

**GREAT ECCLESTON EXTENSION MASTERPLAN  
PUBLIC CONSULTATION**

**Redacted Copies of the Received Responses**

This document consists of the responses received to the public consultation carried out over the period 11 December 2018 to 22 January 2019. Personal details have been removed.

GEEMP/001/01

**Harris, Len**

---

**From:** [REDACTED]  
**Sent:** 12 December 2018 11:04  
**To:** Policy, Planning  
**Cc:** 2024, bursar  
**Subject:** Great Ecclestone Extension Masterplan consultation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Sirs

I am writing to express our concern, on behalf of the governors, parents and other stakeholders at Copp School, about the proposals to build a new school within the above development.

Copp School currently has 126 pupils; our capacity is for 230 pupils, which means that we are under-subscribed, despite the new houses which are in the process of being built. We are very proud that we provide an excellent education for the pupils in our care and we work hard to publicise our school and its achievements, in an effort to increase our pupil numbers, whilst at the same time offering single form entry, where possible. Building another school in a village where there are already 2 schools is counter productive to what we are trying to achieve and we would politely request that this proposal is withdrawn from the plans.

I am happy to discuss this further.

Kind regards

[REDACTED]  
[REDACTED]  
Headteacher  
Great Ecclestone Copp CE Primary School  
01995 670969

Email secured by Check Point

GREEN/002/01

**nationalgrid**

**wood.**

Wyre Council  
Planning Policy  
Civic Centre  
Breck Road  
Poulton-le-Fylde  
FY6 7PU

~~XXXXXXXXXXXX~~  
Consultant Town Planner  
  
Tel: 01926 439127  
[n.grid@woodplc.com](mailto:n.grid@woodplc.com)

Sent by email to:  
[Planning.policy@wyre.gov.uk](mailto:Planning.policy@wyre.gov.uk)

12 December 2018

Dear Sir / Madam

**Great Eccleston Extension Masterplan Consultation  
SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Wood to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

**About National Grid**

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

**Specific Comments**

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High-Pressure apparatus.

**National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.**

**Key resources / contacts**

National Grid has provided information in relation to electricity and transmission assets via the following internet link:  
<http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>

Gables House  
Kenilworth Road  
Leamington Spa  
Warwickshire CV32 6JX  
United Kingdom  
Tel +44 (0) 1926 439 000  
[woodplc.com](http://woodplc.com)

Wood Environment  
& Infrastructure Solutions UK Limited  
Registered office:  
Booths Park, Chelford Road, Knutsford,  
Cheshire WA16 8QZ  
Registered in England.  
No. 2190074



**Electricity distribution**

The electricity distribution operator in Wyre Council is Electricity North West. Information regarding the transmission and distribution network can be found at: [www.energynetworks.org.uk](http://www.energynetworks.org.uk)

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

  
Consultant Town Planner

[n.grid@woodplc.com](mailto:n.grid@woodplc.com)

Wood E&I Solutions UK Ltd  
Gables House  
Kenilworth Road  
Leamington Spa  
Warwickshire  
CV32 6JX

  
Development Liaison Officer, National Grid

[box.landandacquisitions@nationalgrid.com](mailto:box.landandacquisitions@nationalgrid.com)

National Grid House  
Warwick Technology Park  
Gallows Hill  
Warwick  
CV34 6DA

I hope the above information is useful. If you require any further information, please do not hesitate to contact me.

Yours faithfully

[via email]

  
**Consultant Town Planner**

cc.  National Grid

CEE/18/002/01

Harris, Len

---

**From:** [REDACTED]  
**Sent:** 12 December 2018 16:23  
**To:** Policy, Planning  
**Subject:** Highways England Comments: Great Eccleston Extension Masterplan Consultation

**FAO: Len Harris, Senior Planning Officer, Wyre Council**

Thank you for inviting Highways England to comment on the draft Masterplan for extension of Great Eccleston that has been produced by De Pol Associates in conjunction with landowners, developers and Wyre Council.

We welcome the opportunity to comment given our responsibility for the A585 trunk road, which (together with the A586 local road) provides a key road access route between Great Eccleston and the M55 motorway at Junction 3 / Kirkham area to the south and the amenities offered by Poulton, Blackpool, Thornton-Cleveleys and Fleetwood to the west.

Highways England is charged with operating, managing capacity, maintaining and improving England's motorways and major A roads, which form the Strategic Road Network (SRN). **It is an ambition to ensure that major roads are more dependable, durable, and most importantly – safe.**

We welcome the commitment to provide community facilities (health centre, primary school and community space) along with retail and employment uses as part of the wider development covered by the Masterplan.

Whilst Great Eccleston (and the areas covered by the Masterplan) is not located close to the SRN, geography dictates that traffic generated as a result will be highly likely to use the SRN in travelling to and from the sites at some point. Whilst the Masterplan acknowledges that traffic generation impact is a separate matter to be assessed, Highways England's comments therefore are from the perspective of how the layout of the sites and amenities within the Masterplan can support transport sustainability and reduce the need to travel further afield to the equivalent amenities to the locations above (which would therefore be via the SRN).

Therefore, we believe that the Masterplan and land uses within the sites needs to support (as far as is reasonably practicable) sustainability within Great Eccleston as a whole, given its relatively isolated rural setting. This means ensuring that the infrastructure and local amenities that are designed and implemented where properly satisfying local demand for them is very much an aim; thereby helping to contribute to reducing the need to make unnecessary journeys further afield for basic provisions. In this way, the proposed amenities within the developments should be readily accessible for as many people as possible; becoming destinations within Great Eccleston and its immediate surroundings and not destinations in themselves.

With the above in mind, we don't express any particular preferences with regard to the three different spatial concepts outlined, but offer the following observations on the Masterplan document that may assist Wyre Council in taking the Masterplan forward:

#### **Internal Spine / Link Road**

- We welcome how the intention is for the link road to help bind together the new developments with the already-consented Rowland Homes site, and thereon open up

access to both developments and the employment, retail and community facilities that are to be developed. In our view, the aim should be for the spine road to bind the two developments together and provide ease of access to the A586, which provides the optimum route between Great Ecclestone and the destinations served by the A585 trunk road. Not doing this is more likely to encourage traffic (particularly within the southern portions of the development areas) to seek to take the Copp Lane route to the A585 south, resulting in increased (and unnecessary) usage of the A585 Thistleton junctions that will exacerbate emerging delays and safety concerns involving turning movements at these junctions. Therefore, we believe the Masterplan should form part of (and support) a wider access strategy to this expansion of Great Ecclestone.

- It should be designed carefully to support sustainable transport provision in the form of a bus service that is referred to, as well as walking and cycling measures.

### **Retail Amenities & Employment Sites**

- Mention is made within the Masterplan of the option to brigade the retail opportunity with fuel filling station provision. Whilst this may offer convenience in some respects, ideally preference should be given to developing a distinct, competitive convenience retail offer that is more conducive to supporting / sustaining (and even growing) local demand so that it is less likely that the automatic choice becomes travelling further afield for provisions every time they are needed.
- We support the Masterplan concepts that show the retail and employment uses alongside the A586. In the case of retail, passing traffic may aid business viability and further assist in gravitating the internal travel direction within the new community towards the more appropriate A586 access route, rather than towards the less appropriate Copp Lane access route. For employment, locating close to the A586 is particularly supported given that it provides more suitable access for larger vehicles and HGVs associated with employment uses, further encouraging movement via the A585 / A586 mainline key route to Great Ecclestone.

We hope that you will find our comments useful. If there is anything within this response that you would like to discuss further, please do feel free to contact me.

Kind regards,

**[Redacted] Assistant Asset Manager**

Highways England | Piccadilly Gate | Store Street | Manchester | M1 2WD

Tel: +44 (0) 300 470 5226

Web: [www.highwaysengland.co.uk](http://www.highwaysengland.co.uk).

From: **[Redacted]**

Sent: 11 December 2018 09:47

To: **[Redacted]**

Subject: FW: Great Ecclestone Extension Masterplan

For information / comment.

Cheers,

**[Redacted]**

Highways England | Piccadilly Gate | Store Street | Manchester | M1 2WD

GEEMP/004/01

Harris, Len

---

**From:** [REDACTED]  
**Sent:** 27 December 2018 16:47  
**To:** Policy, Planning  
**Subject:** Gt Eccleston extension proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Sir / Madam

The parish council of Greenhalgh with Thistleton would request the following comments be noted when the Gt Eccleston extension masterplan be assessed.

Although the parish is some way from from Gt. Eccleston the effects will be felt via road usage. The already over-utilised and inadequate spine road (A585) to the M55 is currently in turmoil as well as having various safety issues, with some fatalities over the past few years. Access and egress to and from the feeder roads results in long waiting times and subsequent air pollution from idling engines. In addition, i am sure that you will be aware of the pending application by Cuadrilla for a shale gas exploration site in Roseacre - the road traffic management plan also utilising the A585. In this instance, the CUMULATIVE EFFECT MUST be considered! The once rural parish of Greenhalgh with Thistleton (an approved Conservation Area) is losing its identity and simply becoming a thoroughfare for commuters accessing the M55.

On behalf of the parish council, I am objecting to the proposed development in the strongest possible manner.

Regards

[REDACTED]  
Clerk to the parish council



Virus-free. [www.avg.com](http://www.avg.com)

Harris, Len

**From:** mailroom@wyre.gov.uk  
**Sent:** 07 January 2019 15:47  
**To:** Policy, Planning  
**Subject:** Great Eccleston masterplan public consultation - community comment form receipt  
**Attachments:** jadu\_form\_181551.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

181551

Question	Response
<p><i>Do you agree with the constraints and opportunities identified on board four? Are there any additional constraints and opportunities you think should be given consideration?:</i></p>	<p>An additional constraint should be included to be clear that possible mitigation land may be required if, it is found at project stage that there has been an increase in use of the fields within the allocation by SPA/ Ramsar site species.</p>
<p><i>Do you support the proposed masterplan vision and key development principles on board five? Do you have any alternative wording for the vision or any additional core design principles you think should be given consideration?:</i></p>	<p>We would like to see an additional key development principle added which makes reference to the developments improving the natural environment through biodiversity net gain (as per NPPF paragraphs 170, 174, 175), as well as the inclusion of sustainable urban drainage systems (suds), new habitat creation and linking of existing habitats through green corridors/wildlife networks which have already been mentioned.</p>
<p><i>The masterplan concepts illustrate three main ways in which green infrastructure can be incorporated within the site. Please mark which of the following you prefer:</i></p>	<p>L 002</p>
<p><i>A wide mix of homes would be provided as part of the eventual scheme, but do you feel there is a particular local need or aspiration for any of the following types of homes/affordable housing? :</i></p>	
<p><i>If other, please specify:</i></p>	<p>No comment</p>
<p><i>The masterplan concepts provide alternative ways in which the different non-residential land uses could be located within the site. Please mark which of the following concepts you prefer:</i></p>	
<p><i>If you chose an alternative concept on the previous question</i></p>	<p>No comment</p>





## Great Ecclestone Extension Masterplan Consultation December 2018

**Q1 Do you agree with the constraints and opportunities identified on board four? Are there any additional constraints and opportunities you think should be given consideration?**

I agree with the constraints as they stand. As we have seen not everyone in the village agrees with the proposals and some are very angry about it. However it is going to happen and therefore as we have to rare opportunity to work with the planners and Depol on this we must utilise this and not waste it. The area is sensitive in that it is a buffer zone between the village and the next one. It is also a lovely bit of countryside. Therefore it needs in the end to still look like a lovely bit of countryside. The green areas are essential and the foot path that runs through it must be retained and enhanced to act as a refuge for plants and animals. The area itself needs to feel as though I in the countryside; not with a 'green' but with areas to lessen the blow of a new development. The Dovecote field not part of the plan needs to be included in some way making it public area for all. There also needs some screening by way of trees from the older properties on Copp lane from this better development.

**Q2 Do you support the proposed masterplan vision and key development principles on board five? Do you have any alternative wording for the vision or any additional core design principles you think should be given consideration?**

Extension is not the right word; you could have a town with a columned town hall then some planners come along and build a 14 storey civic centre out of toilet tiles and ruins it all. As we have the opportunity to make out views known on this it's important that this is not just an extension to the village but it links into it and is part of it. The area includes footpaths, ancient hedges and views. It is important in any development that we take this part of the area and retain it.

The central footpath is a way out of the village therefore must be retained as a wildlife refuges with the hedges still in place and any surface more natural. Rather than having a central green which is not part of the area the wildlife/green parts should be spread across the site to help retain its local feel. Areas where there is a view of the diminishing countryside should be retained and more importantly a buffer zone is needed to stop it looking at little and Great Ecclestone is joining to become one. To help retain and enhance wildlife bird and bat boxes should be placed on properties.

