chorley Council. Chorley Council may monitor e-mails sent or received.

This e-mail and any attached files are confidential and may also be legally privileged. They are intended solely for the intended addressee. If they have come to you in error you must not use, copy or communicate them to anyone. Please advise the sender and permanently delete the e-mail

Page 20 of 26

and attachments. Please note that while Chorley Council has policies in place requiring its staff to use e-mail in an appropriate manner, any views expressed in this message are those of the individual sender may not necessarily reflect the views of Chorley Council. Chorley Council may monitor e-mails sent or received.

This e-mail and any attached files are confidential and may also be legally privileged. They are intended solely for the intended addressee. If they have come to you in error you must not use, copy or communicate them to anyone. Please advise the sender and permanently delete the e-mail and attachments. Please note that while Chorley Council has policies in place requiring its staff to use e-mail in an appropriate manner, any views expressed in this message are those of the individual sender may not necessarily reflect the views of Chorley Council. Chorley Council may monitor e-mails sent or received.

This e-mail and any attached files are confidential and may also be legally privileged. They are intended solely for the intended addressee. If they have come to you in error you must not use, copy or communicate them to anyone. Please advise the sender and permanently delete the e-mail and attachments. Please note that while Chorley Council has policies in place requiring its staff to use e-mail in an appropriate manner, any views expressed in this message are those of the individual sender may not necessarily reflect the views of Chorley Council. Chorley Council may monitor e-mails sent or received.

Rachael Evans

Subject: FW: PLANNING CONSULTATIO RESPONSE - 19/00654/OUTMAJ

From: Iain Crossland <iain.crossland@chorley.gov.uk>
Sent: 07 November 2019 10:08
To: Christien Lee <C.Lee@gladman.co.uk>
Cc: Rachael Evans <R.Evans@gladman.co.uk>
Subject: RE: PLANNING CONSULTATIO RESPONSE - 19/00654/OUTMAJ

Hi Chris,

The details are on the committee invite, which I will send out now.
You will need to contact my colleague Philippa Braithwaite in Democratic Services.
You will have 3 minutes to speak.

Kind regards

Iain

Iain Crossland
Principal Planning Officer
Chorley Council

☎ 01257 515151 | 🌐 chorley.gov.uk

We are now able to recycle clean plastic pots, tubs and trays. For more information, visit lancashire.gov.uk.

You can make service requests online at chorley.gov.uk, and it's even faster if you use '[My Account](#)'

From: Christien Lee <C.Lee@gladman.co.uk>
Sent: 07 November 2019 09:54
To: Iain Crossland <iain.crossland@chorley.gov.uk>
Cc: Rachael Evans <R.Evans@gladman.co.uk>
Subject: RE: PLANNING CONSULTATIO RESPONSE - 19/00654/OUTMAJ

Hi Iain,

Please could you confirm the arrangements for registering to speak at committee?

Many thanks

Chris

 **GLADMAN**

Chris Lee | Planning Manager



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.
Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Iain Crossland <iain.crossland@chorley.gov.uk>
Sent: 05 November 2019 17:11
To: Christien Lee <C.Lee@gladman.co.uk>
Cc: Rachael Evans <R.Evans@gladman.co.uk>
Subject: RE: PLANNING CONSULTATIO RESPONSE - 19/00654/OUTMAJ

Hi Chris,

I will publish the report tomorrow. The delay is related to the highways response, as I offered them the opportunity to reconsider their response. If I do not have any further details from them tomorrow (Weds) - I will add a highway reason for refusal. This may then be addressed at a later stage of course.

Kind regards

Iain

Iain Crossland
Principal Planning Officer
Chorley Council

☎ 01257 515151 | 🌐 chorley.gov.uk

We are now able to recycle clean plastic pots, tubs and trays. For more information, visit lancashire.gov.uk.

You can make service requests online at chorley.gov.uk, and it's even faster if you use '**My Account**'

From: Christien Lee <C.Lee@gladman.co.uk>
Sent: 05 November 2019 16:11
To: Iain Crossland <iain.crossland@chorley.gov.uk>
Cc: Rachael Evans <R.Evans@gladman.co.uk>
Subject: RE: PLANNING CONSULTATIO RESPONSE - 19/00654/OUTMAJ

Hi Iain,

Could you let me know when the committee report will be available? I note that it's listed as "to follow" on the agenda.

Many thanks

Chris

Chris Lee | Planning Manager

T: 01260 288 956 | M: 07534 127 329 | c.lee@gladman.co.uk
www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.
Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

From: Iain Crossland <iain.crossland@chorley.gov.uk>
Sent: 04 November 2019 12:42
To: Christien Lee <C.Lee@gladman.co.uk>
Cc: Rachael Evans <R.Evans@gladman.co.uk>
Subject: RE: PLANNING CONSULTATIO RESPONSE - 19/00654/OUTMAJ

Hi Chris,

I can confirm that I am proceeding on the basis that the application will continue to go to the committee on Tuesday.
If this changes at any stage I will let you know.

