

Response ID ANON-XXXP-WAFP-6

Submitted to Central Lancashire Local Plan Regulation 19 Representation Period
Submitted on 2025-04-11 10:17:24

Part A: Personal Details

1 What is your title?

Mr

2 What is your first name?

First Name:
Shaun

3 What is your last name?

Last name:
Foster

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

Job title:

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

Organisation:

6 What Authority do live/work in?

7 What is your address?

Address line 1:

8 What is your email address?

Email:

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:
HS3.1

281 Do you consider the Central Lancashire Local Plan is:

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

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:

Site Allocation HS3.1 is not Sound and not Justified. It is not an appropriate strategy based on evidence.

I was notified in December 2022 that site HS3.1 Land of Emnie Lane had not been selected as a Preferred Option due to its location next to a Water Treatment Centre / Sewage Works, the flooding from Wade Brook and the wildlife corridor.

None of these factors have changed and all remain and will so into the future. It is not a suitable site for housing.

The sewage works means there are regular very unpleasant smells especially in warm weather, plus sewage wagons driving past at very regular intervals.

The land always floods in heavy rains which we now get more regularly with global weather warming.

The wildlife are a constant presence with birds of prey seen daily, including sparrowhawks and buzzards. Plus many owls and rabbits and newts.

There is not an adequate social and economic infrastructure in place to meet the needs of the current residents in the area, never mind additional residents. There have been hundreds of new houses built on the Lovell development off Leyland Lane and they are continuing to be built on the Worden Gardens Redrow development. Both of these new developments are across the road (Leyland Lane) from the proposed site HS3.1 Land off Emnie Lane. The Redrow Worden Gardens development is set to continue for years to come with additional land being purchased privately off Altar Lane, providing hundreds of additional new houses.

There have been no additional schools, doctors surgeries, shops or bus routes added or built for these new developments. The area doesn't have adequate transport links - there is an inadequate bus route, one an hour which is slow bus stopping everywhere so people would choose to take their car.

In addition to the two new housing developments in immediate proximity (Lovell and Redrow), there is also the vast new housing development within South Ribble at Centurion Way with David Wilson and Barrett housing. We are saturated with new housing.

It is the land green space in the area and is important for the health and mental wellbeing of the local residents who will no longer have sight of or access to green space. It will affect the mental health of local residents. It is a popular dog walking route which we would lose.

It will be hugely detrimental to the neighbourhood community needs.

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 Site Allocation HS3.1 Land of Emnie Lane needs to be removed from the Local Plan.

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:

Yes

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