**Q3. The masterplan concepts illustrate three main ways in which green infrastructure can be incorporated within the site. Please mark which of the following you prefer:**

Concept 1: Networks of open space and natural/semi-natural greenspace strongly focussed on the public right of way through the centre of the site, as illustrated on boards six and eight.

**Q4. A wide mix of homes would be provided as part of the eventual scheme, but do you feel there is a particular local need or aspiration for any of the following types of homes/affordable housing?**

Suitable or adaptable homes for the elderly.  
One and two bed smaller properties

**Q5. The masterplan concepts provide alternative ways in which the different non-residential land uses could be located within the site. Please mark which of the following concepts you prefer:**

An alternative concept

**If you chose an alternative concept on the previous question please provide further information:**

The health centre needs to be located close to the village centre to encourage people to walk to it. We are trying to keep this area rural therefore if it is in the middle of the area this defeats it. The health centre needs to be close to the road due to traffic/accessibility. The village hall needs to be close to the health centre for shared parking. Not happy with a petrol station as we have had two of these previously on that road and both have closed. The convenience store needs to be away from the village as it could take custom from the village but if it is closer to Little Ecclestone boundary it could help them. The school could be more in the centre of the area to help blend housing and school.

**Q6. Do you have any views on possibly providing the small convenience store as part of an alternative use such as a petrol filling station?**

No to the petrol station as there is one at Singleton Lights, one at Churchtown and one in St Michaels.

This could affect them and this is no longer a trunk road. As mentioned previously the convenience store needs to be away from the village.

**Q7. Do you have any additional comments on the consultation material?**

Green infrastructure - I thought the concepts were fluid not set in stone. Therefore elements from 1 and 3 are beneficial. A green area spread over the site but a buffer zone on the main road. Having a playing area/football pitch on site will affect the one in the village and we need to retain refuges in the village not have more housing tasking this in a few years time.

The type of housing. If build your own is one of the ideas that is used then it needs to be carefully monitored so they do not stick out like sore thumbs.

Local resident and parish councillor

Dear Sir/Madam,

Thank you for consulting Sport England on the above Local Plan document.

Sport England is the Government agency responsible for delivering the Government's sporting objectives. Maximising the investment into sport and recreation through the land use planning system is one of our priorities. You will also be aware that Sport England is a statutory consultee on planning applications affecting playing fields.

The new Sport England Strategy 'Towards An Active Nation' (2016-21) identifies key changes in the delivery of the strategy:

- Tackle inactivity: more money and resources
- Invest in children and young people to build positive attitudes to sport and activity
- Help those currently active to carry on, but at a lower cost to the public purse
- Put customers at the heart of what we do/be welcoming and inclusive
- Help sport to keep pace with the digital expectations of customers
- Encourage stronger local collaboration to deliver a joined-up experience for customers
- Working with a wide range of partners, using our expertise and investment to align
- Applying behaviour change principles to encourage innovation to share best practice

Sport England has assessed this consultation in the light of Sport England's Planning for Sport: Forward Planning guidance <http://www.sportengland.org/facilities-planning/planning-for-sport/>

The overall thrust of the statement is that a planned approach to the provision of facilities and opportunities for sport is necessary, new sports facilities should be fit for purpose, and they should be available for community sport. To achieve this, our objectives are to:

- PROTECT** sports facilities from loss as a result of redevelopment
- ENHANCE** existing facilities through improving their quality, accessibility and management
- PROVIDE** new facilities that are fit for purpose to meet demands for participation now and in the future.

Sport England believes that sport has an important role in modern society and in creating sustainable and healthy communities. Sport and physical activity is high on the Government's national agenda as it cuts across a number of current topics that include health, social inclusion, regeneration and anti-social behaviour. The importance of sport should be recognised as a key component of development plans, and not considered in isolation.

The following comments are provided within the context of:

- The National Planning Policy Framework (DCLG, 2012).
- Sport England's Planning for Sport webpages (2018).

#### **Summary of the Masterplan Proposals**

The masterplan seeks to provide a vision and design guide for the 33.7 ha of land to the west of Great Ecclestone which has been designated in the local plan to provide 568 homes, a health centre, primary school, 1ha of employment, community hall, local convenience store and open space in line with allocation

SA3/3. The proposals are located on land currently used for agricultural purposes and do not adversely impact on land currently used or allocated as playing field.

### New Growth and Demand

The occupiers of new development, especially residential, will generate demand for sporting provision. The existing provision within an area may not be able to accommodate this increased demand without exacerbating existing and/or predicted future deficiencies. Therefore, Sport England considers that new developments should contribute towards meeting the demand that they generate through the provision of on-site facilities and/or providing additional capacity off-site. The level and nature of any provision should be informed by a robust evidence base such as an up to date Sports Facilities Strategy, Playing Pitch Strategy or other relevant needs assessment.

In relation to **outdoor sport provision** the councils PPS will identify whether there is adequate provision within the area to meet demand generated by the proposal, however where the PPS action plan identifies sites which need improvements in the area Sport England would recommend a financial contribution be sought to assist with the implementation, we are currently developing a playing pitch calculator which can be used alongside the councils PPS to estimate the demand which will be generated by the proposals and the level of contribution which would be needed to provide new facilities if required.

The draft calculator indicates that a population 1,363 of in this local authority area will generate a demand for:

Total =	1.74	pitches at a capital cost of	£184,283	and a total life cycle cost (per annum) of	£33,963
Adult Football =	0.25	pitches at a capital cost of	£24,672	and a total life cycle cost (per annum) of	£5,104
Youth Football =	0.62	pitches at a capital cost of	£47,798	and a total life cycle cost (per annum) of	£9,841
Mini Soccer =	0.46	pitches at a capital cost of	£11,653	and a total life cycle cost (per annum) of	£2,399
Rugby Union =	0.16	pitches at a capital cost of	£22,231	and a total life cycle cost (per annum) of	£4,664
Rugby League =	0.03	pitches at a capital cost of	£2,961	and a total life cycle cost (per annum) of	£642
Hockey =	0.03	pitches at a capital cost of	£21,075	and a total life cycle cost (per annum) of	£641
Cricket =	0.19	pitches at a capital cost of	£53,892	and a total life cycle cost (per annum) of	£10,673

Therefore, should there be insufficient capacity in existing facilities to meet the additional demand generated by the proposals it is recommended that £184,283 is secured through a planning contribution to be distributed in line with the recommendations in the councils PPS.

In relation to **indoor sports provision** you may be aware that Sport England's Sports Facilities Calculator (SFC) can help to provide an indication of the likely demand that will be generated by a development for certain facility types. The SFC indicates that a population of 1,363 in this local authority area will generate a demand for:

## Facility Requirements:

Sports Halls	
Demand adjusted by	0%
Courts	0.36
Halls	0.09
<b>NUMBER</b>	79
<b>Cost</b>	<b>£223,432</b>

Swimming Pools	
Demand adjusted by	0%
Square meters	13.54
Lanes	0.25
Pools	0.06
<b>NUMBER</b>	82
<b>Cost</b>	<b>£239,124</b>

More information on the SFC can be found on our website at: <https://www.sportengland.org/facilities-planning/planing-for-sport/planing-tools-and-guidance/sports-facility-calculator/>

Wyre Council do not have a Built Facility Strategy in place and without such evidence (as required by NPPF para 97) it will be difficult to fully understand the impacts of the increased demand, it is recommended that any contributions are discussed with the leisure department as they may be able to inform the council on existing facility capacity. Should there be insufficient capacity in existing facilities to meet the additional demand generated by the proposals it is recommended that £462,556 is secured through a planning contribution to help meet the community infrastructure needs.

## Design Principles

Sport England supports the vision for the site as it promotes the idea of health impact to be a design consideration for new communities. We would encourage a requirement for the development to be designed to promote active lifestyles through sport and physical activity through use of Sport England's and Public Health England's established Active Design guidance. Please see the comments below in relation to how the current proposals fit with the above guidance and what can be done to improve the design. We recommend that as designs progress, the applicants make use of the guidance and associated checklist available on the following link <http://www.sportengland.org/facilities-planning/planing-for-sport/planing-tools-and-guidance/active-design/>.

Sport England supports the concept of co-locating the community facilities which is best achieved in the concept B master plan. However the location of the employment zone to the north east of the site away from the facilities as proposed in concept plans A and C, creates a divide from the remainder of the site. Where this zone is accessed via a branch from the spine road it appears to be cut off from the rest of the proposed development and there are no visible active transport links.

The green infrastructure provided on site provided positive active transport links. We would recommend that these links are maximised and encourage their extension to the housing layout as they currently only provide a single route north/south and east/west with limited access points. The existing PROW which is being retained is proposed to be enclosed on both sides by hedges and drainage ditches. We would recommend that this walkway be designed with caution to preserve openness, promote natural surveillance and ensure multiple access points are available to create the feeling of a safe usable environment.

The crescent design on the roads shown are positive as they limit dead ends and support connectivity. However, where the master plans only shows the location on the spine roads, there are concerns that the way these are located will limit the housing layouts to cul-de-sac designs which limit pedestrian movement.

The existing landscape buffer to be retained between the development and Dovecote Field creates a barrier between 2 sections of the residential development. We would query whether more could be don't with this space to create active links between the southwest corner of the site and the proposed community facilities. We would also promote connections between the 2 residential zones as this would provide a more attractive active link between the site and existing village which would limit the need for car journeys.

### **Conclusion**




Sport England appreciates that there is a need for new housing and would encourage the inclusion of a design policy which encourages developments to be designed to promote active lifestyles through sport and physical activity (through use of Sport England's and Public Health England's established Active Design guidance (<http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/active-design/>))

Sport England has concerns that this level of population increase would put pressure on existing facilities and contributions could be required to provide new facilities or improvements to current facilities in order to meet this demand as highlighted within the relevant sports strategies. The Sport Facility and playing pitch Calculator results suggest the increase in population growth proposed could generate demand for additional sports facilities subject to existing facility capacity. The costs associated with these are set out on the attached but could amount to some £650,000.

Sport England would be willing to provide further advice to the Council the masterplan preparation in relation to sport and that we would be willing to discuss the comments made in response to the consultation.

Yours sincerely,

 BSc(Hons), MA

T: 020 7273   
M:   
F: 01509 233 192  
E: @sportengland.org

## Great Ecclestone Extension Masterplan Consultation December 2018

**Q1. Do you agree with the constraints and opportunities identified on board four? Are there any additional constraints and opportunities you think should be given consideration?**

A constraint to be added is the existing inadequacy of the existing sewage network - the adopted combined sewer on High Street (see other comments section for more detail).

A second constraint is ensuring adequacy of the proposed attenuation infrastructure for non-foul water, to ensure correct installation of such infrastructure and to ensure sufficient and detailed legally enforceable arrangements for ongoing monitoring and maintenance of the attenuation infrastructure for the lifetime of the development.

**Q2. Do you support the proposed masterplan vision and key development principles on board five? Do you have any alternative wording for the vision or any additional core design principles you think should be given consideration?**

Generally, yes - could add something on use of renewable energy sources where possible - solar, photovoltaic etc.

**Q3. The masterplan concepts illustrate three main ways in which green infrastructure can be incorporated within the site. Please mark which of the following you prefer:**

Concept 1: Networks of open space and natural/semi-natural greenspace strongly focussed on the public right of way through the centre of the site, as illustrated on boards six and eight.

**Q4. A wide mix of homes would be provided as part of the eventual scheme, but do you feel there is a particular local need or aspiration for any of the following types of homes/affordable housing?**

Starter homes, for example sold at 80% of market value to first time buyers under the age of 40

Suitable or adaptable homes for the elderly

Self-build plots to allow people to design and build their own homes

One and two bed smaller properties

**Q5. The masterplan concepts provide alternative ways in which the different non-residential land uses could be located within the site. Please mark which of the following concepts you prefer. If you chose an alternative concept on the previous question please provide further information**

No comment

**Q6. Do you have any views on possibly providing the small convenience store as part of an alternative use such as a petrol filling station?**



No comment

**Q7. Do you have any additional comments on the consultation material?**

Enlarging on my comment that a constraint to be added is the existing inadequacy of the existing sewage network - the adopted combined sewer on High Street.

