

APPENDIX D

Summary of Representation to Draft Masterplan

- 4 calls were received to the Community Information Line which they had set up and was active during the 8-week consultation period;
- 3 responses were received in writing via the dedicated portal address;
- 79 individuals provided feedback through the dedicated email address;
- 53 individuals completed a feedback form either at one of the exhibitions or online
- 492 individual responses were received by email through a pro forma objection form which was set up by the Keep Bee Lane Rural Group who campaign against the proposed development of Pickering's Farm
- 401 responses were received on the pro forma objection form by post
- In total 150 responses to the consultation provided direct feedback were received via either the feedback form or the dedicated project email address.
- Penwortham Town Council provided a written response to the consultation via email

Additionally:

- 13 residents responded directly to the Council, including one comprehensive response on behalf of the residents of Pickering's Farm.
- 7 responses were received after the consultation closed.
- 71 residents responded quoting the 07/2018/8539/SCO application reference (The Scoping opinion).
- 140 'Say No' petition forms received by email
- 468 pre-printed 'Say no' petition forms received by post with 28 set points of objection, as follows:

1. It will introduce an extra c.4000 cars onto an already over congested road network i.e. Leyland Road and Penwortham Way. This will lead to more accidents and make travel through the area extremely difficult at peak times with a negative impact on health of commuters and nearby residents.
2. The extra car and commercial vehicle traffic will result in a significant worsening of the air quality in Lostock Hall, Walton Le dale and Penwortham, all three areas being already designated as AQMA's.
3. Until such time that the link road is completed from Bee Lane to Penwortham Way a huge amount of traffic will use Bee Lane and Flag Lane to exit the site, neither of which are fit for this purpose.
4. The proposed Link Road design from Bee Lane Roundabout to Penwortham Way is not fit for purpose and the new bridge section over the Westcoast Railway line should be subject to a Section 106 agreement ensuring its completion before any houses are built. Infrastructure in first.
5. There will be a huge adverse impact on nature conservation and biodiversity with the loss of farmland and orchard habitat for a vast amount of birds, mammals and invertebrates. The current scoping reports are inadequate covering only 50% of the site and avoiding the wildlife hot-spots.
6. Deficiencies in social facilities such as dentists, doctors and care homes. Whilst the Masterplan shows an allocated space for a community centre, there is no funding for any additional social services in the area and these spaces will simply revert to housing after a short time period.
7. Absence of local employment opportunities means that this will be a bedroom suburb with all residents commuting to work elsewhere by car. This will exacerbate the issues of congestion and air quality mentioned above. The lack of demand for freehold commercial properties and the absence of any enquiries will mean the space allocated for this is not utilised and returned to housing after a short time frame.
8. Absence of a local secondary school with sufficient space and within walking or safe cycling distance will lead to more car journeys, again to the detriment of congestion and air quality.
9. This area is already served by Kingsfold Primary School which is currently only half full and has space for over 100 pupils with room for expansion. It is extremely unlikely a proposed new

primary school would receive funding when there is already one in the area with huge capacity. This area on the masterplan would just be returned to housing after a short time frame.

10. This green space is the last buffer zone separating the 2 distinct communities of Lostock Hall and Penwortham. This development will effectively merge the 2 communities into one huge urban area.

11. Currently the 224 acres of green fields act to absorb rainwater. This reduces the volume of water reaching field ditches and significantly slows its departure from the site. A full development of the site, even with SUDS will still lead to rainwater running off significantly faster and will almost certainly add volume at critical times to the current flooding issues at Coote Lane, School Lane and Middleforth.

12. The area south of Bee Lane, between the dairy and Lords Lane floods every winter, with the flood water often covering Bee Lane.

13. The highest density housing is in the centre of the site and directly behind the existing properties on Lords Lane. This is totally out of character with the nature of the area and will result in the loss of outlook to the detriment of residential amenity.

14. The development does not address the amenity of the existing residents of the site with development occurring on all 4 sides of most properties. This will result in a loss of privacy, sunlight and outlook.

15. This masterplan design fails to isolate the existing country lanes from being utilised by the new residents to navigate the site and enter and exit via the eastern boundary. These lanes are single track and totally unsuitable for anything other than existing residents access.

