
ITEM 3b - 21/00253/OUTMAJ – Land 150M North East Of 31 Paradise Street, Chorley**The recommendation remains as per the original report**

4no. further representations have been received citing the following grounds of objection:

- Impact on wildlife
- Impact on amenity through loss of green space
- Increase in traffic
- Lack of amenities
- Air pollution
- Landscape and visual impact through urban sprawl

The original report has been amended as follows:

Paragraphs 28 and 29 of the Committee Report have been updated as the Central Lancashire Local Plan has now progressed from Issues and Options stage to Preferred Options stage.

The Central Lancashire Local Plan (CLLP) is at the Preferred Options Stage and public consultation on Preferred Options Part 1 closed in February 2023. The application site, including additional land to the east, was submitted for consideration as part of the Local Plan process. The site was included in the Preferred Options Part 1 consultation as part of the larger site ref CH/HS1.22. Responses to this consultation are being reviewed and will inform Preferred Options Part 2, which is expected later this year. A number of assessments are ongoing and will inform decisions made on sites to be taken forward as part of the development of the CLLP. The inclusion of the site within the CLLP Preferred Options Stage carries only limited weight in the planning balance.

Paragraphs 48 to 95 of the Committee Report sets out the highway assessment as provided by Lancashire County Council (LCC) as local highway authority. This sets out that the site was not considered to be a sustainable location due to the limited sustainable transport options serving the site and the characteristics of the area. It also sets out a range of mitigation measures that would be required in order to address site safety and access issues.

Following the receipt of these comments the applicant has been in negotiation with LCC around the necessary mitigation measures required for the site and have reached an agreement in principle. Although the final formal confirmation of LCC has not yet been received correspondence between the applicant and LCC clearly demonstrates that there is a package of mitigation measures that have been agreed, which address the sustainability, access and highway safety issues such that LCC have confirmed that they have no highway objections to the proposal on this basis subject to a s106 agreement being entered into for provision of public transport and Travel Planning support, and a condition for the delivery of off-site highway improvements.

Members will note that no highway reasons for refusal have been identified within the Committee Report. The evidence of correspondence between LCC and the applicant confirms this position and the highway mitigation measures would be a matter for agreement between parties as part of the appeal against the non-determination of the application.