changes. These revisions are soundly based and no alternative traffic assignments have been presented by the objectors to these housing proposals or to Policy T1.

4.4.3.13 Taking into account the traffic likely to be generated by the proposed allocations and "base" traffic calming in Penwortham, AADT flows on Liverpool Road, Hutton will decrease by about 15% whilst those on Chapel Lane, Longton will increase by about 29%[1]. LCC propose traffic calming measures to reduce the speed and volume of traffic flows on Chapel Lane; the effect of these measures will be to divert traffic back onto Liverpool Road through Hutton. Both Liverpool Road and Chapel Lane are designated as local through routes and both are subject to 30 mph speed limits.

Other infrastructure

4.4.3.14 There is already, or is likely to be in future, pressure on local services. However, North West Water and the Local Education Authority confirm that drainage, water and education facilities are not insuperable constraints on development in these villages. There is also no reason in principle why local health facilities should not be expanded to match needs.

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THE INDIVIDUAL ALLOCATIONS

POLICY HP1(c): SCHOOL HOUSE FARM, HUTTON

OBJ0008; OBJ0075; OBJ0119; OBJ0128; OBJ0136; OBJ0175; OBJ0199; OBJ0203; OBJ0255; OBJ0260; OBJ0287; OBJ0364; OBJ0385; OBJ0388; OBJ0444; OBJ0447; OBJ0460; OBJ0476; OBJ0477; OBJ0478; OBJ0479; OBJ0480; OBJ0481; OBJ0482; OBJ0483; OBJ0484; OBJ0485; OBJ0486; OBJ0487; OBJ0488; OBJ0489; OBJ0490; OBJ0491; OBJ0492; OBJ0493; OBJ0494; OBJ0495; OBJ0496; OBJ0497; OBJ0498; OBJ0499; OBJ0500; OBJ0501; OBJ0502; OBJ0503; OBJ0504; OBJ0505; OBJ0506; OBJ0507; OBJ0508; OBJ0509; OBJ0510; OBJ0511; OBJ0512; OBJ0513; OBJ0514; OBJ0515; OBJ0516; OBJ0517; OBJ0518; OBJ0519; OBJ0520; OBJ0521; OBJ0522; OBJ0523; OBJ0524; OBJ0525; OBJ0577; OBJ0581; OBJ0592; OBJ0594; OBJ0595; OBJ0610; OBJ0651; OBJ0658; OBJ0659; OBJ0664; OBJ0666; OBJ0667; OBJ0668; OBJ0669; OBJ0670; OBJ0671; OBJ0672; OBJ0747; OBJ0749; OBJ0752; OBJ0755; OBJ0758; OBJ0787; OBJ0807; OBJ0919; OBJ1109; OBJ2343; OBJ2344; OBJ2345; OBJ2346; OBJ2347; OBJ2348; OBJ2349; OBJ2350; OBJ2351; OBJ2352; OBJ2353; OBJ2354; OBJ2355; OBJ2356; OBJ2357; OBJ2358; OBJ2359; OBJ2360; OBJ2361; OBJ2362; OBJ2363; OBJ2365; OBJ2366; OBJ2367; OBJ2368; OBJ2369; OBJ2370; OBJ2371; OBJ2372; OBJ2373; OBJ2374; OBJ2375; OBJ2376; OBJ2377; OBJ2378; OBJ2379; OBJ2380; OBJ2381; OBJ2382; OBJ2383; OBJ2384; OBJ2385; OBJ2386; OBJ2387; OBJ2388; OBJ2389; OBJ2390; OBJ2391; OBJ2392; OBJ2393; OBJ2394; OBJ2395; OBJ2396; OBJ2397; OBJ2398; OBJ2399; OBJ2400; OBJ2401; OBJ2402; OBJ2403; OBJ2404; OBJ2405; OBJ2406; OBJ2407; OBJ2408; OBJ2409; OBJ2410; OBJ2411; OBJ2412; OBJ2413; OBJ2414; OBJ2415; OBJ2416; OBJ2417; OBJ2418; OBJ2419; OBJ2420; OBJ2421; OBJ2422; OBJ2423; OBJ2424; OBJ2425; OBJ2426; OBJ2427; OBJ2428; OBJ2429; OBJ2430;

[1] Doc SRBC/OBJ T1/2 Appendix B(iv).