16. With an anticipated 15 year construction program the existing residents who border and live beneath this development will have an unacceptable period of noise, dust and vibration resulting in a potential health issue and the blight of their property. The prevailing westerly wind will blow all noise and dust directly towards Lords Lane and the east end of Bee Lane.

17. Crime in the area is already at unacceptable levels with youth crime of particular note. Police resources are already stretched to breaking point and are potentially facing even further cuts. This development will serve only to stretch their meagre resources even further.

18. 2000 additional houses in the one catchment will put significant strain on the existing sewerage system. There are already capacity issues in the local sewer network and treatment capacity issues at the local treatment works in Walton Le Dale. This is without considering the sewerage requirements of existing residents who are on Klargestor systems or septic tanks currently.

19. 2000 houses will produce a huge amount of waste for landfill. Currently 75% of all grey bin waste in this area is sent to landfill locally which is already under huge pressure. This is not sustainable development.

20. Traffic noise and vibration will be a huge issue for residents bordering Penwortham Way to the West and Leyland Road to the East. Initial studies have set an unrealistic bench mark being carried out during the peak week of the summer school holidays.

21. The credentials of Taylor Wimpey as a suitable partner for this development have to be questioned. With the recent leasehold scandal still largely unresolved and a Trustpilot score of 40% bad v 38% excellent it would seem reckless to allow them to undertake a development of this size and profile.

22. Taylor Wimpey and Homes England are not in control of a ransom strip of land that borders the railway line and Leyland Road to the East. This means that completion of the Link is presently impossible.

23. A park and ride scheme and a railway halt were proposed, but neither have been included in the Masterplan. There are no realistic sustainable transport initiatives, including leaving land aside for a tram connection into the town centre.

24. The green space south of Nib lane is incorrectly shown as green space. Homes England indicated this would in fact be developed. This is the derelict Lords House Farm and occupied by a huge variety of wildlife including bats, barn owls and foxes having been undisturbed for 20 years. None of the ecological surveys have included this area.

25. This masterplan shows no sustainable design such as that incorporated in Eddington Cambridge. Eg. Underground shared recycling bins, rainwater recycling system, district heating system, solar and wind power central core. The current Masterplan is unsustainable development.

26. This site should not be selected for development as it is not all available, is certainly unsuitable, not achievable, as a result, certainly not viable.

27. This development fails to satisfy the following planning policies stated in the Local Plan (adopted July 2015). Namely: C1, A2, A1, F1, G7, G8, G10, G11, G16, G17, and H1.

28. This Masterplan should be refused as it contravenes the National Planning Policy Framework for development as it is economically, socially and environmentally unsustainable.

Most of the 'Say No' forms also include individual comments at the bottom on the form. Comment/objections to the scheme can fall into the categories Traffic and Highway Safety; Infrastructure; Pollution and impacts on Health; Flood Risk and Drainage; Loss of Green Space; and the lack of need for the development. Comments are summarised as follows:

- Traffic congestion on Leyland Road
- Congestion at Tardy Gate junction
- Pedestrian Safety/difficulties crossing road
- Whole area is gridlocked at peak times
- No provision to reduce traffic on Leyland Road
- Lack of infrastructure
- Imperative that the new bridge and link road are completed prior to any development
- Flag Lane, Bee Lane and railway bridges are not fit for any more traffic and are narrow and not capable of handling construction traffic
- Roads are in a terrible state
- Noise from additional traffic
- Lack of schools, doctors, shops, utilities
- Lack of recreational facilities for children and teenagers
- Lack of areas for dog walkers
- Environmental Impacts
- Flooding
- Inadequate drainage
- Sewers cannot cope
- Impact on air quality and pollution
- Enough is enough
- Loss of green fields
- Loss of wildlife and wildlife habitats
- Loss of birds
- Natural green space is the lungs, heart and soul of this area
- Relentless reduction of Green Belt
- Should make more use of suitable brown field sites
- Should use the Ikea site instead
- People are sick of suffering for the profit of the already rich
- Already over development in the surrounding area – too many housing developments already
- Cumulative impact on development in this area
- Moved in March 2018 and none of the plans appeared in any local searches and none disclosed to use or brought to our attention
- Footpaths have been blocked
- Devastating to farming life
- Post Brexit we will need more agricultural land
- Contravenes the Council's planning policy for the next 10 years
- Crime levels will increase
- Psychological damage on the people of the area and surrounding communities
- 15 year build period will be disastrous for area