

Carolyn Williams

From: Rachel Cranmer [REDACTED]
Sent: 03 April 2025 17:18
To: Central Lancashire Local Plan Review
Subject: Plan ref no. HS3.3 Chapel Lane proposed development
Attachments: Flooding Photos.docx

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I am writing in connection with the proposed development on Chapel Lane, Longton (HS3.3) @as outlined in the 'central development plan'.

I would like my objections to be heard on several grounds:

I am basing my objections on the conditions set out in the 'National Planning Framework' document, issued by Central Government in December 2024.

Firstly, before I outline my objections, I need to say that the Lancashire plan has not:

- been consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.
- been prepared with the objective of contributing to sustainable development
- been shaped with the engagement of communities
- been accessible in order to assist public involvement (a large proportion of Longton are not digitally advanced and the only platform used to make residents aware that the land was even being considered for development, was Facebook.) The vast majority of Longton are still unaware these plans are in place.

With regards to the actual plan, I am objecting to the following:

- I have seen no evidence that strategic policies with regards to infrastructure for transport, waste management, or flood risk have been considered. Story Homes have already produced a glossy brochure, showing what the development will look like - there is absolute complete disregard for any consideration in relation to the increased volume of traffic, exiting (solely, one access road only) on to Chapel Lane, right at the point where school traffic already causes serious congestion due to the road width and at present causes a safety hazard. Plans should, and I quote from the planning framework **'identify, assess and take into account the environmental impacts of traffic and transport infrastructure – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains.'**
- With regards to flood risk, I quote again from the framework **'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.'** This land is water-logged, the farmer can't put sheep in the field for a good part of the year because it is under water.

There is already a considerable amount of surface water flooding that causes huge problems for existing residents. I am attaching photographs.

- Longton sewer network is already known to be in desperate need of upgrading. I have been in communication with Louise Beardmore the CEO of United Utilities (and her predecessor Steve Mogford) in relation to the problems we have encountered (and there are many residents who have) with sewage surcharge. As explained to me (and I am also attaching an email), the network is known to be hydraulically inadequate because the pipes are old and carry both foul and surface water. They become overloaded - Chapel Lane sewer cannot empty into the main trunk sewer on Liverpool Road, sewage starts to back up and lower lying properties are at risk. This needs a significant amount of expenditure and I am aware that United Utilities have themselves expressed their concern at any large-scale development, without this having taken place.
- Plans should, and I quote, **set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure).** These plans have done none of this.

This plan has not addressed any of the policies outlined in the framework document. A piece of land has been identified and a plan has been drawn up. There are serious, known issues that affect residents currently - none of these have been addressed.

I await to hear your response,

Rachel Cranmer

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