This adopted sewer is a combined sewer which discharges at a rate of 37 l/s via a pump and pipe upstream to St Michaels. UU has consent at Gt Eccleston CSO so that overflow operation direct into the River Wyre occurs when flows greater than 37 l/s being received at station. An overflow also limits the pass forward flow at the St Michaels pumping station, where additional sewage from St Michaels is added and then pumped upstream now at 69 l/s via a pipe to the North of St Michaels to the sewage works at Churchtown.

This system is already overloaded and has been subject to a number of pipe fractures along its length and there is regular upsurging of raw sewage into Rawcliffe Road St Michaels reported by residents.

An analysis of UU figures for spills at CSO WR0051 Garstang Road Great Eccleston shows that between 5 Feb 2015 and 20 Sept 2018 276 spills were recorded. These ranged in duration from 8 seconds to 8 days. 254 spills lasted less than one hour, 42 1-2 hours, 23 2-3 hours, 13 3-4 hours, 15 4-6 hours, 13 6 to 25 hours, 17 24 to 48 hours, 3 48-72 hours and there was one spill with duration 93 hours and another with duration 198 hours (8 days).

The rate of pumping from Great Eccleston had been higher prior to 2018 but it is stated that this has been lowered, back to the permitted 37 l/s presumably to reduce pressure on the system.

Based on government figures for household water use in the UK it can be calculated that even when all non-foul water is separated and dealt with via attenuation, the increased volume to be discharged to the combined sewage system will represent an approximately 8% increase and this to a system which is already overloaded, subject to regular overflow of untreated sewage into the River Wyre at several locations, has a history of pipe fractures in several locations and which has not been subject to appropriate upgrading to increase capacity and strengthen elderly pipe work. In addition there is the environmental cost of the energy required to pump large quantities of sewage upstream approximately 8 miles in order for it to be treated and then discharged upstream into the River Wyre which then flows back downstream past Great Eccleston.

This development, together with others proposed in Great Eccleston represents an ideal opportunity for planners to obtain funding contributions from the development companies to install a state of the art, purpose built sewage works at or near Great Eccleston and remove pressure on the existing system serving St Michaels, Churchtown, Garstang and the surrounding upstream areas.

Organisation: St Michaels Flood Action Group (FLAG)

Are you a: Local resident

# Community Comment Form

GEEP/009

Please submit your comments by 5pm  
22<sup>nd</sup> January 2019

Before the Great Eccleston Extension Masterplan is progressed further we would like to know your thoughts on the different design principles and concepts referred to in this consultation. Your views are valued and so it is important that as many people give us their comments as possible.

## CONSTRAINTS AND OPPORTUNITIES

Q1: Do you agree with the constraints and opportunities identified on Board 4? Are there any additional constraints and opportunities you think should be given consideration? (please use continuation sheet if necessary)

.....  
.....

## VISION AND KEY DEVELOPMENT PRINCIPLES

Q2: Do you support the proposed Masterplan vision and key development principles on Board 5? Do you have any alternative wording for the vision or any additional development principles you think should be given consideration? (please use continuation sheet if necessary)

1) IT SHOULD CONTRIBUTE POSITIVELY TO THE VILLAGE CENTRE 001  
2) DO NOT SUPPORT FORMAL RECREATION IF DETRACTS FROM EXISTING GREEN SPACE SERVING VILLAGE

## GREEN INFRASTRUCTURE

Q3: The Masterplan concepts illustrate three main ways in which Green Infrastructure can be incorporated within the site. Please mark which one of the following you prefer.

Concept 1: Networks of open space and natural / semi-natural greenspace strongly focused on the public right of way through the centre of the site, as illustrated on Boards 6 and 8; or

Concept 2: Most of the open space used to create a village green, as illustrated on Boards 6 and 9; or

Concept 3: A stronger focus on a larger green buffer along the northern boundary between Great Eccleston and Little Eccleston, as illustrated on Boards 6 and 10; or

An alternative approach, in which case please specify? (please use continuation sheet if necessary)

## TYPE OF HOUSING REQUIRED

Q4: A wide mix of homes would be provided as part of the eventual scheme, but do you feel there is a particular local need or aspiration for any of the following types of homes / affordable housing? 003

Starter Homes, i.e sold at 80% of market value to first times buyers under the age of 40

Self-build plots to allow people to design and build their own homes

Shared ownership affordable housing

1 and 2 bed smaller properties

Social rent affordable housing

Family homes

Suitable or adaptable homes for the elderly

Other (please specify).....

## LOCATION OF NON-RESIDENTIAL USES

**Q5: The Masterplan concepts provide alternative ways in which the different non-residential land uses could be located within the site. Please mark which one of the following concepts you prefer.**

Distributing the uses primarily along the public right of way as illustrated in concept A on Board 8

Locating all of the non-residential uses together as illustrated in concept B on Board 9?

Siting the employment area and convenience store to the north west corner and the remaining non-residential uses together to the east of the site, as illustrated in concept C on Board 10?

An alternative concept, in which case please clarify on the continuation sheets?

**Q6: Do you have any views on possibly providing the small convenience store as part of an alternative use such as a petrol filling station?** (please use continuation sheet if necessary)

YES BUT WOULD IT NOT NEED TO BE ACCESSIBLE FROM MAIN ROAD NOT SPINE ROAD  
...TWO PETROL STATIONS THERE OR THEREABOUTS HAVE CLOSED.....

004

## ANY OTHER COMMENTS

**Q7: Please use the available continuation sheets to provide any additional comments you may have on the consultation material.**

## Your details (optional)

Personal information collected as part of this consultation will be held in accordance with the Data Protection Act 2018 and the Wyre Borough Council Privacy Notice available at <http://www.wyre.gov.uk/privacy>. In providing your details you give consent to the Council to process your personal data for the specific purpose of developing the Masterplan (for instance to clarify comments made if necessary). These details will not be shared with any third party without your consent. You do not need to provide your personal details if you do not want to. Your comments will be collected by Wyre Borough Council Planning Department and copies will be provided to De Pol Associates, with all personal details redacted. De Pol will analyse comments received for the purposes of informing the Masterplan. Any comments you make may be summarised in subsequent public documents, although this will not contain any

Name:

Address:

Organisation (if relevant):

Phone:

Email:

Are you a:

- Local Resident
- Councillor
- Other (please state)

If you have any questions relating to the content of the Consultation Document, please contact De Pol Associates on **01772 888488** or [mail@depol.co.uk](mailto:mail@depol.co.uk)

If you have any questions regarding the emerging Wyre Local Plan or the Masterplanning process, please contact Wyre Council Planning Policy team on **01253 887231** or [planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk)

Please complete and return your comments form by  
post to: **PLANNING POLICY, WYRE COUNCIL, CIVIC CENTRE, BRECK ROAD, POULTON-LE-FYLDE, FY6 7PU**  
by email to: Wyre Council at [planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk)

The consultation material, an on-line form and an editable electronic copy of this Comments Form with continuation sheets can be accessed at [www.wyre.gov.uk/masterplans](http://www.wyre.gov.uk/masterplans)

**PLEASE NOTE THE DEADLINE FOR COMMENTS IS 5PM 22<sup>ND</sup> JANUARY 2019**

THANK YOU FOR YOUR FEEDBACK

Any other comments

005

I have no financial interest in any business in the village.

I am concerned that with the relocation of the medical centre the village is losing an amenity from the centre that draws people to it and indirectly supports other facilities.

The development also proposes a village hall. This too may take away use of the WI Hall and the village centre, again affecting businesses in the centre. I am not a member of the WI and do not know what impact there would be on that facility.

Further a new school is proposed. I do not know what potential impact that would have on existing schools, one of which is in, and therefore must draw people to the centre.

The road system between the extended village and the existing is not the best. There is to be a shop in the extension but it is shown on no plan.

I consider it is important that the development operates as an extension and not as a separate community. My concern is that the locating of the facilities in the extension may create two separate communities and not support the existing centre to the detriment of the existing residents and businesses. As a result of this concern I do not support the village green concept either. I think it is important to have a cohesive village.



SECRET/010 ULRD/1010

# Great Ecclestone Extension Masterplan Public Consultation

Please submit your comments by 5pm  
22<sup>nd</sup> January 2019

## Community Comment Form

Before the Great Ecclestone Extension Masterplan is progressed further we would like to know your thoughts on the different design principles and concepts referred to in this consultation. Your views are valued and so it is important that as many people give us their comments as possible.

### CONSTRAINTS AND OPPORTUNITIES

**Q1: Do you agree with the constraints and opportunities identified on Board 4? Are there any additional constraints and opportunities you think should be given consideration?** (please use continuation sheet if necessary)

.....  
.....

### VISION AND KEY DEVELOPMENT PRINCIPLES

**Q2: Do you support the proposed Masterplan vision and key development principles on Board 5? Do you have any alternative wording for the vision or any additional development principles you think should be given consideration?** (please use continuation sheet if necessary)

.....

### GREEN INFRASTRUCTURE

**Q3: The Masterplan concepts illustrate three main ways in which Green Infrastructure can be incorporated within the site. Please mark which one of the following you prefer.**

Concept 1: Networks of open space and natural / semi-natural greenspace strongly focused on the public right of way through the centre of the site, as illustrated on Boards 6 and 8; or

Concept 2: Most of the open space used to create a village green, as illustrated on Boards 6 and 9; or

Concept 3: A stronger focus on a larger green buffer along the northern boundary between Great Ecclestone and Little Ecclestone, as illustrated on Boards 6 and 10; or

An alternative approach, in which case please specify? (please use continuation sheet if necessary)

### TYPE OF HOUSING REQUIRED

**Q4: A wide mix of homes would be provided as part of the eventual scheme, but do you feel there is a particular local need or aspiration for any of the following types of homes / affordable housing?.**

Starter Homes, i.e sold at 80% of market value to first times buyers under the age of 40

Self-build plots to allow people to design and build their own homes

Shared ownership affordable housing

1 and 2 bed smaller properties

Social rent affordable housing

Family homes

Suitable or adaptable homes for the elderly

Other (please specify).....

## LOCATION OF NON-RESIDENTIAL USES

**Q5: The Masterplan concepts provide alternative ways in which the different non-residential land uses could be located within the site. Please mark which one of the following concepts you prefer.**

Distributing the uses primarily along the public right of way as illustrated in concept A on Board 8

Locating all of the non-residential uses together as illustrated in concept B on Board 9?

Siting the employment area and convenience store to the north west corner and the remaining non-residential uses together to the east of the site, as illustrated in concept C on Board 10?

An alternative concept, in which case please clarify on the continuation sheets?

**Q6: Do you have any views on possibly providing the small convenience store as part of an alternative use such as a petrol filling station?** (please use continuation sheet if necessary)

## ANY OTHER COMMENTS

**Q7: Please use the available continuation sheets to provide any additional comments you may have on the consultation material.**

## Your details (optional)

Personal information collected as part of this consultation will be held in accordance with the Data Protection Act 2018 and the Wyre Borough Council Privacy Notice available at <http://www.wyre.gov.uk/privacy>. In providing your details you give consent to the Council to process your personal data for the specific purpose of developing the Masterplan (for instance to clarify comments made if necessary). These details will not be shared with any third party without your consent. You do not need to provide your personal details if you do not want to. Your comments will be collected by Wyre Borough Council Planning Department and copies will be provided to De Pol Associates, with all personal details redacted. De Pol will analyse comments received for the purposes of informing the Masterplan. Any comments you make may be summarised in subsequent public documents, although this will not contain any

Name: [REDACTED]

Address: [REDACTED], GT ECCLESTON

Organisation (if relevant):

Phone: [REDACTED]

Email:

Are you a:

- Local Resident
- Councillor
- Other (please state)

If you have any questions relating to the content of the Consultation Document, please contact De Pol Associates on 01772 888488 or [mail@depol.co.uk](mailto:mail@depol.co.uk)

If you have any questions regarding the emerging Wyre Local Plan or the Masterplanning process, please contact Wyre Council Planning Policy team on 01253 887231 or [planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk)

Please complete and return your comments form by  
post to: PLANNING POLICY, WYRE COUNCIL, CIVIC CENTRE, BRECK ROAD, POULTON-LE-FYLDE, FY6 7PU  
by email to: Wyre Council at [planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk)

The consultation material, an on-line form and an editable electronic copy of this Comments Form with continuation sheets can be accessed at [www.wyre.gov.uk/masterplans](http://www.wyre.gov.uk/masterplans)

**PLEASE NOTE THE DEADLINE FOR COMMENTS IS 5PM 22<sup>ND</sup> JANUARY 2019**

THANK YOU FOR YOUR FEEDBACK

ANY OTHER COMMENTS

1. The proposed development will adversely affect the residents occupying the houses on the South East corner of Concepts A.B.&C. We have unlimited open views over fields and pastures, a valuable asset enjoyed by me for 35 years. Why were we not consulted?
2. Estate Agents estimate the value of my property will be reduced by approx 10%. A high price to pay for the loss of my open space in order for others to profit under the cloak of progress.
3. A conurbation of this magnitude combined with the 180 houses East of Copp Lane plus the Village will surely require Police presence - where is the Police House?
4. I hope sympathetic consideration will be given to the area adjacent to and behind the 5 properties on the South East corner by way of "Enhanced Boundary Landscaping" This may help soften the blow.