OBJ2431; OBJ2432; OBJ2433; OBJ2434; OBJ2437; OBJ2438; OBJ2441; OBJ2442; OBJ2443; OBJ2444; OBJ2445; OBJ2446; OBJ2447; OBJ2448; OBJ2542; OBJ2543; OBJ2544; OBJ2545; OBJ2546; OBJ2547; OBJ2548; OBJ2549; OBJ2550; OBJ2551; OBJ2552; OBJ2553; OBJ2554; OBJ2555; OBJ2556; OBJ2557; OBJ2558; OBJ2824; OBJ2846; OBJ2904; OBJ2964; OBJ2965; OBJ2967; OBJ2968; OBJ2971; OBJ3203; OBJ3222.

Issue: would an allocation of the scale and location proposed be acceptable rounding off in accordance with national and strategic guidance?

4.4.3.15 The allocation land, much of which is owned by LCC, is about 9.6 ha. The land is available for development and, apart from it, Hutton is tightly surrounded by statutory Green Belt.

4.4.3.16 The allocation provides for about 200 dwellings and is one of the largest housing allocations in the Plan. It would result in an increase of about 30% in the number of dwellings in the village and would not therefore be "small scale", "limited rounding off" or well related in scale to existing development.

4.4.3.17 The allocation might well match the requirement of the Structure Plan definition of rounding off as to the amount of the perimeter of the land which is already built up; there is established development along all but the northern boundary. However, about 100 m of the southern frontage to Liverpool Road is open and the development between No 180 and No 110 Liverpool Road and on Skip Lane is confined to houses on the frontage. The proposal therefore would represent an expansion of the village rather than a rounding off of already consolidated development.

Issue: would the effect of the proposal on highway safety and the free flow of traffic on the Liverpool Road be acceptable?

4.4.3.18 LCC, as local highway authority, say that access to the land for development of the scale proposed should be from a roundabout on Liverpool Road opposite the entrance to Hutton Grammar School. No detailed design has been prepared but I have no reason to doubt that a solution could be achieved which would provide satisfactory access to the land without unacceptable effects on the local environment. A secondary access to the land might be formed using Anchor Drive and Greenacres, residential streets to the north-east of the allocation land; but, because Anchor Drive is congested with parked cars, it would not be desirable to use this route except for emergency vehicles or to serve a much smaller development.

4.4.3.19 There would be adequate highway capacity to accommodate expected traffic flows on Liverpool Road. Its junction with the existing A59, about 500 m to the east of the likely location of the access to the allocation land, is congested in the peak hours; this appears to arise primarily as a result of traffic backing up from Howick Cross rather than

a lack of capacity at the junction and should be relieved when the Penwortham By-pass is completed.

4.4.3.20 Of far greater concern is the serious congestion and hazards to road users which are daily occurrences during school terms due to buses and cars stopping on the highway to load and off-load pupils attending the Grammar School. To improve the poor accident record of the Road, LCC propose to implement a scheme to enforce the speed limit through the village which will include warning signs for the School. This scheme, however, will not tackle the fundamental problem of the lack of off-street facilities for the loading and off-loading of pupils. Provision of these facilities is a pre-requisite of development of the allocation land if an unacceptable increase in congestion and hazards is to be avoided but no acceptable proposal for these facilities has been advanced. Whilst it might be possible to use part of the allocation land for this purpose, because the problem is an existing one, a requirement that the developer of the allocation land should fund the works would be contrary to the advice in Circular 1/97.

Issue: would the need for affordable housing justify the allocation?

4.4.3.21 Policy HP3 provides that about 50 of the dwellings on the allocation land should be for affordable housing, for which there is an established need in the village; however, this need does not justify an allocation of the scale proposed.

Issue: should the allocation land be included in the Green Belt?

4.4.3.22 There is a stretch of statutory Green Belt separating Hutton and Penwortham and therefore there would be no danger that the allocation would lead to their coalescence.

4.4.3.23 There are no exceptional circumstances or other reasons which would justify the addition of the allocation land to the statutory Green Belt. Moreover there is no reason to preclude the use of some of the land for a modest scale development which could include provision for affordable housing once facilities for loading and off-loading pupils at the Grammar School have been secured. The south-eastern part of the allocation land adjoining the consolidated development close to Anchor Drive would be appropriate for this purpose.

