

# Response ID ANON-XXXX-WA43-Q

Submitted to Central Lancashire Local Plan Regulation 19 Representation Period  
Submitted on 2025-04-13 22:23:45

## Part A: Personal Details

1 What is your title?

Mr

2 What is your first name?

First Name:

Peter

3 What is your last name?

Last name:

Fisher

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:

6 What Authority do live/work in?

[REDACTED]

7 What is your address?

Address line 1:

[REDACTED]

[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:

HS3.6

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:

We would like to submit the following concerns regarding the proposed sale of land at the rear of Walton Gardens, in the village of Hutton.

We have a number of issues with the proposal, please find below:--

Road Safety, exit and entry to Walton Gardens

LCC Road Safety Strategy 2025-2027 {leaflet}

The objective of the LCC Road Safety Strategy, is to reduce road related harm and a Vision Zero, aiming for no fatalities or serious injury on Lancashire Roads. Preston has the highest number of KSI (killed or seriously injured) child casualties, the school run is a peak time for collisions, 50% of all road casualties occur in 30 mph limit roads, Liverpool Road outside Walton Gardens is 30mph, 13% occur in 20mph roads, Walton Gardens is 20mph. Since the partners who worked together to produce the Road Safety Strategy are:- Lancs Constabulary, Lancs Fire and Rescue, Lancs Ambulance Service and National Highways, significant weight should be given to their aims.

The proposed entry and exit to the site is via Walton Gardens from Liverpool Road. The entrance and exit to Hutton Grammar School for pupils and vehicles is directly opposite the entrance to Walton Gardens, despite what the LCC sales brochure indicates. The traffic situation at school times AM and PM, is nothing short of an accident waiting to happen. Parents park on both sides of Liverpool Road, they drive on the footpath to evade oncoming traffic, they park on the pavements blocking drives, park on the restricted areas in front of the school, U turn into Walton Gardens completely block the pavements in Walton Gardens making it totally unsafe for pedestrians, and the plan is to build 120 houses, so an additional 240 cars using that junction, is not safe and not acceptable. Logged issues with Lancashire Police:- LC-20240627-0160 (10510), and CO/250202171933 both refer to traffic issues.

The Lancashire Evening Post on March 13, 2020, published an article calling for action on 'disgraceful zig zag parkers outside a South Ribble School', it went on to highlight parking on zig zag lines outside Hutton Grammar School, calling the conduct of parents, disgraceful, it reported 'Restrictions outside the school are regularly flouted, by parents and bus companies, this is right opposite a new junction for a housing development to add further to the risk, numerous near misses have been reported to the school and police force with zero effect'. County Councillor Graham Gooch was reported saying 'The Zig Zag lines are there to protect children—keep the area free from parked cars'.

Inappropriate Development

Hutton is now suffering from a plethora of planning applications on Liverpool Road, Skip Lane and Ratten Lane, there seems to be no end to infill and the reduction of the gaps in the ribbon development, it will be solid housing supported by SRBC, a real disaster for Hutton Residents, no visible green land just fences. This is despite the South Ribble Local Plan applying Policy G4-Protected Open Land, to small parcels of land adjacent to settlements that are inset from the Greenbelt.

The current South Ribble Local Plan (2012-2026) still applies until the new local plan is agreed. The parcel of land to the north of Walton Gardens, is Parcel 51, protected open land, in the local plan. It is currently farmed, silage and winter wheat. In the South Ribble Plan, in chapter 2, Open Land Designation Study, there is 'a presumption against inappropriate development, planning permission is only granted if certain criteria are met, purposes of agriculture, appropriate rural use, or re-use of existing buildings. Para 10.38 'The open land fulfills a key role in maintaining the character appearance and openness of these settlements, and as such are worthy of protection in its own right. In paragraph 10.39, it states 'Land will be protected from inappropriate development throughout the planning period—within a rural area, which can be proven to maintain the open character and visual amenity of the land'. Development of this land goes against all these government policies, it also applies to the pockets of development throughout Hutton, we are losing the open character and visual amenity of Hutton Village.

Development of the land will have a major impact on wildlife, species of birds on the red list which are at risk, frequent these fields and hedges, these include ground nesting birds, Lapwing, Curlew, tree nesting Starlings, the fields and hedges support Barn Owls, Skylarks, Bats, Brown Hares and many

other species. The fields provide a wildlife corridor to the pond at the East side of Walton Gardens, which was left as part of the permission to develop Walton Gardens, the pond supports many bird species, Amphibians, for example, newts and frogs. The land also supports a wildlife corridor to the Orchard, land to the West of Walton Gardens, again this open land formed part of the permission to develop Walton Gardens, to 'retain the open aspect and character and visual amenity of the land'. All this effort and character will be lost if development of these fields goes ahead.

It should be noted that both the West Orchard and car park, opposite Hutton Grammar and the land to the East including the pond, the title and ownership is with the Walton Gardens Management Company, which is owned by the residents of Walton gardens, they pay for maintenance and upkeep, in effect private ownership with public access. There are parking limitations of 1 hour, placed on the car park by SRBC, regularly flouted by Hutton Grammar staff, any additional housing will place significant impact on the open space and car park, the residents of Walton gardens have no intention of maintaining the areas for an additional 120 houses.

In attending the consultation meetings we were advised that the Hutton land development was due to the inability of Chorley to absorb any further housing development, we were advised that South Ribble had sufficient housing planned without the need to add further developments, so why is Hutton being targeted with an additional 120 houses. The 2021 census gives a population for Hutton as 2141, 120 houses with approximately 4 people per household just short of 500 additional people, is in the region of a 25% increase in population, a massive increase which has a significant impact on local services, schools and surgeries.

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:

no

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.:

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.: