

Response ID ANON-XXXX-WA42-P

Submitted to Central Lancashire Local Plan Regulation 19 Representation Period
Submitted on 2025-04-13 20:26:47

Part A: Personal Details

1 What is your title?

Mrs

2 What is your first name?

First Name:
Victoria

3 What is your last name?

Last name:
Robinson

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

Job title:
[REDACTED]

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

Organisation:
[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:

Yes

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

Yes

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:

The proposed housing site HS3.3. behind Chapel Lane, Longton is a dangerous proposal for the existing residents of Chapel Lane and Longton. The proposals would be a breach of the Care Act 2014 on the following grounds:

1. Traffic congestion and accidents. Chapel Lane already has traffic calming measures in place. It gets extremely congested especially at peak times of day 08:00-09:30 and 15:00-17:00. This forces cars to make awkward manoeuvres in order to progress at snail pace down Chapel Lane, and the residents of Chapel Lane struggle to get out of their driveway. Having the only access road for hundreds of additional vehicles to the site on Chapel Lane will make this level of congestion unbearable and dangerous as there are already cars making dangerous manoeuvres out of frustration. I believe that residents of the new development will be queuing up on their driveway before they can exit the estate.

In the last 5 years there have already been 10 vehicle accidents recorded on Chapel Lane between the A59 and the junction of Chapel Lane with Liverpool Road, many of them serious with casualties. The number of accidents in the surrounding Longton area increases to 30 accidents. Source: www.crashmap.co.uk Adding more cars regularly to the existing narrow and congested roads around Longton, especially at peak times of day will endanger lives. This would be contrary to the Care Act 2014.

2. Flooding: [REDACTED] the proposed development site. Mine and surrounding properties already have a serious issue with sewage and surface water drainage. My drive flooded on New Years Eve 2024 because of the poor street drainage and water pouring onto my property from the surrounding fields and properties. The water started to enter our property and we needed to take swift action with sump pumps to prevent significant damage to our house. The fields that are the proposed building site act as a natural flood defence. During autumn and winter months the fields become saturated, but this is an important flood defence for our houses. Sometimes, as on New Years Eve, even the fields can't cope with the amount of rain. Adding more houses/concrete onto these important fields would take away our flood defence and cause regular flooding, even with proposed French drains etc. on the site. United Utilities on their last survey a few years ago stated that the drainage systems in Longton, especially Chapel Lane are already working beyond maximum capacity. They are old and narrow pipes. United Utilities do not have the funds/intention to upgrade the sewage and surface water drains and more houses have been built in Longton since their last survey. This means that they are already working beyond their maximal capacity. Building more houses would amount to knowingly subjecting residents to foul water and surface water flooding. This is blatantly against the duty of care of the council to existing residents, therefore a breach of the Care Act, 2014.

3. Harm to nature, breaching the Conservation of Habitats and Species Regulations 2017. Owls and other birds of prey nest and hunt on the fields of the proposed development site. I also know from the survey done before buying my house that a development proposal has been previously turned down on the exact fields that the current proposal is suggesting to use, due to the presence of Great Crested Newts. The fields also support many other species of birds and mammals.

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:

1. I believe that to ease congestion the only access from the proposed development site to Chapel Lane must be pedestrian only. For vehicles, the developer should purchase land to the East of the proposed development site and create an access road going straight to a new junction/roundabout onto the A59.

2. Traffic cameras should be installed along Chapel Lane and School Lane. There are lots of traffic violations on these stretches already, especially at congested times. This is despite existing traffic calming measures.

3. There needs to be a significant upgrade to the existing sewage and surface water drainage system to the village. The existing proposals will cause flooding to existing residents. Half measures such as French drains will not be sufficient to avoid this. The developers would have to fund/significantly

contribute to the drainage upgrade and ensure that it happens before any new houses are built. There have been development sites built previously in Fulwood / Cottam that resulted in drainage issues and the residents had to endure a lot of damage as a result. It took the local authorities years to repair the issues in retrospect, even though they were predictable. It is unacceptable for developers and councils to knowingly build something that will cause harm, then leave it to tax payers to slowly fix the problem after the damage has occurred.

4. The damage to nature will unfortunately be irreparable if this development goes ahead.

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.

I agree to my name (and other relevant details necessary) and representation(s) being shared and made available for public viewing.

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