  
Gt Eccleston

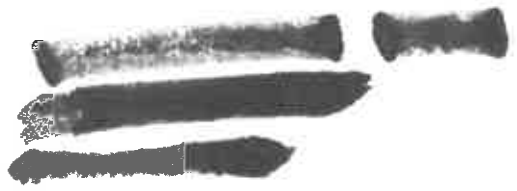


10

1000

1000

1000



# Community Comment Form

Before the Great Ecclestone Extension Masterplan is progressed further we would like to know your thoughts on the different design principles and concepts referred to in this consultation. Your views are valued and so it is important that as many people give us their comments as possible.

## CONSTRAINTS AND OPPORTUNITIES

Q1: Do you agree with the constraints and opportunities identified on Board 4? Are there any additional constraints and opportunities you think should be given consideration? (please use continuation sheet if necessary)

*No - do not agree this will turn the village of Great Ecclestone into a small town*

## VISION AND KEY DEVELOPMENT PRINCIPLES

Q2: Do you support the proposed Masterplan vision and key development principles on Board 5? Do you have any alternative wording for the vision or any additional development principles you think should be given consideration? (please use continuation sheet if necessary)

*No I object strongly to the Masterplan*

## GREEN INFRASTRUCTURE

Q3: The Masterplan concepts illustrate three main ways in which Green Infrastructure can be incorporated within the site. Please mark which one of the following you prefer.

Concept 1: Networks of open space and natural / semi-natural greenspace strongly focused on the public right of way through the centre of the site, as illustrated on Boards 6 and 8; or

Concept 2: Most of the open space used to create a village green, as illustrated on Boards 6 and 9; or

Concept 3: A stronger focus on a larger green buffer along the northern boundary between Great Ecclestone and Little Ecclestone, as illustrated on Boards 6 and 10; or

An alternative approach, in which case please specify? (please use continuation sheet if necessary)

*None there is nothing wrong with the existing green infrastructure*

## TYPE OF HOUSING REQUIRED

Q4: A wide mix of homes would be provided as part of the eventual scheme, but do you feel there is a particular local need or aspiration for any of the following types of homes / affordable housing?

Starter Homes, i.e sold at 80% of market value to first times buyers under the age of 40

Self-build plots to allow people to design and build their own homes

Shared ownership affordable housing

1 and 2 bed smaller properties

Social rent affordable housing

Family homes

Suitable or adaptable homes for the elderly

Other (please specify) *No need for additional housing*

## LOCATION OF NON-RESIDENTIAL USES

**Q5: The Masterplan concepts provide alternative ways in which the different non-residential land uses could be located within the site. Please mark which one of the following concepts you prefer.**

Distributing the uses primarily along the public right of way as illustrated in concept A on Board 8

Locating all of the non-residential uses together as illustrated in concept B on Board 9?

Siting the employment area and convenience store to the north west corner and the remaining non-residential uses together to the east of the site, as illustrated in concept C on Board 10?

An alternative concept, in which case please clarify on the continuation sheets?

**Q6: Do you have any views on possibly providing the small convenience store as part of an alternative use such as a petrol filling station? (please use continuation sheet if necessary)**

*Two petrol stations have closed in our village why would another one be successful*

## ANY OTHER COMMENTS

**Q7: Please use the available continuation sheets to provide any additional comments you may have on the consultation material.**

## Your details (optional)

Personal information collected as part of this consultation will be held in accordance with the Data Protection Act 2018 and the Wyre Borough Council Privacy Notice available at <http://www.wyre.gov.uk/privacy>. In providing your details you give consent to the Council to process your personal data for the specific purpose of developing the Masterplan (for instance to clarify comments made if necessary). These details will not be shared with any third party without your consent. You do not need to provide your personal details if you do not want to. Your comments will be collected by Wyre Borough Council Planning Department and copies will be provided to De Pol Associates, with all personal details redacted. De Pol will analyse comments received for the purposes of informing the Masterplan. Any comments you make may be summarised in subsequent public documents, although this will not contain any

Name: ~~XXXXXXXXXX~~

Address: ~~XXXXXXXXXX~~ *CG ELECTION*

Organisation (if relevant): ~~XXXXXXXXXX~~ *ACTION GROUP*

Phone: ~~XXXXXXXXXX~~

Email: ~~XXXXXXXXXX~~

Are you a:

- Local Resident
- Councillor
- Other (please state)

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

If you have any questions relating to the content of the Consultation Document, please contact De Pol Associates on 01772 888488 or [mail@depol.co.uk](mailto:mail@depol.co.uk)

If you have any questions regarding the emerging Wyre Local Plan or the Masterplanning process, please contact Wyre Council Planning Policy team on 01253 887231 or [planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk)

Please complete and return your comments form by  
post to: **PLANNING POLICY, WYRE COUNCIL, CIVIC CENTRE, BRECK ROAD, POULTON-LE-FYLDE, FY6 7PU**  
by email to: Wyre Council at [planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk)

The consultation material, an on-line form and an editable electronic copy of this Comments Form with continuation sheets can be accessed at [www.wyre.gov.uk/masterplans](http://www.wyre.gov.uk/masterplans)

**PLEASE NOTE THE DEADLINE FOR COMMENTS IS 5PM 22<sup>ND</sup> JANUARY 2019**

THANK YOU FOR YOUR FEEDBACK

ANY OTHER COMMENTS

I am totally opposed to the Masterplan and object strongly. There is no need for housing development of this scale in this area.

Already completed homes in new developments are lying empty.

All the Masterplan will achieve is the conversion of our rural village into a small town.

Existing roads and amenities cannot cope and there are issues with the disposal of sewage.

Do not consider my views as comments these are Objections



## Great Ecclestone Extension Masterplan Consultation December 2018

**Q1. Do you agree with the constraints and opportunities identified on board four? Are there any additional constraints and opportunities you think should be given consideration?**

I imagine the only people who would seek to have this monstrous carbuncle of unnecessary development are people who stand to gain from it financially. No more development in Great Ecclestone, Little Ecclestone or the surrounding area. This is a development that is neither necessary required or wanted by local residents. LCC are required to look after the environment, not destroy it.

**Q2. Do you support the proposed masterplan vision and key development principles on board five? Do you have any alternative wording for the vision or any additional core design principles you think should be given consideration?**

I do not support the "vision" or its "key development plans". The only design principle required is that this planned development is scrapped and the area left alone and be kept as is!

**Q3. The masterplan concepts illustrate three main ways in which green infrastructure can be incorporated within the site. Please mark which of the following you prefer:**

**Q4. A wide mix of homes would be provided as part of the eventual scheme, but do you feel there is a particular local need or aspiration for any of the following types of homes/affordable housing? : Other If other, please specify:**

NO DEVELOPMENT WHATSOEVER

**Q5. The masterplan concepts provide alternative ways in which the different non-residential land uses could be located within the site. Please mark which of the following concepts you prefer:**

LEAVE THE AREA FREE FROM DEVELOPMENT

**Q6. Do you have any views on possibly providing the small convenience store as part of an alternative use such as a petrol filling station?**

WE ALREADY HAVE A STORE AND WE DO NOT WANT A PETROL STATION

**Q7. Do you have any additional comments on the consultation material?**

AS WITH ALL SO CALLED "PUBLIC CONSULTATIONS" THE WILL OF THE LOCALS TO BE FREE FROM DEVELOPMENT WILL BE IGNORED

Are you a: Local resident (Elswick)

## Great Ecclestone Extension Masterplan Consultation December 2018

**Q1. Do you agree with the constraints and opportunities identified on board four? Are there any additional constraints and opportunities you think should be given consideration?**

It is appreciate this will be difficult to incorporate into board hour, but Wyre Council will be aware through previous correspondence that the area proposed contains little existing United Utilities infrastructure. This includes both water and wastewater network. Therefore any growth needs to be carefully planned to ensure new infrastructure provision does not cause any unexpected delays to delivery. There are parts of the land within the allocation that are close to existing infrastructure assets, but these are located on the fringe of the existing water supply and sewerage infrastructure networks which are of size that reflect the greenfield location. The current assets have limited capacity to support the planned growth. Providing a co-ordinated approach to infrastructure by collaborating with United Utilities will result in providing assets required to support the planned growth. We would recommend that both Wyre Council and developers contact us as early as possible to discuss their options.

**Q2. Do you support the proposed masterplan vision and key development principles on board five? Do you have any alternative wording for the vision or any additional core design principles you think should be given consideration?**

We would request the following replace part 11. on board five: 'New development will be expected to follow the surface water hierarchy and incorporate exemplary Sustainable Drainage methods. The expectation will be for only foul flows to communicate with the public sewer.'

We would request the following amendment to part 12. on board five: 'Opportunities should be taken to minimise energy and water consumption and reduce waste where possible. Where identified as necessary in consultation with infrastructure providers, applicants will be required to provide evidence and details of mitigating measures that consider the impact on surrounding infrastructure.'

**Q3. The masterplan concepts illustrate three main ways in which green infrastructure can be incorporated within the site. Please mark which of the following you prefer:**

**Concept 1:** Networks of open space and natural/semi-natural greenspace strongly focussed on the public right of way through the centre of the site, as illustrated on boards six and eight

**Q4. A wide mix of homes would be provided as part of the eventual scheme, but do you feel there is a particular local need or aspiration for any of the following types of homes/affordable housing? : Other If other, please specify:**

No preference

**Q5. The masterplan concepts provide alternative ways in which the different non-residential land uses could be located within the site. Please mark which of the following concepts you prefer:**

Locating all of the non-residential uses together as illustrated in concept B on board 9

**Q6. Do you have any views on possibly providing the small convenience store as part of an alternative use such as a petrol filling station?: -**

**Q7. Do you have any additional comments on the consultation material?**

We would look for the principles of the Masterplan to identify the need for a comprehensive approach to guide the delivery as separate applications come forward. This is aimed to ensure the infrastructure requirements are met for the entire Masterplan area. It is important that the document makes reference to a site wide infrastructure strategy at this early stage as such requirements can be diluted as a consequence of fragmented land ownership. The experience of United Utilities is that where sites are large and in multiple ownership, the achievement of sustainable development can be compromised by developers/applicants working independently. It is important that a proposed phasing and infrastructure schedule is undertaken alongside the Masterplan to ensure each development phase has unfettered access to available infrastructure, notably the proposed ponds to the west, and is not prevented access by third party land issues. It is important that a following phase of development can proceed as the previous developer has been obliged to meet specific requirements contained in the schedule, including infrastructure, as part of such a strategy.

**Organisation (if relevant) : United Utilities**



CEMP 1014

Planning Department  
Wyre Council

~~XXXXXXXXXX~~  
~~XXXXXXXXXX~~  
Thistleton  
Preston  
~~XXXXXXXXXX~~

15<sup>th</sup> January 2019

**Re: Masterplan for the extension of the village of Great Eccleston in Wyre**

I would like to comment on the proposed development as both a resident of Thistleton and a parish councillor for Greenhalgh with Thistleton Parish Council.

I fail to accept that there is a requirement for over 9000 new houses in Wyre given that it is not an area of high employment and therefore where are these new residents going to work? Considering Great Eccleston itself there are little or no employment opportunities in the locality and thus the new residents of the proposed nearly 600 new houses will have to commute to their place of work and I would suggest that is outside Wyre, probably to the M55 motorway and beyond.

The development proposed will once again result in the loss of agricultural land which is unacceptable while there are still numerous brown field sites that should be used instead. I appreciate that it is cheaper to develop a green field site but the greed of the developer should not result in barren brown field sites being left empty. Not only does the use of a green field site reduce the capacity for livestock or arable farming but it also devastates any wildlife in the area. The proposal shows retaining the public right of way through the northern site but irrespective of any landscaping the wildlife will disappear as it will not live alongside the significant numbers of people and the associated traffic.

The proposed development as shown will not integrate the new residents with the existing village but will result in a separate community which will be empty during the working hours as the new people commute away to work.

Based on the new houses on the south side of Copp Lane that have already been built and occupied these are not 'affordable' houses and thus it is likely that there will be two cars at most houses. If the proposal was accepted then it is likely that with nearly 600 new houses there would be an increase of ~1000 cars accessing the village.

