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Your Ref: 07/2021/00886/ORM / 07/2021/00887/ORM

Our Ref: PTC/SPC/886/7

Date; 3rd November 2021

The Planning Service, South Ribble Borough Council: FAO Janice Crook

With reference to planning applications **07/2021/00886/ORM** Outline planning application with all matters reserved except for the principal means of access for a residential-led mixed-use development of up to 920 dwellings (Use Classes C3 and C2), a local centre including retail, employment and community uses (Use Classes E and Sui Generis), a two form entry primary school (Use Class F), green infrastructure, and associated infrastructure following the demolition of certain existing buildings and **07/2021/00887/ORM**, Outline planning application with all matters reserved except for the principal means of access for a residential development of up to 180 dwellings (Use Classes C3 and C2), green infrastructure and associated infrastructure

Penwortham Town Council discussed the aforementioned applications at a meeting of the Penwortham Town Council Planning Committee on the 18th October 2021, ratifying the decision at the Full Council Meeting on the 2nd November 2021.

Policy C1 of the South Ribble Local Plan states that:

Planning permission will only be granted for the development of the Pickerings Farm site subject to the submission of:

- a) *An agreed Masterplan for the comprehensive development of the site. The Masterplan must include the wider area of the Pickerings Farm site which includes the safeguarded land which extends to Coote Lane as shown on the policies map and make provision for a range of land uses to include residential, employment and commercial uses, green infrastructure and community facilities.*

Penwortham Town Council feel that the local infrastructure around the site, A582 and Leyland Road, are already running at capacity and cannot withstand any further car movements without bringing the whole of Penwortham to a complete stand still.

The Town Council feel that the Masterplan simply doesn't take account of the local road networks. The addition of further traffic onto the A582 will simply cause further issues onto what is already an overcrowded and often deadlocked road.

The properties accessing the site via Bee Lane, whilst it is noted that only 40 properties will access the site this way, the extra burden of traffic on Leyland Road to an already busy roundabout, and the use of the Bee Lane railway bridge, which is only suitable for one vehicle at a time, endangering cyclist and pedestrians using this bridge, is of great concern to the Town Council.

Raising these serious concerns leaves the Town Council with only one option but to object to the Masterplan and recommend its refusal.

In accordance with Policy C1 of the Local Plan, without the acceptance of the Masterplan the aforementioned applications can only be refused permission.

Having spoken to many local residents, including those on site and many within the vicinity the elected members of Penwortham Town Council have noticed the increase in use of this quiet area of town and, especially over the last, rather strange, eighteen months, have realised that this area of town has been used greatly by the general public. Ramblers, dog walkers, cyclists, nature lovers, runners and people simply seeking fresh air have all started using this area to a much greater degree during the recent lockdowns.

The amenity value of this site to the people of Penwortham has risen exponentially. As such, the Town Council urge South Ribble Borough Council to revisit the South Ribble Local Plan (2015) with a view to redesignating the Pickerings Farm site.

I do hope you will take into account the Town Council's objections when considering this application.

If you require any further information regarding the Town Council's objections, please don't hesitate to contact me.

Yours sincerely,

Steve Caswell

Steven Caswell
Town Manager