

SWAINSON HOUSE FARM APPLICATION

06/2025/00182 outline planning application for up to 95 dwellings on land to the east of the former Swainson House Farm, Goosnargh Lane.

The Parish Council will submit a formal letter to the Planning Department **opposing** the above application following it's meeting on Thursday 13th March.

The letter must be factual with evidence to support the comments. **A draft** is attached to this summary.

To ensure the City Council are fully aware of the local opposition to the application, residents are encouraged to submit their own objections in their own words

This summary may be helpful

National Planning Policy Framework

- The application seeks to take advantage of a temporary dip in the 5-year supply
- Development should be located in sustainable locations.
- Whittingham is not a sustainable location because
 - It has limited access to shops, schools, employment & healthcare
 - residents need to travel to employment increasing the carbon footprint
 - bus services are infrequent

Core Strategy Policy 1

- Whittingham has not been identified as a growth area
- The development is not small scale and will extend the village beyond it's built form
- Housing should be on the former hospital site where local need can be met

Policy EN 1

- There are no exceptional circumstances to warrant approval of this application.
- It is not an infill plot

Highways

- Include personal comments / experiences regarding why the road network is unsuitable

Landscape

- The development will change the character of the area
- Include examples of habitat, birds, flora and fauna - all of which will be impacted

Flooding

- Express concerns regarding known flooding
- Add that more houses will increase the risk of flooding

Residents play a vital role by including local knowledge and personal experiences - there is no right or wrong and you don't have to cover all the points.

The more people that object, the more likely it is to be refused.

Material Planning Considerations

What sort of things can be taken into account?

In considering a planning application, the council has a statutory duty to have regard to the provisions of the Local Plan and any other "material considerations". The most common "material considerations" include the following. This list and the list of what cannot be considered are not exhaustive.

Material Planning Consideration local

- Planning policies
- Highway safety issues
- Impact on countryside
- The National Planning Policy Framework
- Traffic generation
- Loss of important trees
- Government circulars, orders and statutory instruments
- Parking
- Landscaping
- Previous planning decisions (including appeal decisions)
- Design, visual appearance, and materials
- Impact on listed buildings/ Conservation Areas
- Loss of daylight or sunlight
- Layout and density of buildings
- Archaeology
- Overshadowing/loss of outlook (but not loss of view)
- Noise and disturbance from use
- Risk of flooding
- Overlooking/loss of privacy
- Smells
- Hazardous materials and ground contamination
- Light pollution
- Nature conservation
- Disabled persons access

What cannot be taken into account?

- Loss of view
- Breach of restrictive covenant
- Loss of property value competition or loss of trade to a competitor
- Private issues between neighbours e.g. land/boundary disputes, damage to property, private rights of way, covenants etc.
- Personal circumstances of the applicant (in most cases)
- Matters controlled under Building Regulations or other non-planning laws, e.g. structural stability, drainage, fire precautions etc.
- Moral objections e.g. to uses such as amusement arcades and betting offices
- The development is already completed
- Problems arising from the construction period of any works, e.g. noise, dust, construction vehicles, hours of work etc.
- Party wall issues