It is the fact that the majority of the new residents will need to commute to and from the M55 thus resulting in around an additional 1000 vehicle movements twice a day that is of grave concern to the residents of Thistleton.

The plans for the development does show an access road onto the A586 Garstang Road however based on many years experience the majority of vehicles will access the A585 (for the M55) through Copp, Elswick and via the Thistleton North or South junctions. The signage at each end of Thistleton Village clearly shows that the southern route through the village should only be used to access the village but the signage is blatantly ignored all the time and it is a rat run. The road has a blind bend in the centre of the village and there are limited footpaths thus not suitable for heavy traffic particularly as there are numerous horse riders using the road.

The Thistleton North junction onto the A585 is a highly hazardous junction with a fatality and numerous incidents there recently. So called improvements to the Windy Harbour junction have made the situation worse hence it is very difficult to join or leave the A585 at this junction resulting in risky manoeuvres being attempted. A proposed Singleton bypass may well make the situation worse.

Over the past few years there have been several planning applications for new houses around Elswick and each time Highways England have expressed their concern over additional traffic at the Thistleton junctions so the Great Ecclestone proposal for ~600 houses would seriously increase the concerns over these junction. Further if the fracking site at Roseacre is approved there will be a significant amount of heavy goods vehicle traffic through the Thistleton North junction which again has raised concerns for Highways England.

**In summary**

- The number of required new houses needs to be justified as is the need to place them on green field sites in Great Ecclestone given there is little or no employment locally.
- Has anyone assessed the numbers of current houses for sale in Great Ecclestone, the latest estimate was over 100 so why are people not buying them ?
- There would potentially be an additional 1000 vehicle movements twice a day as people commute to and from the M55.
- It is not acceptable that significant additional numbers of vehicles pass through Thistleton Village twice a day.
- The Thistleton North junction with the A585 is a highly hazardous junction and thus any additional vehicle movements through it will only result in more incidents and possible fatalities.
- If this development proposal is approved then conditions must be included to minimise the adverse affect the additional traffic would cause on Copp, Elswick and particularly Thistleton.

Regards,



Cllr [REDACTED]  
Thistleton resident  
Parish Councillor

Great/015

Harris, Len

---

**From:** mailroom@wyre.gov.uk  
**Sent:** 17 January 2019 21:14  
**To:** Policy, Planning  
**Subject:** Great Eccleston masterplan public consultation - community comment form receipt  
**Attachments:** jadu\_form\_182164.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

182164

**Question**

**Response**

*Do you agree with the constraints and opportunities identified on board four? Are there any additional constraints and opportunities you think should be given consideration?:*

It is very difficult for us to agree to the constraints and opportunities identified on Board 4.

This is due in the main to the location of our house which will be overwhelmed by the number of new houses that are likely to be planned for this site.

However, whilst we fully understand that we do not have any rights to a view, we do believe that Wyre Council should have a duty of care to existing residents concerning privacy in the same way in which they are proposing to create a visual barrier to the village dovecote.

In short, we would ask that a full and effective barrier is created at the rear of the existing properties on Copp Lane (these can be identified as those shown on the plan opposite the proposed D1 area shown in blue).

We would also point out that our septic tank is some 15 metres within the area for the proposed housing and we have an easement to give access to the tank for regular maintenance and periodical emptying. We believe that other properties have a similar easement.

We additionally find it fascinating that Board 4 goes to great length to notate the views out and into the site but this is only on the west side and does not take into consideration the views into our garden and house and the views out.

It is interesting to read that the habitat will be retained wherever possible. We would have presumed that retaining all the habitat for wild life would have taken precedent over human comforts.

Due to the lack of artistic licence in drawing in outlines for the proposed housing (similar to those on the approved housing development) it makes it difficult to offer further comments in this section. however we do note that it has been possible to draw the roads for the future housing estate.

## Question

## Response

*Do you support the proposed masterplan vision and key development principles on board five? Do you have any alternative wording for the vision or any additional core design principles you think should be given consideration?:*

In order to support the vision and key principles on Board 5 then it has to be presumed that we agree to Great Eccleston becoming Great Ecclestown. Unfortunately we cannot agree and therefore support the proposed Masterplan.

This is regardless of the position of our own house on the plan. We believe that Wyre Council have taken the easy way out in not being more creative with meeting current government targets concerning housing. The existing infrastructure will not cope with the additional housing being planned in a 5 mile radius of the village. We estimate this to be around 2500 additional houses and some 11,000 souls and thus proposing a larger health centre as an advantage is an insult to our intelligence and that of other villagers. Our estimation, based on 2.4 children per family, means that the 'new' health centre will be over stretched from day one.

We all know (Wyre councillors and officers especially) that the rest of the infrastructure will not cope with the influx of new residents to this part of Wyre.

*The masterplan concepts illustrate three main ways in which green infrastructure can be incorporated within the site. Please mark which of the following you prefer:*

*A wide mix of homes would be provided as part of the eventual scheme, but do you feel there is a particular local need or aspiration for any of the following types of homes/affordable housing? :*

Social rent affordable housing

*A wide mix of homes would be provided as part of the eventual scheme, but do you feel there is a particular local need or aspiration for any of the following types of homes/affordable housing? :*

Suitable or adaptable homes for the elderly

*If other, please specify:*

We can only offer our 'expert' knowledge here (being long-time residents of the village) as we know that the last type of housing we need is luxury 4 and 5 bedroom detached houses, the type of which are currently being built by Rowland Homes on Copp Lane. It should be noted that 18 months on, Rowland Homes have only sold 19 house thus far which reinforces our view that this type of housing is just what the village needs. What we need is smaller properties that will allow our youngsters to get on the property ladder and continue to add to the village's economy. On the other end of the scale we also need more homes for the elderly as our existing population becomes older. Such a plan will then help the young and old to find suitable housing and the existing

## Question

## Response

village stock will satisfy other demand. By persisting in allowing the developers to build what they want (that is to say what they can make maximum profit from) then Wyre Council are negligent in their duty of care to existing residents. They will also be responsible for the future grid lock of the roads and lanes around the borough as the new residents do their daily commute to Manchester and similar large cities.

*The masterplan concepts provide alternative ways in which the different non-residential land uses could be located within the site. Please mark which of the following concepts you prefer:*

*If you chose an alternative concept on the previous question please provide further information:*

*Do you have any views on possibly providing the small convenience store as part of an alternative use such as a petrol filling station?:*

*Do you have any additional comments on the consultation material? :*

Having attended the public meeting and having been 'talked to' by the hosts, we now realise that what we think really doesn't make any difference.

A good example of this is when we asked for the school to be located behind our hoses on Copp Lane the reply was astonishing. We were told that this cannot be done as the headmistress didn't want the school located there. So, one person's views (who probably doesn't live in the village) takes precedent over the resident's and rate payers!

We have a convenience store in the village already. What we have now works well. It's only the additional housing in and around Great Eccleston that has resulted in the need for non-residential use.

There already exists adequate schools, a health centre and shops in the village. Placing a shop/garage and health centre outside the existing village centre will only result in the village itself becoming redundant.

The 'green infrastructure' being built over is good agricultural land that has contributed to the agricultural industry of the area for hundreds of years. No doubt, as in the case of the planning application for the present Rowland Homes site, this land will be declared by an 'expert' as being of poor quality!

The creation of a village green in this area will only add to the demise of the village centre (see answer to Q5).

Naturally, as previously mentioned, we are very much in favour green buffers, particularly on the south side adjacent to our property. We are also interested in knowing just what is planned for the small parcel of land to the east of our property. Finally we have also noticed that the approved D1 use to the north of our property has changed to

**Question**

**Response**

residential area in the presentation. Has this change been approved?

*Full name:*

[REDACTED]

*Full address:*

[REDACTED]

*Organisation (if relevant) :*

None

*Contact number:*

[REDACTED]

*Email address:*

[REDACTED]

*Are you a:*

Local resident

*If other, please state:*

CSEMP/016

**To Wyre Council Planning Team  
Re: Great Eccleston Extension Masterplan Public  
Consultation**

**As a resident living in one of the houses on Copp Lane that this development is going to affect most I find it difficult to fill in your Community Comment Form.**

**I have lived here for 35years and enjoyed my privacy, lovely views and quiet life.**

**I attended the public meeting and spoke to a number of people and concluded that my thoughts and opinions will make no difference to the outcome. I also learnt that both the school and health centre had been consulted. Why wasn't I consulted as one of the residents that this development is going to have a massive impact on?**

**I would like some sort of buffer/barrier created behind the properties on Copp Lane that this development is going to affect the most so we can retain our privacy. I do not want to be overlooked by other properties, a school, a Health centre etc.**



Genp/017

Harris, Len

---

**From:** [REDACTED]  
**Sent:** 19 January 2019 14:05  
**To:** Policy, Planning  
**Subject:** Great Eccleston Masterplan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

By way of background [REDACTED] near to Great Eccleston in which the dovecote is situated. Please however, preserve our anonymity if you are publishing these comments in public space.

The dovecote is an important Scheduled Monument, the only dovecote listed in Lancashire and one of 6 scheduled monuments in Wyre. Its rural setting is an important aspect of its importance and this has to date been largely ignored. Planning permission has already been granted for over 180 houses in the field opposite the dovecote which will have already caused a seriously detrimental impact on its rural setting. For this reason it is important that the rural setting to its Western and Northern boundaries are conserved. At present the dovecote is excluded from the Masterplan but the Masterplan now envisages building a large number of buildings in the fields to the immediate north and west of the Dovecote field further damaging the setting.

At present the dovecote field is farmed as part of several adjoining fields by a local farmer. The ability to farm it with the other fields is important and helps to make it economic and preserve its rural nature. We are concerned that if you build on the other fields and isolate the dovecote field surrounding it by an urban area then you will render it impossible to continue to farm the field economically. There is a fundamental Human Right that we are entitled to the right to peaceful enjoyment of [REDACTED]. There is therefore an obligation on the state not to interfere with our peaceful enjoyment of [REDACTED] or to subject a person's possession to control. We believe the current proposals are in breach of this fundamental Human Right and this requires further consideration by the Council before proceeding with this plan.

Subject to this fundamental but important point we do not wish to build on the dovecote field nor do we wish there to be building on the adjoining fields to the north and west. Should the Council choose to ignore our Human Rights then we would ask that a critical factor should be trying to isolate the dovecote field from the urban development. At present there is some 'screening' proposed to the west and east but this appears to us to be totally inadequate. Any screening should completely hide the buildings that are proposed to be built. We would ask the Council to consider this if it decides to proceed with this plan and to insist on extensive screening of the field much more than is currently envisaged. In addition we suggest this is to be planted before any works start so that it gets a chance to grow whilst the development is progressing. We would also ask for the Council to insist that only bungalows are allowed to be built in the immediate fields to the north and west of the dovecote field to give the screening a real chance of preserving the rural setting. There is a history of a successful one storey bungalow development off Hall Lane in Great Eccleston and we would suggest that if this land is to be developed then this is the only development allowed for the fields immediately to the north and west of the dovecote field. We would prefer there to be no building whatsoever so that these fields can continue to be farmed with the dovecote field.

Our view is that this development is completely unnecessary in the context of the Wyre plan. The Wyre plan proposes to expand the number of houses in Wyre by about 20% whereas the population is only envisaged to grow by 3% over the plan period. This is a disaster waiting to happen as there will be a flood of new houses which cannot be sold. Already there are permissions granted for 1000s on houses on the Fylde and in Cottam. Some builders have already mothballed sites.

Finally, we should shortly hear the outcome of the fracking application at Roseacre a site less than 2 miles from the proposed Great Eccleston development. If this is passed it would be madness to build over 700 homes within the 2 mile radius of the fracking site. The Council runs the risk of being sued for millions of pounds in compensation for



allowing such a development to take place when the homes start to suffer from the earthquakes and ground movements associated with such activity.

Yours faithfully

A block of text that has been completely redacted with heavy black scribbles, obscuring the signature.

