

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