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South Ribble Borough Council
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Lancashire County Council
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Date: 6 October 2021

Consultation response for 07/2021/00886/ORM and 07/2021/00887/ORM

Dear Mrs Janice Crook

Lancashire County Council's Public Health Wider Determinants Team welcomes the opportunity to provide feedback on planning application 07/2021/00886/ORM and 07/2021/00887/ORM relating to Pickerings Farm Site, Penwortham (Land east of Penwortham Way and west of Leyland Road). Our comments are as follows:

Environmental Impact Assessment –

We recognise and appreciate the consideration that has been given to the impact of the development on human health within Chapter 16 of the Environmental Impact Assessment (EIA). We welcome the use of the Hudu checklist as Assessment Framework and consider this assessment comprehensive in its approach.

Active Design Principles –

We support the adoption of the Active Design Principles within the Masterplan and Design Code. These principles, developed by Sport England and supported by Public Health England, are intended to create environments that make the active choice the easy and attractive choice for people and communities. These principles are reflected within the master plan, with the priority being given to "classic mobility (i.e. two wheels and two feet)" through the creation of a series interlinking walking and cycling routes throughout the development.

We request specific consideration is given to embedding the 10 Sport England principles in the next stage of the process. - <https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design>

Green Infrastructure –

Nature has an important impact on our physical and emotional wellbeing. We therefore support the prioritisation of green infrastructure across the site with clearly defined locations for play areas and public open spaces. We welcome the buffer from Penwortham to help limit noise pollution for residents. We also appreciate the consideration that has

been given to maintain as much existing green infrastructure (e.g. hedgerows) as possible and the commitment to achieving Biodiversity Net Gain across the site. Furthermore, we welcome the allocation of land for community allotments to allow residents to grow their own produce.

Adaptable homes –

The Central Lancashire Adopted Core Strategy Local Development Framework recognises the importance of 'adaptable homes' and states in Paragraph 8.25 "Delivering good quality new housing is also a priority which can be achieved in a number of ways" including "Applying the 'Lifetime Homes' standard which encourages new housing (and neighbourhoods) to be adaptable and flexible to owners' changing circumstances and covers aspects of design, space standards and mobility impairment."

Policy 6: Housing Quality in the Central Lancashire Adopted Core Strategy Local Development Framework makes a commitment to the delivery of adaptable homes, it states "Improve the quality of housing by: (c) Facilitating the greater provision of accessible housing and neighbourhoods and use of higher standards of construction."

Paragraph 16.81 of the EIA states "As noted in Chapter 15 Socio-economics, the South Ribble population has grown at a slower than average rate in comparison to national and regional averages. The working age population has shrunk by 4% between 2011 and 2019. In comparison, the retirement age population has increased by 22% in the same period. The dependency ratio, which is the number of non-working population (i.e. children 0-14 and persons 65+) to working population (i.e. 15-64 year olds) for South Ribble is projected to increase from 0.64 in 2021 to 0.85 in 2041, which suggests more residents retiring and difficulty for employers to recruit and replace the aging population. On a county level (Lancashire), the older population is estimated to continue to increase (JSNA, 2017). A larger population of retirement aged people in the future are likely to have specific housing needs including adaptable homes and single storey homes."

We welcome the acknowledgement of the need for future housing in South Ribble to accommodate the needs of an ageing population, including the need for adaptable homes. The need for adaptable homes however goes beyond accommodating for the housing needs of older people. Adaptable homes make dwellings usable by a wide range of householders, from families with young children to older less agile people and anyone living with a mobility impairment whether temporarily or on a longer-term basis.

It is also important to note that 'single storey homes' cannot necessarily be adapted to accommodate the needs of an ageing population unless they are built in accordance with a recognised adaptability standard.

As a result, we request that all non-specialist homes on this development are as a minimum, built in accordance with 'Building Regulations M4(2) Category 2: Accessible and Adaptable Dwellings' and request that this is incorporated as a condition into the decision notice.

Charging Points –

The Central Lancashire Adopted Core Strategy Local Development Framework makes a requirement in Policy 3: Travel to "(i) Enabling the use of alternative fuels for transport purpose."

The Transport Assessment states, "Electric vehicle charging points will also be provided which will encourage the use of more environmentally friendly vehicles."

We welcome the inclusion of Electric Vehicle Charging points within the Transport Assessment and Design Code. However, no mention is made to the frequency of these points.

To ensure equity across the site and the longevity of the parking facilities as electric cars become the norm, we request that a commitment is made to the provision of Electric Vehicle Charging points at all residential units, community facilities and employment sites, and that this is incorporated as a condition into the decision notice.

Hot Food Takeaways –

Strategic Objective 19 of the Central Lancashire Core strategy is – "To improve access to health care, sport and recreation, open green spaces, culture, entertainment, and community facilities and services, including healthy food."

Similarly, an objective within the South Ribble Local Plan is – "To improve access to health care, sport and recreation, open green spaces, and community facilities and services, including access to healthy food."

In 2019 we published a Hot Food Advisory Note – which can be found here <https://www.lancashire.gov.uk/council/strategies-policies-plans/public-health/public-health-and-spatial-planning/> – which recommends restrictions on the establishment of new hot food takeaway venues in wards with high obesity or high deprivation and near secondary schools.

Charnock Ward, where the development falls, has obesity rates of 11.8% for reception and 15.8% for Year 6. These are greater than the thresholds outlined in our advisory note.

Given the strategies specifically mention "healthy food" as a priority and the high levels of obesity within the ward, when considering the types of businesses to be granted planning permissions within the Local Centre we request limits be put on applications from Sui Generis Hot Food Takeaways venues; with no new venues being allowed on the development. We request that this is incorporated as a condition into the decision notice.

Accessible toilets –

Chapter 16 of the EIA recognises the importance of community cohesion and states "Facilities... will be provided as part of the development which will be available to all".

Policy 7 of the Central Lancashire Core Strategy states "Special needs housing including extra care accommodation will be required to be well located in communities in terms of reducing the need to travel to care and other service provision and a proportion of these properties will be required to be affordable."

It is therefore likely some specialist housing will be located within the development. To ensure all parts of the site, including the Local Centre, are accessible to all we request provision is made for incorporating specialist facilities, specifically toilets, for those that need them.

To ensure the Local Centre is accessible to all, we request the inclusion of both a wheelchair accessible toilet and a Changing Places toilet - <https://www.changing-places.org/> - to allow those with greater needs access to the whole site and improve community cohesion. We request that this is incorporated as a condition into the decision notice.

Water fountains –


The Penwortham Neighbourhood Plan has an objective that states "Endorsing policies that have a positive effect on the environment..."

One of the biggest forms of pollution is the litter in the form of single use plastics, such as bottles. Work carried out by Sustain and Refill – https://www.sustainweb.org/publications/drinking_water_fountains/ – advocates for providing water fountains in suitable locations to reduce the amount of plastic waste in an area. It also has the added benefit of reducing sugar in people's, especially children's, diet, due to people choosing to drink water over buying sugary drinks.

We would encourage the provision of free water across the site to provide a healthy alternative to sugary drinks. The provision of water fountains would also encourage active travel by providing refill points on people's journeys.

We therefore request the provision of a water fountain and a water bottle refill station within the Local Centre and at the two LEAPs in the site. We request that this is incorporated as a condition into the decision notice.

Yours sincerely



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Director of Public Health