

Comments for Planning Application 20/01296/OUTMAJ

Application Summary

Application Number: 20/01296/OUTMAJ

Address: Land Off School Lane (South Of Shireshead Cricket Ground) Forton Preston Lancashire PR3 0AS

Proposal: Outline application for up to 41 dwellings (30% affordable), public open space and associated infrastructure with access applied for off School Lane (all other matters reserved)

Case Officer: Mr Karl Glover

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed development on the following grounds

1. The development is in within the hazard area of a Major Hazard Gas Pipeline and the HSE have advised against this development.
2. There is no demand for additional housing in Forton beyond that which is already included in existing local development plans.
3. Footpath access, along School Lane from the development to the local primary school and to bus services on the A6, is used by both children and adults and is inadequate.

Further Details of Grounds for Objection:

1. The Gas Pipeline

To the west of the proposed development is a 1050mm (approx. 3ft 6inch) diameter, thin wall, welded steel high pressure gas pipeline, constructed about 40 years ago.

It is classified as a Major Hazard Gas Pipeline and is subject to the Pipeline Safety Regulations 1996. Under these regulations the local authority has a duty to assess the dangers posed by the pipeline and to produce an Emergency Plan.

This Emergency Plan has not been made available as a consultation document for this planning application.

In the event of an incident involving failure of this pipeline a likely scenario would be an explosion, a fireball and a fire which could take several hours to extinguish. The zone of death and destruction could extend several hundred metres and would be likely to cause fatalities if this development is carried out.

The submitted plans show the line of the pipeline and the easement taken for its construction, maintenance and management. This easement area does not indicate or reflect the hazard area which would be affected if an incident were to take place.

The Health and Safety Executive have considered this proposed development and have advised against its approval. It would be sensible to follow their advice.

2. Need for the Development.

The Local Development Plan satisfied the current need for housing in Forton does not include the area covered by this development. There is therefore no need for this development.

Although this is a comparatively small development the plan shows connections into adjacent fields which suggest this could be part of a series of creeping small future developments which would undermine the whole purpose of local planning.

While the plan included a number of "affordable" homes; these are already included in all the other proposed and completed developments in the village.

Experience of the recent initial sale of affordable houses in Chapel Close showed these were slow to sell and there is a lack of demand for this housing.

3. Footpath on School Lane

School Lane has seen an increase of traffic in recent years caused by increased vehicle use. West of the school the road is narrow and visibility limited. Due to recent housing developments the level of traffic has increased traffic and this will continue to grow when approved developments are completed.

Footpath provision along School Lane is totally inadequate to service the proposed development.

Adequate footpaths along School Lane are particularly necessary for parents taking children to the local primary school and to allow unaccompanied older children to safely walk to the A6 for busses to secondary schools. Future strategies to reduce car use will further increase pedestrian traffic.

A reasonable standard would be a width adequate for a parent with a pushchair and a child

alongside. Footpaths between the proposed development the school and the A6 predominately do not meet this standard. Even where there are existing footpaths they are too narrow and several crossings of School Lane are necessary to take advantage of these.