

Janice Crook

From: Andersen, Linda <Linda.Andersen@lancashire.gov.uk>
Sent: 29 October 2021 18:19
To: Janice Crook
Subject: FW: 07/2021/00886/ORM Pickering's Farm Site, Penwortham - Lancashire County Council - Public rights of Way response
Attachments: 07 2021 00886 ORM Overlay 1.pdf

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07/2021/00886/ORM Pickering's Farm Site, Penwortham (Land east of Penwortham Way and west of Leyland Road)

Reference 07/2021/00886/ORM
Alternative Reference
Location Pickering's Farm Site, Penwortham (Land east of Penwortham Way and west of Leyland Road)
Proposal 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
Map Ref 353129 / 426043
Footpaths Affected **Fp57 South Ribble Penwortham (7-9-Fp57)**
Fp56 South Ribble Penwortham (7-9-Fp56)
Fp55 South Ribble Penwortham (7-9-Fp55)
Fp54 South Ribble Penwortham (7-9-Fp54)
Fp52 South Ribble Penwortham (7-9-Fp52)
Fp50 South Ribble Penwortham (7-9-Fp50)
Fp49 South Ribble Penwortham (7-9-Fp49)
Fp46 South Ribble Penwortham (7-9-Fp46)
Fp43 South Ribble Penwortham (7-9-Fp43)
Fp4 South Ribble Farington (7-4-Fp4)
Possible 106 Y
Contact Mrs Janice Crook Tel: 01772 625413
Email: janice.crook@southribble.gov.uk
Response Date 10/10/2021
Web Link <https://publicaccess.southribble.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

For the attention of Janice Crook – South Ribble Planning

Lancashire County Council – Public rights of Way have the following observations to be taken into account and **also do not support the application at this point;**

Project plan 0574 MP_00_1004 indicates footpath **7-9-FP42** to be outside the application site boundary, however the attached overlay show the definitive line of the footpath to be within the application boundary to Bee Lane.

- ***To improve connectivity from the development to local amenities the full length of footpath 7-9-FP42 should be upgraded to provide a multi use path. The path is to be a minimum width of 3 meters with a tarmac surface.***

PROW acknowledges that the line of Footpath **7-9-FP43** is shown as being widened from the point it joins the proposed exercise track from the main site entrance to Bee Lane . The section of footpath FP43 between the proposed exercise track and the western application boundary at Penwortham Way is to be retain as a footpath.

- ***On reflection continuing the proposed exercise track to Penwortham Way on the western boundary of the application would provide greater connectivity for users traveling north along the Penwortham Way shared use path.***
- ***As such the full length of the route Footpath 7-9-FP43 follows should be replaced with a cycle path, providing greater connectivity to the new shared use route along Penwortham Way being created as part of the A582 duelling.***
- ***If any of the works are unable to be delivered directly by the applicant then a developer contribution by means of a S106 Agreement should be sought to complete the improvements.***
- ***It is requested that footpath 7-9-FP43 be diverted south to the main entrance of the site, across the pedestrian crossing (linked to the request below) and a new 2m surfaced footpath, with a 3m wide recorded width, be created on the western side of the A582 heading north to link back with 7-5-FP24.***
- ***The path on the west of the A582 to be continued south from the pedestrian crossing at the site entrance to link with 7-5-FP25. If any of the works are unable to be delivered directly by the applicant then a developer contribution by means of a S106 Agreement should be sought to complete the improvements.***
- ***The necessity for a controlled crossing on the A582 Penwortham Way at the main entrance of the site remains. The controlled crossing is required to secure the safe passage of users on footpath 7-9-FP43 and 7-5-FP24, which crossing the busy A582.***
- ***Project plan 0574 MP_00_1004 excluded the previously requested shared use route upgrade of 7-5-FP55 between Cross Borough Link Road, which runs through the development, and 7-9-FP57. It is requested that this link is created.***

Footpath **7-9-FP46** links to the development to the wider residential area and local amenities via Moss Lane.

- ***To improve connectivity for shared use footpath 46 between Moss Lane and Bramble Court to be resurfaced to a width of 3m. If works are unable to be delivered directly by the applicant then a developer contribution by means of a S106 Agreement should be sought to complete the resurfacing.***
- ***Although there is a proposed southern link to the development for shared use via the main site access road there is no shared use connectivity to Nib Lane on the east of the development. To provide connectivity between Nib Lane and the Leyland Loop/proposed cycle path along Penwortham Way footpath 7-9-FP54 (between A582 and footpath 7-4-FP4), footpath 7-9-FP54 (between footpath 7-4-FP4 and proposed main site access road), footpath 7-9-FP56 and 7-9-Fp57 should be upgraded to a 3m wide share use path.***

- ***A new footpath link should be created within the development between footpath 7-9-Fp54 and 7-9-FP55 south of Mole Hill Cottage, along the northern boundary of the application boundary.***

The following **S106 requests** are still required

7-9-FP 52 – Widening and Resurface of footpath between Bee Lane and Sumter Croft - **£21,400**

7-9-FP46 – Widen and resurface Footpath 7-9-FP46 between Moss Lane and Bramble Court **£14,600**.

Central Greenspace including Preston Junction and links to Avenham Park, Guild Wheel and Preston City Centre, Preston Station including access to University of Lancashire and links to BAE systems. Use of this network will be greatly increased by development including site revenue costs of dog bins etc. Surfacing a network improvements **£750,000**. Approximately 5km of network improvements and connecting links needed.

Total S106 request £786,000

Diversions

If a diversion is necessary within the development a Diversion needs to be certified prior to commencing works

Temporary closure

If works relating to the application are likely to cause a health and safety risk to users of public rights of way a temporary closure needs to be in place prior to work commencing.

Landscaping

Landscaping needs to be at least 3 metres away from a public right of way either within the proposed development site or in the vicinity – this is to prevent health and safety risks to the public with overhanging branches and foliage or roots growing through the footpath surface creating future maintenance issues.

Drainage/ground level

The applicant should ensure any drainage or changes in ground level take into account public rights of way so that surface water is not channelled towards or over a public right of way to prevent flooding and future maintenance issues.

Regards

Linda Andersen – Public rights of Way

Linda Andersen – Public Rights of Way Officer (Development)

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