Email secured by Check Point

Green/019

Harris, Len

---

**From:** mailroom@wyre.gov.uk  
**Sent:** 20 January 2019 19:05  
**To:** Policy, Planning  
**Subject:** Great Eccleston masterplan public consultation - community comment form receipt  
**Attachments:** jadu\_form\_182266.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

182266

Question	Response
<i>Do you agree with the constraints and opportunities identified on board four? Are there any additional constraints and opportunities you think should be given consideration?:</i>	No
<i>Do you support the proposed masterplan vision and key development principles on board five? Do you have any alternative wording for the vision or any additional core design principles you think should be given consideration?:</i>	No. almost doubling the size of the village will destroy the character and amenity of the village. Board 5 is full of beautiful pictures of country life with not a house in sight. Rather ironic and highly misleading . The roads particularly around Copp lane will not cope with additional traffic and cause even more risk.
<i>The masterplan concepts illustrate three main ways in which green infrastructure can be incorporated within the site. Please mark which of the following you prefer:</i>	Concept 2: Most of the open space used to create a village green, as illustrated on boards six and nine
<i>A wide mix of homes would be provided as part of the eventual scheme, but do you feel there is a particular local need or aspiration for any of the following types of homes/affordable housing? :</i>	
<i>If other, please specify:</i>	There is no demonstrable housing need on this scale. The development is wholly unsustainable
<i>The masterplan concepts provide alternative ways in which the different non-residential land uses could be located within the site. Please mark which of the following concepts you prefer:</i>	An alternative concept
<i>If you chose an alternative concept on the previous question please provide further information:</i>	We do not feel there is a need for development on this scale. The questions seem to indicate this is a done deal already. Putting in the plan that there could be a school of one form entry is ludicrous when there are already 2 under subscribed 1 form entry schools on the same lane.



GEEN 9/1019



Wyre Council  
Planning Policy  
Wyre Civic Centre  
Breck Road  
Poulton Le Fylde  
Lancashire  
FY6 7PU

Our Ref: GE Masterplan

Your Ref:

Please Ask For: ~~XXXXXXXXXX~~

Telephone: ~~XXXXXXXXXX~~

Email: ~~XXXXXXXXXX~~

Date: 21 January 2019

Dear Sir/Madam,

Fylde Council welcomes the opportunity to comment on the Great Eccleston Masterplan.

The Council supports the provision of the variety of land uses including new housing (both market and affordable), 1ha of Employment Land for smaller scale workshops, a 1.36ha site for a new one form entry Primary School, a small convenience store of not more than 400 sq m, and land for a new Community Centre with car parking in an accessible location for the whole of the village.

In particular, Fylde Council welcomes the provision of a new Health Centre which will be twice the size of the existing facility. During the course of the production of the Fylde Local Plan to 2032 the Council received many representations from Fylde residents who lived in Elswick and Little Eccleston and who were concerned about the lack of capacity at the current medical centre.

It is important that all of the Community Facilities are easily accessible on foot from the existing village centre of Great Eccleston, this is achieved by all three options. It is also important that residents of Little Eccleston can also easily access the site. All three options provide access from Garstang Road, however, there may need to be a crossing point on Garstang Road for residents of the western part of Little Eccleston.

These new Community Facilities are sustainably located (which ever option(s) is selected) and will provide sustainable opportunities to access local services for both Wyre residents and nearby residents of Fylde.

Thank you for this opportunity to comment, Fylde Council wishes to be kept informed of the outcome of this master planning process.

Yours faithfully

~~XXXXXXXXXX~~

Head of Housing and Regeneration

Great Ecclestone Masterplan

With Approximately 568 new homes proposed it is clear that most of the new residents will be travelling to work well away from Great Ecclestone. Also the commercial development and the medical centre will bring in employees and users from outside the immediate area.

Looking at the Great Ecclestone Masterplan Consultation I am first stuck by the lack of any meaningful consideration of sustainable travel in relation to this development.

The NPPF stresses the importance of promoting sustainable transport: "The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel."

Guidance on Travel Plans states Travel Plans, Transport Assessments and Statements should be established at the earliest practicable possible stage of a development proposal so clearly there should be initial consideration of sustainable travel to off-site trip attractors in this masterplan to help guide the plans for the subsequent development plans.

Certainly the Masterplan has some consideration of walking routes within the site and to the village centre and there are a few references to cycling but only in the context of access within the site and into the village centre. There is no consideration of sustainable access to trip attractors outside the immediate village area.

Government guidance states that "cycling has the potential to replace trips made by other modes, typically up to 10km, although some people will cycle greater distances. For walking the distances travelled are generally shorter, typically up to 2km."

This suggests that the scope for walking to or from the development is probably limited to Great Ecclestone itself, Little Ecclestone and Copp School but there is considerable potential for cycle travel to such trip attractors as Poulton, Kirkham and even Warton which all have considerable employment sites. Poulton and Kirkham also have stations offering opportunities for longer distance rail commuting if Northern Rail ever get their act together and offer a reliable service. Garstang and Myerscough College are also viable cycle destinations.

The Masterplan should be considering cycle routes to the above trip attractors and considering where improvements are required to promote sustainable travel on these routes.

Considering Poulton: The A585 is a trunk road and Highways England are currently planning a bypass to the Mains Lane area which will result in a cycle friendly route from Windy Harbour Junction to Skippool Junction This will also take cycle commuters to the section of A586 from the new junction where the new Bypass crosses the A586 giving good access to Poulton. The difficulty for cyclists from Great Ecclestone is the section of A586 from Little Ecclestone past Larbreck to the Windy Harbour Junction. That section is distinctly unpleasant for cycling. It is therefore appropriate to propose a quality shared path along this section should be funded from community infrastructure funds from this development in order to promote sustainable travel.

## Great Ecclestone Masterplan

Considering Kirkham and Warton: Cycle facilities along the A585 from Windy Harbour to Kirkham are unlikely to be created by Highways England in the near future but there is a reasonable route via Copp, Elswick, Roseacre, and Wharles provided it is not rendered dangerous by traffic to the proposed fracking site at Roseacre Wood.

Considering Garstang: The most direct route is via the A586 but that is far from cycle friendly and providing cycle facilities beside it would be expensive however the route through Little Ecclestone, Cartford Bridge, and Nateby is already used by lots of leisure cyclists. To make this more suitable for commuters and also to encourage pedestrian access from Little Ecclestone to the medical centre, school and village hall there should be a toucan crossing of the A586 near the eastern end of Blackpool Old Road.

Finally Cycle Access to Myerscough College is fairly reasonable leaving Great Ecclestone via Hall Lane then using Brock Road, Pinfold Lane and St Michaels Road though St Michaels Road is becoming a racetrack and could do with lower speed limits enforced by cameras.

Turning to the internal layout of the site:-

The Village Hall, School and Medical Centre are to serve the whole village and will draw many of their users from the existing village, the new housing south of Copp Lane and from Little Ecclestone as well as many users arriving by car from further afield. It is therefore important that pedestrian and cycle access from the existing village as well as from the new housing should be as convenient as possible with these "village facilities" as near as possible to the centre of the village. This means they should be grouped together at the east end of the site. However these facilities will also attract a considerable amount of car traffic with staff and visitors to the medical centre and school also parents dropping off children at school. The Village Hall will also attract considerable car traffic but mainly outside the normal working day. These facilities should share parking but with reserved spaces for key staff and disabled. Because of the amount of car traffic to this parking it is very undesirable for its parking to be accessed through residential streets as shown on the board. It should be accessed directly from the spine road which means the spine road should be moved nearer to the east end of the site leaving Copp Lane as far east as possible and Garstang Road well to the east of the position shown on the Boards.

Another consideration relative to the spine road is that it will inevitably be used as the preferred link between Copp Lane and the A586 for those not wanting to access premises on the High Street. This will include not only the residents of the development south of Copp Lane but also traffic between the Elswick area and Over Wyre by way of Cartford Bridge and those dropping children at Copp School on their way to work via the A586. With this in mind it needs to be made suitable for this level of traffic not just a residential area road suitable for busses.

While there should only be the one spine road crossing of the East / West PROW through the site there should be several path crossings for pedestrians and cyclists. This means the school could be on the opposite side of the PROW from village hall and medical centre together with the shared parking. Why not locate the school on the

## Great Ecclestone Masterplan

area at the extreme east of the site shown on the boards as a residential area accessed from the high street. That entry could then be restricted to goods deliveries and Key staff parking plus of course pedestrians.

I am concerned at the quality of the pedestrian links from the development to the South of Copp Lane both to the rest of the masterplan area and to the Village centre. Board 2 says "Copp Lane to the south, which has a continuous footway up to the edge of the village. Thereafter footway provision becomes intermittent over short lengths, although there are relatively low vehicular speeds at this point." In fact from the junction with South Street there is only one short length which meets the minimum requirements of a useable footway. The rest of it, where it exists, is too narrow to walk holding the hand of a small child. This makes pedestrian access to the village centre from the current development south of Cop Lane unattractive and will result in many residents using cars even for this short trip unless it can be improved. A route through the remaining developable area might be attractive if it were fairly direct but the layouts on all the land use concepts on boards 8, 9 and 10 show only very tortuous routes. Although the owner of the land round the Dovecote has declined the opportunity to be included in the masterplan area would it not be possible to persuade him to allow a path along the west side of the plot into the masterplan area or even along its east boundary if the path strip were to be planted with enhanced landscaping to further improve the setting of the Dovecote? This would then allow a direct and attractive walking route through the east end of the development area to the proposed access onto the High Street at or near the Secondary Entrance.

One aspect not mentioned is provision for future pedestrian permeability of the development area boundaries. While there is no immediate prospect of further building just outside the present boundary of the masterplan area it is most likely to happen some time in the future and with this in mind there should be reasonable future pedestrian permeability allowed for in the design. One of the difficulties for active travel with many developments is that the outer boundary of the development, apart of course for the entrance road, is completely sealed by the back gardens of the houses. When the adjacent land is developed there is no scope for pedestrian links so getting from a house in one development to one only a short distance away in the other can involve a long trip round by the road route. In one case I new getting from one house to another that was only 50 metres away across back gardens required a road trip of almost a mile.

In the case of this development one likely future development is for the caravan site off West End to be redeveloped for permanent housing. There should be a condition in the design of the development within the masterplan area to leave the possibility of at least two points of future pedestrian access across this boundary that could then be completed when the caravan site is redeveloped. Similar provision should be conditional along the SW boundary as the land to the SW may well be developed in the future.

There should also be pedestrian access to the A586 at or close to both the east and west end of the development area boundary with the A586.

## Great Ecclestone Masterplan

Where the residential areas are served by separate residential roads there should be reasonably direct pedestrian routes between them so as to allow reasonably direct walking between any two points in the development.

Employment and retail: I would certainly agree with the idea of a convenience store and petrol station on the A586 frontage. One thing to consider in respect of this is that the Highways England proposed bypass to the Mains Lane area will also bypass the filling station at Little Singleton. So there will be no filling station on the road between Blackpool and the A6 at Churchtown. Perhaps it should also have a café and services so people travelling to Blackpool can eat and visit the loo before getting stuck finding parking in Blackpool.

~~XXXXXXXXXX~~

Right to Ride Representative, Cycling UK

Phone ~~XXXXXXXXXX~~



GEEP/021

# Great Ecclestone Extension Masterplan Public Consultation

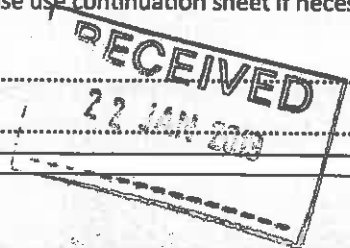
Please submit your comments by 5pm  
22<sup>nd</sup> January 2019

## Community Comment Form

Before the Great Ecclestone Extension Masterplan is progressed further we would like to know your thoughts on the different design principles and concepts referred to in this consultation. Your views are valued and so it is important that as many people give us their comments as possible.

### CONSTRAINTS AND OPPORTUNITIES

Q1: Do you agree with the constraints and opportunities identified on Board 4? Are there any additional constraints and opportunities you think should be given consideration? (please use continuation sheet if necessary)



### VISION AND KEY DEVELOPMENT PRINCIPLES

Q2: Do you support the proposed Masterplan vision and key development principles on Board 5? Do you have any alternative wording for the vision or any additional development principles you think should be given consideration? (please use continuation sheet if necessary)

### GREEN INFRASTRUCTURE

Q3: The Masterplan concepts illustrate three main ways in which Green Infrastructure can be incorporated within the site. Please mark which one of the following you prefer.

- Concept 1: Networks of open space and natural / semi-natural greenspace strongly focused on the public right of way through the centre of the site, as illustrated on Boards 6 and 8; or
- Concept 2: Most of the open space used to create a village green, as illustrated on Boards 6 and 9; or
- Concept 3: A stronger focus on a larger green buffer along the northern boundary between Great Ecclestone and Little Ecclestone, as illustrated on Boards 6 and 10; or
- An alternative approach, in which case please specify? (please use continuation sheet if necessary)

### TYPE OF HOUSING REQUIRED

Q4: A wide mix of homes would be provided as part of the eventual scheme, but do you feel there is a particular local need or aspiration for any of the following types of homes / affordable housing?.

