

# COMMENTS

HEIGHT OF DEVELOPMENT	
Concern on height of buildings to Blackburn Road, thought would be higher (seen visuals circulated, by member of residnets committee)	Height that was circulated to the residnets committee was incorrect. The height of the top units will only be visible by 1.5 mtrs approx and the hedges will remain in place and living roof's will be installed to ensure that the sight line is more suitable taking local residnets into account
VIEWS	
Dramatical and unacceptable changes to the view from the motorway and how Chorley / Great Knowley is seen	The development is not clearly visible from the motorway, does this objection refer to the Botany Bay development which planning has been granted and the build is underway?
Ruining the views from Blackburn Road	The views from Blackburn Road will not be ruined as the build is to be into the hillside with a stepped level build which will not block the views
The planning application will be a blight on the landscape and an eyesore	The application shows tha the build will be into the hillside and not dramatically affect the views that residents currently enjoy.
VISUALS OF DEVELOPMENT	
Colour and appearance of proposed units, and comparison / comments on Botany Bay Business Park u-/const	The colour of units (cladding) can be changed to enhance the surrounding area.
Will overwhelm any plans to keep Chorley as a market town. Access will cause more congestion, pollution, noise, loss of trees,ignores canal community benefit, no attention to environment Act and Wildlife countryside Act 1981.	The development does not encroach on the town centre of Chorley and the status of it being a market town will not be affected. There is no evidence that the development will cause pollution or noise of an incresed level, only 1 tree is to be felled within the applicaiton. The canal and the towpath will not be affected and improvements will be made. The environment Act and Wildlife Countryside Act 1981 have not been affected by the application.
ECOLOGY / ENVIRONMENT	
Development should no be passed as landscape and ecology should be protected, Chorley doesn't need more industiral sites. A674 already busy	The planning application includes many surveys including landscaping and ecology. These can be viewed on the planning portal with the application on the Chorley Council Planning Portal.
no need for more industrial units, land is green space - not brownfield . Increase in traffic will be an issue	The land is not greenbelt and is within Chorley Borough Council's planning policy for employment. The traffic surveys can be viewed on the Chorley Council planning portal.
CHANGE OF PLANNING ALREADY APPROVED	
application drastically different from the original proposal approved	This is correct, the market for commercial buildings is more promanant than housing, plus the employment use will not put a strain on local amenities, IE: Schools, Doctors and Hospitals
Consultation is too late, should have been sooner	We take on board and agree that we consultation could have been earlier.
Change from housing to employment permission	The permisison for the developmentis in line with Chorley Planning Policy which states the land can be developed as employment or residential use.
HIGHWAYS /TRANSPORT	
"Highway impacts and journey times. It will harm ability to get out of Guildford Avenue (poor junction / visibilty / speed) Will place more pressure and rat-running on Blackburn Road"	The current permisssion granted ot the Botany Bay scheme includes highway improvements, this will also be beneficial with the Hill scheme. The highways will see significant improvements as part of the combined schemes improve the highways from the Wheelton junction on the A674 at Blackburn Road junction up to the Chorley Hospital roundabout.
Roads not suitalbe to take the increase in traffic, air polution and noise levels	Full surveys for air, noise and traffic have been undertaken and can be viewed on the Chorley Council planning portal.