

We are writing to object to the planning application for outline approval (all matters reserved) of 4 houses with access from Park View (DC/2021/02637). We believe that the principle of development for 4 properties on the proposed site is unacceptable, and are objecting on a number of grounds, which are laid out in detail below.

Lack of adequate detail in the submission- Despite the proposal being an outline planning application with all matters reserved, it does not contain adequate information to make a determination as per the Department for Communities and Local Government Circular 01/2006. As part of the minimum acceptable criteria for an outline application this document states that an indication of the maximum and minimum height, width and length of proposed buildings must be included, along with adequate information on the points of access to the site, which should have been given in more detail here, as the layout plan simply states that the vehicular access is to be 'amended', and significant alteration of the current access point appears to be the only feasible option. The required Design and Access Statement likewise contains almost no detail, even on matters which would be expected of an outline application. A determination should therefore not be made until additional detail is provided by the applicant.

Proposal constitutes overdevelopment of the site relative to its context, would be out of keeping with its surroundings, and overlooking, encroachment, loss of privacy for existing residents appears unavoidable- Given the limited space available on the proposed site once the need for improved access is accounted for, the proposal, no matter how the final plans are eventually drawn up, will cause loss of amenity for the existing residents in terms of overlooking, encroachment and loss of privacy. It is difficult to see how it would be possible to both build four new properties and make the current access road adequate (including for use by larger vehicles, e.g refuse collection or emergency services) without encroaching onto the boundaries of the existing property on the corner of Park View, failing to provide adequate spacing between properties to avoid loss of privacy and overshadowing to the existing residents, and/or building properties which lack adequate amenity or are entirely out of keeping with the existing housing in terms of scale and general visual impression. This is especially the case when considering the development of 206 houses which is, as things stand, approved immediately adjacent to the proposed site in this case. This backs up the point made above that further detail must be required before any determination can be made. The disparity in scale between the proposed housing and the existing properties in particular can be seen very clearly on the site layout plans included with the application, and while these are stated to be merely an outline indicative of the potential for four houses on the proposed site, it is also clear that the limited space available would not allow for this disparity to be resolved while still providing adequate access and the amenities associated with the new housing. As such, the principle of development for four homes on the proposed site should be rejected, as four houses would constitute overdevelopment in context of the area, have an inevitable impact on the amenity of existing residents, and be out of keeping with existing properties, having a detrimental visual impact on the locale.

Impact on highways in combination with other new developments- The development phase of the project, involving resituating and improving access from Park View to the unadopted road

on which the proposed houses would be built would cause significant upheaval to the highway in its own right. In addition, the increased use of the adapted junction post development would further reduce traffic flow in the already regularly gridlocked area around Park View, stretching back to Quarry Road and Moor Lane, also encouraging further use of smaller local roads as rat runs by drivers, having an impact on highway safety. The increased use of this junction along with the small number of additional cars on the road would only exacerbate the existing significant highways issues on the roads, contributing to the cumulative and already significant detrimental effect on highways in combination with other housing developments in the area.

Ecological and air quality impacts in combination with other new developments- The loss of hedgerow and scrubland at the proposed site would have a negative impact on biodiversity in terms of nesting birds, insects and so on. Under the terms of the newly passed Environment Act 2021, a biodiversity net gain of 10%, using measures secured and monitored for 30 years, is required in law for any new development. In addition, due to the close proximity of swathes of land functionally linked to the Ribble and Alt Estuary and Martin Mere SPA's as supporting habitat for protected bird species, a Test of Likely Significant Effects should be required under the Habitats Regulations to ensure that there are no adverse effects on designated sites caused by the proposed construction work. The addition of 4 new properties and associated vehicles, and loss of the hedgerows will also have a further impact on poor air quality around Park View and further afield. While only a small number of vehicles would be added to the roads from this proposal, it still represents yet another addition to a cumulative effect produced by development in the area as a whole, without any solution or adequate plans to attempt to reduce the deleterious environmental and health impacts associated with this.

Finally, we also note that, while it is not strictly speaking relevant to determination of a planning proposal, the proposal as shown goes far beyond the front section of the road shown on the submitted land registry document as the applicants land, and into the stretch of unadopted road which is currently upkept by the residents. Despite not strictly relevant to planning, this issue has of course has significant implications for the feasibility of any future development if approval is given, both in terms of siting and the feasibility of the construction phase, and as such it seems proper that the planning department should be aware of the issue.

Regards,

Thornton Parish Council