

ALDCLIFFE with STODDAY PARISH COUNCIL



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By email to land@storyhomes.co.uk

16th December 2019

Dear Sirs

Local Consultation – Land at Ashton Road, Lancaster

I am writing on behalf of Aldcliffe with Stodday Parrish Council regarding your recent public pre-submission consultation on a proposed outline planning application for around 140 homes on land adjacent to Ashton Road, Lancaster.

You will be aware that the length of the A588 Ashton Road that forms the western border of the proposed development site also serves as the eastern boundary of Aldcliffe with Stodday Parish. Several parishioners in Stodday recently advised the Parish Council that you had issued them with a public consultation invitation. We were also informed by our Ward Councillor of your application to Lancaster City Council to undergo a level 3 pre-application advice process. Parish Councillors appreciate that, as the development site lies outside the parish, the Parish Council is not a statutory consultee in this matter.

Notwithstanding the above, Parish Councillors have been keen to raise awareness of your proposals amongst the parish as a whole and to seek parishioners' views. To this end, the proposals were discussed at a Parish Council meeting held on Tuesday, 3rd December 2019 with a number of parishioners in attendance. At the meeting, after a full discussion of the issues, Parish Councillors voted unanimously to submit a letter to yourselves setting out the views and concerns raised, as set out below. As the parish is such a close neighbour to

the proposed site and, we feel, is certain to be directly affected by the development, we hope and request that you will accept and consider these comments in your deliberations.

Planning policy context

The Parish Council is conscious of, and agrees with the City Council's Strategic Housing and Employment Land Availability and Assessment (SHELAA) suitability assessment that, "*The site's suitability is dependant on the wider Bailrigg Village proposal coming forward in order to overcome connectivity and highways capacity issues*". The Parish Council strongly feels that plans for any proposed development on this site are premature given the current position regarding the Bailrigg Village.

Highways and site access

Highways matters are the major concern for parishioners. It is noted that widely expressed concerns (particularly those of the Highways Authority) over the existing highway network were a crucial consideration in the City Council's refusal of previous planning application ref 15/01342/OUT. The Parish Council notes that the new draft masterplan proposes an alternative access to the southern section of the site, using Pinewood Close. Otherwise, the plan does not provide any further indication as to how an acceptable transport plan can be achieved.

For the parish itself, given the constraints of the highways network, there is a major concern that a development of this size, on this site, would inevitably result in a significant increase in the use of Lunecliffe Road and Aldcliffe Road as a 'rat-run' into Lancaster city centre. These concerns are exacerbated by the ongoing erection of a new supermarket at the city end of Aldcliffe Road itself, which would clearly be attractive to residents on the proposed site.

Increased traffic on these two roads would impact residents in all parts of the parish, but especially residents in the hamlet of Aldcliffe who, to our knowledge, were not included in your recent consultation. Within the bounds of the parish these two minor roads are predominantly single-track with very limited passing places. Existing traffic flows, including necessary use by heavy vehicles servicing the Waste Water Treatment installations in the parish, create daily issues of congestion, with the attendant risks to all categories of road user.

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Conclusion

In conclusion, and referring back to the planning policy context, the Parish Council has serious concerns about this proposed development and its potential impacts on the parish. It strongly feels that no proposals for this site should be considered unless and until a suitable and comprehensive transport plan, drawing on the much more extensive and strategic development of the Bailrigg Village site has been established.

We have passed a copy of this letter to Lancaster City Council's Development Management Team for their records

Yours faithfully,

A handwritten signature in black ink that reads "Derek Whiteway". The signature is written in a cursive style with a large, looping 'y' at the end.

Derek Whiteway
Clerk to the Parish Council

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