4.4.3.24 The rest of the allocation land should be protected from development. Policy D1(e) would be appropriate for this purpose.

Summary

4.4.3.25 The allocation would amount to a disproportionate expansion of the village, contrary to national and strategic guidance. It would have an unacceptable effect on highway safety and the free flow of traffic on the Liverpool Road and would be premature pending the provision of off-street loading and off-loading facilities for pupils attending Hutton

Grammar School; it would not be justified by the need for affordable housing. The allocation should be deleted. The land should not be designated as Green Belt. The south-eastern part of the proposed allocation should be allocated as safeguarded land under Policy D5 and the rural character of the remainder should be protected under Policy D1(e)[1].

RECOMMENDATIONS

4.4.3.26 *Modify Policy HP1 by deleting "c) School House Farm, Hutton", "6.1", "15" and "200".*

4.4.3.27 *Modify the justification by deleting the heading "c) School House Farm, Hutton" and by deleting paragraph 4.19.*

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POLICY HP1(d): CHAPEL LANE, LONGTON

OBJ0024; OBJ0025; OBJ0028; OBJ0030; OBJ0040; OBJ0041; OBJ0044; OBJ0046; OBJ0048; OBJ0068; OBJ0083; OBJ0116; OBJ0123; OBJ0134; OBJ0135; OBJ0137; OBJ0174; OBJ0178; OBJ0181; OBJ0183; OBJ0197; OBJ0202; OBJ0204; OBJ0208; OBJ0240; OBJ0286; OBJ0372; OBJ0373; OBJ0389; OBJ0391; OBJ0459; OBJ0541; OBJ0542; OBJ0593; OBJ0604; OBJ0608; OBJ0613; OBJ0650; OBJ0653; OBJ0655; OBJ0660; OBJ0662; OBJ0665; OBJ0673; OBJ0674; OBJ0675; OBJ0676; OBJ0677; OBJ0678; OBJ0679; OBJ0680; OBJ0681; OBJ0682; OBJ0683; OBJ0684; OBJ0685; OBJ0687; OBJ0688; OBJ0689; OBJ0690; OBJ0691; OBJ0692; OBJ0693; OBJ0694; OBJ0696; OBJ0697; OBJ0700; OBJ0783; OBJ0789; OBJ0806; OBJ0913; OBJ1110; OBJ1145; OBJ2435; OBJ2583; OBJ2584; OBJ2585; OBJ2586; OBJ2587; OBJ2588; OBJ2589; OBJ2590; OBJ2591; OBJ2592; OBJ2593; OBJ2594; OBJ2595; OBJ2596; OBJ2597; OBJ2598; OBJ2599; OBJ2600; OBJ2601; OBJ2602; OBJ2603; OBJ2604; OBJ2605; OBJ2606; OBJ2607; OBJ2608; OBJ2609; OBJ2610; OBJ2611; OBJ2612; OBJ2613; OBJ2615; OBJ2616; OBJ2617; OBJ2618; OBJ2619; OBJ2620; OBJ2621; OBJ2622; OBJ2623; OBJ2624; OBJ2625; OBJ2626; OBJ2627; OBJ2628; OBJ2629; OBJ2630; OBJ2632; OBJ2633; OBJ2634; OBJ2637; OBJ2638; OBJ2748; OBJ2817; OBJ2818; OBJ2820; OBJ2823; OBJ2834; OBJ2836; OBJ2838; OBJ2840; OBJ2844; OBJ2845; OBJ2848; OBJ2849; OBJ2851; OBJ2852; OBJ2853; OBJ2857; OBJ2860; OBJ2900; OBJ2901; OBJ2903; OBJ2905; OBJ2906; OBJ2907; OBJ2908; OBJ3215.

Issue: would an allocation of the scale and location proposed be an acceptable rounding off in accordance with national and strategic guidance?

4.4.3.28 The allocation provides for 140 dwellings on about 6.1 ha of land. The Council accept that the allocation should include the land to the south of Kitty's Farm as shown on drawing No 6784/101[2]. The number of dwellings that could be accommodated on the land is limited by the standard of the access that could be achieved to Chapel Lane. Policy HP3 provides that about 20 of the units should be for affordable housing, for which

[1] Recommendations at section 3.6.4 and paragraph 15.1.28.

[2] Doc P/SRBC/OBJ HP1(d)/4.