- |                                                                                          |                                     |                                                                      |                                     |
|------------------------------------------------------------------------------------------|-------------------------------------|----------------------------------------------------------------------|-------------------------------------|
| Starter Homes, i.e sold at 80% of market value to first times buyers under the age of 40 | <input type="checkbox"/>            | Self-build plots to allow people to design and build their own homes | <input checked="" type="checkbox"/> |
| Shared ownership affordable housing                                                      | <input type="checkbox"/>            | 1 and 2 bed smaller properties                                       | <input checked="" type="checkbox"/> |
| Social rent affordable housing                                                           | <input checked="" type="checkbox"/> | Family homes                                                         | <input type="checkbox"/>            |
| Suitable or adaptable homes for the elderly                                              | <input checked="" type="checkbox"/> | Other (please specify).....                                          |                                     |

## LOCATION OF NON-RESIDENTIAL USES

**Q5: The Masterplan concepts provide alternative ways in which the different non-residential land uses could be located within the site. Please mark which one of the following concepts you prefer.**

Distributing the uses primarily along the public right of way as illustrated in concept A on Board 8

Locating all of the non-residential uses together as illustrated in concept B on Board 9?

Siting the employment area and convenience store to the north west corner and the remaining non-residential uses together to the east of the site, as illustrated in concept C on Board 10?

An alternative concept, in which case please clarify on the continuation sheets?

**Q6: Do you have any views on possibly providing the small convenience store as part of an alternative use such as a petrol filling station? (please use continuation sheet if necessary)**

## ANY OTHER COMMENTS

**Q7: Please use the available continuation sheets to provide any additional comments you may have on the consultation material.**

## Your details (optional)

Personal information collected as part of this consultation will be held in accordance with the Data Protection Act 2018 and the Wyre Borough Council Privacy Notice available at <http://www.wyre.gov.uk/privacy>. In providing your details you give consent to the Council to process your personal data for the specific purpose of developing the Masterplan (for instance to clarify comments made if necessary). These details will not be shared with any third party without your consent. You do not need to provide your personal details if you do not want to. Your comments will be collected by Wyre Borough Council Planning Department and copies will be provided to De Pol Associates, with all personal details redacted. De Pol will analyse comments received for the purposes of informing the Masterplan. Any comments you make may be summarised in subsequent public documents, although this will not contain any

Name: ~~REDACTED~~

Address: ~~REDACTED~~, GREAT ECCLESTON

Organisation (if relevant):

Phone: ~~REDACTED~~

Email: ~~REDACTED~~

Are you a:

- Local Resident
- Councillor
- Other (please state)

If you have any questions relating to the content of the Consultation Document, please contact De Pol Associates on 01772 888488 or [mail@depol.co.uk](mailto:mail@depol.co.uk)

If you have any questions regarding the emerging Wyre Local Plan or the Masterplanning process, please contact Wyre Council Planning Policy team on 01253 887231 or [planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk)

Please complete and return your comments form by  
post to: **PLANNING POLICY, WYRE COUNCIL, CIVIC CENTRE, BRECK ROAD, POULTON-LE-FYLDE, FY6 7PU**  
by email to: Wyre Council at [planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk)

The consultation material, an on-line form and an editable electronic copy of this Comments Form with continuation sheets can be accessed at [www.wyre.gov.uk/masterplans](http://www.wyre.gov.uk/masterplans)

**PLEASE NOTE THE DEADLINE FOR COMMENTS IS 5PM 22<sup>ND</sup> JANUARY 2019**

THANK YOU FOR YOUR FEEDBACK

## ANY OTHER COMMENTS

All buildings that are not used 24 hours a day to be focused on the northern boundary.

A one-way road system to be used to avoid having to turn across the main or to have a controlled junction lights or round about on the main road. Although this is a 50 mph limited road we know cars travel at much faster speeds, having lived on the road for the past 28 years.

Locating the school on the northern edge with the playground abutting the green buffer.



CEEM/072

Phone: (01772) 

Fax:

Email: @lancashire.gov.uk

Your ref:

Our ref: MH/MA

Date: 22 January 2019

## **RE: GREAT ECCLESTON EXTENSION MASTERPLAN**

Lancashire County Council would like the following to be accepted for the One Council response for Wyre Borough Council's – Great Eccleston Extension Master Plan.

### **Education Strategy**

Section 14 of the Education Act 1996 dictates that Lancashire County Council's statutory obligation is to ensure that every child living in Lancashire is able to access a mainstream school place in Lancashire. Some children have Special Educational Needs for which they access school provision outside of Lancashire. Special Educational Needs provision is managed by LCC's SEND Team and is not covered by this response. The Strategy for the provision of school places and school's capital investment 17/18 to 19/20 provides the context and policy for school place provision and schools capital strategy in Lancashire. Over the coming years, Lancashire County Council and its local authority partners will need to address a range of issues around school organisation in order to maintain a coherent system that is fit for purpose, stable, and delivering the best possible outcomes for children and young people.

Pressure for additional school places can be created by an increase in the birth rate, new housing developments, greater inward migration and parental choice of one school over another. If local schools are unable to meet the demand of a new development there is the potential to have an adverse impact on the infrastructure of its local community, with children having to travel greater distances to access a school place.

In a letter from the DfE to all Chief Executives, the Minister of State for Housing and the Parliamentary Under Secretary of State for Schools jointly stated that 'where major new housing developments create an additional need for school places, then the local authority should expect a substantial contribution from the developer towards the cost of meeting this requirement.'

The SPT produces an Education Contribution Methodology document which outlines the Lancashire County Council methodology for assessing the likely impact of new housing developments on school places, where necessary mitigating the impact, by securing education contributions from developers.

In order to assess the impact of a development the School Planning Team consider demand for places against the capacity of primary schools within 2 miles and secondary schools within 3 miles. These distances are in line with DfE travel to school guidance and Lancashire County Councils Home to School Transport Policy.

Planning obligations will be sought for education places where Lancashire primary schools within 2 miles and/or Lancashire secondary schools within 3 miles of the development are:

- Already over-subscribed,
- Projected to become over-subscribed within 5 years, or
- A development results in demand for a school site to be provided.

### **Response to the consultation**

Lancashire County Council School Planning Team (SPT) acknowledge the consultation for the Great Eccleston Master Plan and the documents that accompany process. Prior to this stage The SPT attended a meeting at the request of Wyre planning officers on Thursday 1<sup>st</sup> November 2018. The meeting was attended by key stakeholders and infrastructure providers and was facilitated by Alexis De Pol of De Pol Associates. During the meeting concept designs were presented with comments sought from each stakeholder.

Following the meeting SPT offered the following comments as a first formal response to De Pol, it is expected that initial comments would be used to formulate changes that would be presented at this master plan stage.

*The School Planning Team at LCC have no major concerns on the indicative school locations in the 3 concept designs. It may be worth pointing out just a few issues at this stage.*

*Concept 1 – Shared central location. Ok in principle, however there may be safeguarding issues with shared facilities with the medical centre (car parking etc).*

*Concept 2 – Same as concept 1 shared facilities, plus impact of employment area (currently petrol station in the concept) to the rear.*

*Concept 3 – Same as concept 1 shared facilities, plus proximity to existing school along Copp Lane (double traffic impact etc too)*

The three design concepts within the current master plan consultation locates the primary school at different points across the site, in principle School Planning have no objections to the location of each proposal. However, it should be noted that the feasibility of each site needs to be undertaken at the earliest opportunity to consider the suitability, topography and access of the site, and how they relate to other community facilities, access and safeguarding arrangements.

Allocation site SA3/3 master plan document indicates 568 dwellings with 183 East of Copp Lane already with permission. It is accepted that Wyre BC will liaise and make further changes following this stage of the master plan process before a final design is agreed, and a planning application submitted by the developer or their agents. The timescales for the master plan to be agreed are not defined. Therefore consideration should be made that the education forecast in Great Eccleston and across the district may change. If the position changes School Planning reserve the right to reassess the education need as revised information is received.

Lancashire County Council are committed to assisting Wyre Borough Council and De Pol Associates to achieve a mutually agreed master plan and would like to thank Wyre Borough Council for this opportunity to comment, and look forward to the next phase of the master planning process.

Yours Faithfully,



Head of Planning





Harris, Len

---

**From:** [Redacted]  
**Sent:** 22 January 2019 10:26  
**To:** Policy, Planning  
**Subject:** Great Eccleston Planned disaster  
**Attachments:** Great Ecc Planning comments.pdf

I truly struggle to understand why the lovely village of Little Eccleston is being systematically destroyed by inadequate planning permissions being granted. You have already decided to nearly double the amount of housing with no extra provision for any services and allowed the building of box after box battery housing that doesn't fit at all with the style of existing housing in place. You have no idea what impact these houses will have on the community, and yet you are now considering turning our lovely village into a massive housing estate. We bought a house in a country village with green views and we now will have a house in a town with no views anymore. No jobs to entice people, just house after house and traffic and problems.

Build the houses where they are needed....don't destroy existing successful communities. You are forcing people into an area that doesn't have housing over demand, which means that people just have to travel further to get jobs.

I have attached my comments for what they are worth. I would underline that the additional new school is a disaster waiting to happen if you put it next to the main road. Please ensure that this doesn't happen

Rgds,

[Redacted]

[Redacted]  
[Redacted]  
[Redacted]

Little Eccleston  
Lancashire

[Redacted]

**Email** [Redacted]  
**Mobile** (+44) [Redacted]  
**Home Tel** (+44) [Redacted]  
**Skype** [Redacted]

Email secured by Check Point



# Community Comment Form

Please submit your comments by 5pm  
22<sup>nd</sup> January 2019

Before the Great Ecclestone Extension Masterplan is progressed further we would like to know your thoughts on the different design principles and concepts referred to in this consultation. Your views are valued and so it is important that as many people give us their comments as possible.

## CONSTRAINTS AND OPPORTUNITIES

Q1: Do you agree with the constraints and opportunities identified on Board 4? Are there any additional constraints and opportunities you think should be given consideration? (please use continuation sheet if necessary)

Yes - Lighting is very important. As much greenery, and 'healthy' footpaths to encourage walking, rambling, running etc.

## VISION AND KEY DEVELOPMENT PRINCIPLES

Q2: Do you support the proposed Masterplan vision and key development principles on Board 5? Do you have any alternative wording for the vision or any additional development principles you think should be given consideration? (please use continuation sheet if necessary)

Yes.

## GREEN INFRASTRUCTURE

Q3: The Masterplan concepts illustrate three main ways in which Green Infrastructure can be incorporated within the site. Please mark which one of the following you prefer.

Concept 1: Networks of open space and natural / semi-natural greenspace strongly focused on the public right of way through the centre of the site, as illustrated on Boards 6 and 8; or

Concept 2: Most of the open space used to create a village green, as illustrated on Boards 6 and 9; or

Concept 3: A stronger focus on a larger green buffer along the northern boundary between Great Ecclestone and Little Ecclestone, as illustrated on Boards 6 and 10; or

An alternative approach, in which case please specify? (please use continuation sheet if necessary)

The new school should be nowhere near the main road, whatever concept is selected.

## TYPE OF HOUSING REQUIRED

Q4: A wide mix of homes would be provided as part of the eventual scheme, but do you feel there is a particular local need or aspiration for any of the following types of homes / affordable housing?

Starter Homes, i.e sold at 80% of market value to first times buyers under the age of 40

Self-build plots to allow people to design and build their own homes

Shared ownership affordable housing

1 and 2 bed smaller properties

Social rent affordable housing

Family homes

Suitable or adaptable homes for the elderly

Other (please specify).....