Kind regards

Iain

Iain Crossland
Principal Planning Officer
Chorley Council

☎ 01257 515151 | 🌐 chorley.gov.uk

We are now able to recycle clean plastic pots, tubs and trays. For more information, visit lancashire.gov.uk.

You can make service requests online at chorley.gov.uk, and it's even faster if you use '[My Account](#)'

From: Christien Lee <C.Lee@gladman.co.uk>
Sent: 04 November 2019 10:17
To: Iain Crossland <iain.crossland@chorley.gov.uk>
Cc: Rachael Evans <R.Evans@gladman.co.uk>
Subject: RE: PLANNING CONSULTATIO RESPONSE - 19/00654/OUTMAJ

Morning Iain,

We have passed the LCC response to our consultant for comment however in the meantime could you confirm it is still your intention to report this application to committee next Tuesday?

Many thanks

Chris



Chris Lee | Planning Manager

T: 01260 288 956 | M: 07534 127 329 | c.lee@gladman.co.uk
www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

Rachael Evans

From: Alison Marland <alison.marland@chorley.gov.uk>
Sent: 08 January 2020 17:06
To: Christien Lee
Cc: Iain Crossland; Jonathan Leigh; Planning.Policy
Subject: RE: Chorley 5 Year Housing Land Supply

Hi Christien,

Many thanks for your email. Chorley Council publishes a housing land supply statement each year and the most recent statement is available here:
<https://chorley.gov.uk/Documents/Planning/Planning%20Policy/Five%20Year%20Housing%20Supply%20Statement%202019%20-%20CS%20Target.pdf>.

This statement remains live and valid and will be updated upon the conclusion of the consultation of the revised joint MOU between the three councils of Chorley, Preston and South Ribble and the subsequent adoption of an approach.

Kind Regards

Alison

Alison Marland
Principal Planning Officer
Chorley Council

☎ 01257 515151 | 🌐 chorley.gov.uk

We are now able to recycle clean plastic pots, tubs and trays. For more information, visit lancashire.gov.uk.

You can make service requests online at chorley.gov.uk, and it's even faster if you use '[My Account](#)'

From: Christien Lee <C.Lee@gladman.co.uk>
Sent: 02 January 2020 09:52
To: Alison Marland <alison.marland@chorley.gov.uk>
Cc: Iain Crossland <iain.crossland@chorley.gov.uk>; Jonathan Leigh <J.Leigh@gladman.co.uk>; Planning.Policy <planning.policy@chorley.gov.uk>
Subject: Chorley 5 Year Housing Land Supply

Good morning Alison,

I reference the attached appeal decision relating to land off Chain House Lane, Whitestake, South Ribble and the following press release from Preston City Council:

<https://www.preston.gov.uk/article/2186/Media-Statement-Housing-land-position-statement>

It is apparent that both South Ribble Borough Council and Preston City Council now consider that in light of the Chain House Lane decision, it is no longer appropriate to assess 5 year housing land supply against the adopted Core Strategy housing requirement and will instead be calculating their 5 year supply against the government's minimum standard methodology requirement, as endorsed by Inspector Hunt.

I would be grateful if you could confirm that Chorley Borough Council will be adopting a consistent approach to the other Central Lancashire authorities and will be measuring their 5 year housing land supply against the Standard Methodology figure going forward?

Kind regards

Chris

Chris Lee
Planning Manager



T: 01260 288 956 | M: 07534 127 329 | c.lee@gladman.co.uk
www.gladman.co.uk



This email (and any attachment) is confidential, may be legally privileged and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient please do not disclose, copy or take any action in reliance on it. If you receive this message in error please tell us by reply (or telephone the sender) and delete all copies on your system.

Whilst we have taken reasonable precautions to ensure that any attachment to this email has been swept for viruses, we cannot accept liability for any damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

This e-mail and any attached files are confidential and may also be legally privileged. They are intended solely for the intended addressee. If they have come to you in error you must not use, copy or communicate them to anyone. Please advise the sender and permanently delete the e-mail and attachments. Please note that while Chorley Council has policies in place requiring its staff to use e-mail in an appropriate manner, any views expressed in this message are those of the individual sender may not necessarily reflect the views of Chorley Council. Chorley Council may monitor e-mails sent or received.

This e-mail and any attached files are confidential and may also be legally privileged. They are intended solely for the intended addressee. If they have come to you in error you must not use, copy or communicate them to anyone. Please advise the sender and permanently delete the e-mail and attachments. Please note that while Chorley Council has policies in place requiring its staff to use e-mail in an appropriate manner, any views expressed in this message are those of the individual sender may not necessarily reflect the views of Chorley Council. Chorley Council may monitor e-mails sent or received.