

# Response ID ANON-XXXX-WABC-N

Submitted to Central Lancashire Local Plan Regulation 19 Representation Period  
Submitted on 2025-04-06 07:32:35

## Part A: Personal Details

1 What is your title?

Mrs

2 What is your first name?

First Name:

Rachel

3 What is your last name?

Last name:

Cranmer

4 What is your job title? (if relevant to the representation)

Job title:

5 What is your organisation? (if relevant to the representation)

[REDACTED]  
[REDACTED]

6 What Authority do live/work in?

[REDACTED]

7 What is your address?

Address line 1:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

8 What is your email address?

Email:

[REDACTED]

## Part B: Representation

9 Which part of the Central Lancashire Local Plan would you like to make a representation about?

South Ribble Site Allocations

South Ribble Site Allocations

280 Which site allocation would you like to make a representation for?

site allocation reference:

HS3.3

281 Do you consider the Central Lancashire Local Plan is:

Spatial Vision: Soundness/legal/DtC - Legally Compliant:

No

Spatial Vision: Soundness/legal/DtC - Sound (If you check 'No', please also confirm below which of the 'tests' it fails to meet):

No

Spatial Vision: Soundness/legal/DtC - a) Positively prepared:

No

Spatial Vision: Soundness/legal/DtC - b) Justified:

No

Spatial Vision: Soundness/legal/DtC - c) Effective:

No

Spatial Vision: Soundness/legal/DtC - d) Consistent with national policy:

No

Spatial Vision: Soundness/legal/DtC - Complies with the Duty to Cooperate:

No

282 Please give details of why you consider the Central Lancashire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible (i.e., if objecting on legal grounds then please quote the specific law that the Central Lancashire Local Plan does not conform with). If you wish to support the legal compliance or soundness of the Central Lancashire Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

South Ribble site allocations: soundness/legality/DtC:

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.

283 Please set out the modification(s) you consider necessary to make the Central Lancashire Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in the question above. (Please note that non-compliance with the duty to co-operate is incapable of modification at Examination). You will need to say why each modification will make the Central Lancashire Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

South Ribble site allocations: modifications:

The basic infrastructure has to be addressed first. We were told at the meeting that infrastructure would be addressed retrospectively when demand was known. This is not acceptable. There are serious issues already known about that need to be rectified before large scale development can take place.

The plan should reflect what has been advised in the planning framework document and it does not on any count.

284 Do you wish to make another representation?

No

## Declaration

300 This is the final page of the Regulation 19 Consultation survey. After completing this page, your response will be submitted. If you wish to go back and make a representation on another part of the survey, please click 'go back' below.

Not Answered

301 If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

No, I do not wish to participate in hearing session(s)

302 If you have answered 'yes' to the question above, wishing to participate in the hearing session(s), please outline why you consider this to be necessary:

why participation is necessary:

303 By completing and submitting this representation, I agree to my name (and other relevant details necessary) and representation(s) being shared and made available for public viewing.

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304 If you wish to be contacted further at future stages of the Local Plan process and to be added to the Central Lancashire and/or district individual consultation databases, please select the relevant option below

Future stages on the Local Plan - I wish to be contacted at future stages of the Local Plan process and added to the Local Plan Consultation database for Central Lancashire:

No

Future stages on the Local Plan - I wish to be contacted about Planning Policy matters and added to the Chorley Consultation database.:

No

Future stages on the Local Plan - I wish to be contacted about Planning Policy matters and added to the South Ribble Consultation database.:

Yes

Future stages on the Local Plan - I wish to be contacted about Planning Policy matters and added to the Preston Consultation database.:

No