**APPENDIX I**

**Summary of Representations to Masterplan August 2020**

As of the 4th September 101 representations have been received in response to the Masterplan. A summary of the points raised follows:

**Policy Issues**

* Absence of commercial uses fails to accord with the site allocation Policy in the Local Plan
* Creation of a large semi-permanent/permanent cul-de-sac in the delay/absence of a new bridge contravenes the site allocation Policy in the Local Plan
* A development of 2000 dwellings contravenes the Penwortham Town Neighbourhood Development Plan which calls for smaller developments (50-150 units) each with their own identity
* Policy 3 of the Penwortham Town Neighbourhood Development Plan requires a minimum of 10% single storey accommodation and 10% for elderly residents
* The land is “safeguarded”

**Neighbour Issues**

* Overlooking / loss of privacy from the CBLR being in close proximity to existing residents

**Design Issues**

* Densest housing is shown immediately behind existing properties on Lords Lane and potentially up to 4 storey high
* Greatest concentration of greenspace proposed around access roads rather than existing residents on site
* Risk associated with a children’s play area below high voltage power cables

**Highway Issues**

* Increased congestion
* Pedestrian and cyclist safety on the local highway network would be worsened
* Road traffic impacts under estimated by the applicant
* Queries/disagreement regarding the methodologies applied by the applicant’s highway consultant and the conclusions reached
* The interim use of the inadequate existing Bee and Flag Lane bridges could be for indefinite period of time and would damage the bridges structural integrity
* Travel disruption during construction
* Local highway network is unsuitable for construction traffic and/or traffic associated with or passing through the development
* Loss of “quiet lanes” used by riders, cyclists and walkers
* Public Right of Way between Kingsfold Drive and Moss Lane has been omitted from the Masterplan
* Relocation of proposed primary school would make prevention of use of Moss Lane by parents difficult

**Environmental Issues**

* Air quality impacts associated with construction
* Air quality impacts associated with the occupation of the development and through traffic including nearby AQM areas
* Increased noise pollution
* Increased light pollution
* The land is prone to flooding
* Insufficient plans for land drainage have been provided
* Existing surface water drainage infrastructure is inadequate
* The development would worsen existing surface water flooding for neighbours
* Proposed attenuation ponds could overflow and lead to localised flooding
* Existing foul water pumping stations are at capacity
* Impact on resident wildlife including some UK red list endangered species
* Only circa half the site has currently been surveyed
* Loss of trees
* Loss of habitat value from the proposed relocating of ancient orchard
* Loss of green space
* The loss of greenspace will add to global warming
* Local waste management plants are at capacity

**Financial Issues**

* Uncertainty relating to and/or lack of CIL monies to complete the necessary infrastructure works including the new CBLR bridge
* The applicant’s proposed use of CIL monies to part pay for the new CBLR bridge contravenes the City Deal Heads of Terms
* Potential for the taxpayer to a large debt burden for the necessary infrastructure works
* No mention of who will pay for existing resident’s drains to be diverted

**Community Issues**

* Additional strain on local services such as hospitals, schools, the police and the fire service
* The site is in an unsustainable location with not existing shops, dentists or GP surgeries in walking distance
* No funding to allow the proposed primary school to be constructed with the land inevitably becoming more housing
* Lack of capacity in local High schools
* Loss of the area’s recreational value to the community
* Increase in crime and anti-social behaviour
* Need for more bungalows
* Need for extra care accommodation
* No train station proposed
* Proposed commencement of the build of the primary school on the 10th anniversary of the 300th dwelling is too late
* The impact that construction over a long period of time would have on residents within the site has not been considered (e.g. ability to sell their houses, dust, noise, mental health)
* No long term job prospects from the development

**Other Issues**

* Type of housing proposed unsuitable for first time buyers
* No ‘need’ for the development
* Impact loss of greenspaces has on mental health
* The plan includes land in private ownership
* Better alternative sites exist in the Borough
* Better alternative uses for the site exist
* Factual errors made within the submitted Statement of Community Consultation documents
* The decision makers will not be affected by the proposal
* The proposed houses would be built to a poor standard
* Questions regarding if the energy network can cope with a new development of this scale
* A tenant farmer would lose approx. a third of the land he farms if the development goes ahead
* The development could impact on dairy cows at the dairy farm on Bee Lane and their ability to produce milk
* Potential for future residents to complain about the working practices of existing businesses (e.g. noise)
* Developers sell such properties without the freehold