Harris, Len

---

**From:** Policy, Planning  
**Sent:** 23 January 2019 07:55  
**To:** Harris, Len  
**Subject:** FW: Great Ecclestone masterplan public consultation - community comment form receipt  
**Attachments:** jadu\_form\_182390.pdf

**From:** mailroom@wyre.gov.uk [mailto:mailroom@wyre.gov.uk]  
**Sent:** 22 January 2019 16:08  
**To:** Policy, Planning <Planning.Policy@wyre.gov.uk>  
**Subject:** Great Ecclestone masterplan public consultation - community comment form receipt

182390

Question	Response
<i>Do you agree with the constraints and opportunities identified on board four? Are there any additional constraints and opportunities you think should be given consideration?:</i>	see comments sheet
<i>Do you support the proposed masterplan vision and key development principles on board five? Do you have any alternative wording for the vision or any additional core design principles you think should be given consideration?:</i>	see comments sheet
<i>The masterplan concepts illustrate three main ways in which green infrastructure can be incorporated within the site. Please mark which of the following you prefer:</i>	Concept 1: Networks of open space and natural/semi-natural greenspace strongly focussed on the public right of way through the centre of the site, as illustrated on boards six and eight
<i>A wide mix of homes would be provided as part of the eventual scheme, but do you feel there is a particular local need or aspiration for any of the following types of homes/affordable housing? :</i>	
<i>If other, please specify:</i>	A sheltered scheme for the elderly (and possibly for the younger disabled)
<i>The masterplan concepts provide alternative ways in which the different non-residential land uses could be located within the site. Please mark which of the following concepts you prefer:</i>	Siting the employment area and convenience store to the north west corner and the remaining non-residential uses together to the east of the site, as illustrated in concept C on board 10

## Question

## Response

*If you chose an alternative concept on the previous question please provide further information:*

*Do you have any views on possibly providing the small convenience store as part of an alternative use such as a petrol filling station?:*

*Do you have any additional comments on the consultation material? :*

A petrol station would be uneconomical

1. A development of this size will have an unacceptable affect on the village environment.
2. It is inevitable that because we live in a car owning society a major proportion the people living in this development will commute some distance to and from work. We should be aiming to reduce the inevitable environmental impact. This development will only increase it.
3. Whilst it would be great if more people would walk or cycle to the proposed primary school, health centre and village hall, it is inevitable that car parking close to these facilities will be a major requirement and issue. There is little or no reference to this in the proposals.

*Full name:*

*Full address:*

*Organisation (if relevant) :*

*Contact number:*

*Email address:*

*Are you a:*

Local resident

*If other, please state:*

CEMP/025

Harris, Len

---

**From:** Policy, Planning  
**Sent:** 23 January 2019 07:56  
**To:** Harris, Len  
**Subject:** FW: Great Ecclestone masterplan public consultation - community comment form receipt  
**Attachments:** jadu\_form\_182396.pdf

**From:** mailroom@wyre.gov.uk [mailto:mailroom@wyre.gov.uk]  
**Sent:** 22 January 2019 16:36  
**To:** Policy, Planning <Planning.Policy@wyre.gov.uk>  
**Subject:** Great Ecclestone masterplan public consultation - community comment form receipt

182396

**Question**

**Response**

*Do you agree with the constraints and opportunities identified on board four? Are there any additional constraints and opportunities you think should be given consideration?:*

No, not really. The constraints and opportunities are not readily identifiable. Board 4 is a summary, without explanatory text detailing the constraints and opportunities.

*Do you support the proposed masterplan vision and key development principles on board five? Do you have any alternative wording for the vision or any additional core design principles you think should be given consideration?:*

No. The vision creates a new settlement on the edge of the existing village with the aspiration to create a new centre to that development with its own public, retail and industrial infrastructure. The key design principles are just that with no appropriate wording that they would be delivered.

*The masterplan concepts illustrate three main ways in which green infrastructure can be incorporated within the site. Please mark which of the following you prefer:*

*A wide mix of homes would be provided as part of the eventual scheme, but do you feel there is a particular local need or aspiration for any of the following types of homes/affordable housing? :*

Other

*If other, please specify:*

Where, when and how has the need for any of this type of housing, in this location been determined?

*The masterplan concepts provide alternative ways in which the different non-residential land uses could be located within the site. Please mark which of the following concepts you prefer:*

An alternative concept

## Question

## Response

*If you chose an alternative concept on the previous question please provide further information:*

By developing a non-residential area, it will by design create a separate village centre to the existing.

*Do you have any views on possibly providing the small convenience store as part of an alternative use such as a petrol filling station? :*

Great Ecclestone already has a convenience store. I have to question why there is a suggestion for an alternative use such as a petrol station, in the scheme when the existing village used to have two vehicle fuel facilities, one at West End and one on the A586, both of which ceased trading. The political vision for the future will result in the decrease in motor vehicles with internal combustion engines.

*Do you have any additional comments on the consultation material? :*

The material and questions asked presuppose that the respondents are happy for the masterplan to proceed, insofar as you ask for a choice of which option is preferred.

Who has identified a need for a development of this size in an area with poor public transport, poor road infrastructure, limited employment opportunities and an area where existing properties, both old and new are not sold in a timely manner.

The scheme does not appear to make any consideration for the potential increased flood risk towards the East end of Great Ecclestone that I believe would occur with further development at the West End.

The proposal that water would be discharged to the River Wyre at the same rate as it currently percolates through the land needs to be considered alongside all other development schemes, both in Wyre and Fylde, that discharge water into the River Wyre both upstream and downstream of Great Ecclestone.

*Full name:*

*Full address:*

*Organisation (if relevant) :*

*Contact number:*

*Email address:*

*Are you a:*

Local resident

*If other, please state:*



**Q1 Do you agree with the constraints and opportunities identified on board four? Are there any additional constraints and opportunities you think should be given consideration?**

Yes broadly. I'm pleased that the PROW is going to be enhanced - this is essential to reducing the negative impacts of the development so far as is possible. I do have serious concerns about the floodwater attenuation measures as I know that in some cases around the country measures that are promised have not always been delivered - so Wyre will need to scrutinise this carefully. I also think careful thought needs to be given to how the long term costs of these measures will be financed - presumably through cover charges on the new properties, but if so it needs to be explained carefully to new tenants, and run by a sensible management company. In any case I am concerned about the long term impacts on surface water drainage and would welcome careful attention on that as the project develops. I also notice that whilst there is a bus suitable route planned, under the current framework it is unlikely to be very close to potential locations of the new village hall space, so thought should be given to setting out a route of sufficient quality for buses to get to the village hall, wherever that may end up being.

**Q2. Do you support the proposed masterplan vision and key development principles on board five? Do you have any alternative wording for the vision or any additional core design principles you think should be given consideration?**

The principles are absolutely fine, the important thing is that they are stuck to, and that residents have a role in determining whether for instance the development respects the heritage of the area - it's no good having such criteria if then the developer (however well intentioned they may be) gets to determine whether they have been adhered to or not.

**Q3. The masterplan concepts illustrate three main ways in which green infrastructure can be incorporated within the site. Please mark which of the following you prefer.**

Concept 1: Networks of open space and natural/semi-natural greenspace strongly focussed on the public right of way through the centre of the site, as illustrated on boards six and eight.

**Q4. A wide mix of homes would be provided as part of the eventual scheme, but do you feel there is a particular local need or aspiration for any of the following types of homes/affordable housing?**

Shared ownership affordable housing

Suitable or adaptable homes for the elderly

I think it would be useful to allocate some housing to younger buyers who have strong links to the local area. There is also likely to be a need for some new adaptable housing for older residents, and it would be good to have a mix.

**Q5. The masterplan concepts provide alternative ways in which the different non-residential land uses could be located within the site. Please mark which of the following concepts you prefer.**

An alternative concept. I think the Village Centre and the medical centre should certainly be together, so they can share parking spaces, and be clustered as near as possible to the centre of the village (as in C). I also think it is important that they are on the Northern half of the site, rather than the Southern half, to prevent more traffic demand on Copp Lane/ Leckonby Street as people access the shops (especially with the separate development on Copp Lane). Personally I'd rather that educational contributions were made that could support the excellent existing schools in Great Eccleston, rather than setting aside land for a new school. I also think buses ought to be able to access the village centre/ medical centre car park.

**Q6. Do you have any views on possibly providing the small convenience store as part of an alternative use such as a petrol filling station?** I think it is important that the employment land is not used to create a petrol station, as although it's a nice idea, I believe traffic to the attached store would damage the convenience store in the centre of the village, and risk damaging the village community as a result.

**Q7. Do you have any additional comments on the consultation material?**

I am very concerned about the potential impacts of increased sewage on the creaking sewage system that we have. It is already the case that there are regular issues with raw sewage in St Michael's, and I am concerned that for both Great Eccleston and St Michael's, any additional demand could cause more regular sewage incidents. As such I would very much welcome the possibility of the developers looking into whether they can work with United Utilities on improving the situation.

Full name: Matthew Salter

Full address: 29 Woburn Way,

Claughton-on-Brock,

Preston,

PR3 0QF

Organisation (if relevant): County Councillor

Contact number: 07803723958

U2019/027

# Great Ecclestone Extension Masterplan Public Consultation

## Community Comment Form

Please submit your comments by 5pm  
22<sup>nd</sup> January 2019

Before the Great Ecclestone Extension Masterplan is progressed further we would like to know your thoughts on the different design principles and concepts referred to in this consultation. Your views are valued and so it is important that as many people give us their comments as possible.

### CONSTRAINTS AND OPPORTUNITIES

Q1: Do you agree with the constraints and opportunities identified on Board 4? Are there any additional constraints and opportunities you think should be given consideration? (please use continuation sheet if necessary)

The speed limit on the main road needs to be reduced and pedestrian crossings put in.

### VISION AND KEY DEVELOPMENT PRINCIPLES

Q2: Do you support the proposed Masterplan vision and key development principles on Board 5? Do you have any alternative wording for the vision or any additional development principles you think should be given consideration? (please use continuation sheet if necessary)

The properties in Little Ecclestone should not be overlapping any industrial development with a green buffer.

### GREEN INFRASTRUCTURE

Q3: The Masterplan concepts illustrate three main ways in which Green Infrastructure can be incorporated within the site. Please mark which one of the following you prefer.

Concept 1: Networks of open space and natural / semi-natural greenspace strongly focused on the public right of way through the centre of the site, as illustrated on Boards 6 and 8; or

Concept 2: Most of the open space used to create a village green, as illustrated on Boards 6 and 9; or

Concept 3: A stronger focus on a larger green buffer along the northern boundary between Great Ecclestone and Little Ecclestone, as illustrated on Boards 6 and 10; or

An alternative approach, in which case please specify? (please use continuation sheet if necessary)

A green buffer between Little Ecclestone & Great Ecclestone, a smaller village green & some foot paths.

### TYPE OF HOUSING REQUIRED

Q4: A wide mix of homes would be provided as part of the eventual scheme, but do you feel there is a particular local need or aspiration for any of the following types of homes / affordable housing?.

Starter Homes, i.e sold at 80% of market value to first times buyers under the age of 40

Self-build plots to allow people to design and build their own homes

Shared ownership affordable housing

1 and 2 bed smaller properties

Social rent affordable housing

Family homes

Suitable or adaptable homes for the elderly

Other (please specify)..... A mixture of

one above but not in large blocks of any one type.

## LOCATION OF NON-RESIDENTIAL USES

Q5: The Masterplan concepts provide alternative ways in which the different non-residential land uses could be located within the site. Please mark which one of the following concepts you prefer.

Distributing the uses primarily along the public right of way as illustrated in concept A on Board 8

Locating all of the non-residential uses together as illustrated in concept B on Board 9?

Siting the employment area and convenience store to the north west corner and the remaining non-residential uses together to the east of the site, as illustrated in concept C on Board 10?

An alternative concept, in which case please clarify on the continuation sheets?

Q6: Do you have any views on possibly providing the small convenience store as part of an alternative use such as a petrol filling station? (please use continuation sheet if necessary)

*I think there should not be a petrol filling station*

## ANY OTHER COMMENTS

*on the main road - see next sheet  
Any commercial development should be screened.*

Q7: Please use the available continuation sheets to provide any additional comments you may have on the consultation material.

## Your details (optional)

Personal information collected as part of this consultation will be held in accordance with the Data Protection Act 2018 and the Wyre Borough Council Privacy Notice available at <http://www.wyre.gov.uk/privacy>. In providing your details you give consent to the Council to process your personal data for the specific purpose of developing the Masterplan (for instance to clarify comments made if necessary). These details will not be shared with any third party without your consent. You do not need to provide your personal details if you do not want to. Your comments will be collected by Wyre Borough Council Planning Department and copies will be provided to De Pol Associates, with all personal details redacted. De Pol will analyse comments received for the purposes of informing the Masterplan. Any comments you make may be summarised in subsequent public documents, although this will not contain any

Name: ~~XXXXXXXXXX~~

Address: ~~XXXXXXXXXX~~

Organisation (if relevant):

Phone:

Email: ~~XXXXXXXXXX~~

Are you a:

- Local Resident
- Councillor
- Other (please state)

If you have any questions relating to the content of the Consultation Document, please contact De Pol Associates on 01772 888488 or [mail@depol.co.uk](mailto:mail@depol.co.uk)

If you have any questions regarding the emerging Wyre Local Plan or the Masterplanning process, please contact Wyre Council Planning Policy team on 01253 887231 or [planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk)

Please complete and return your comments form by  
post to: PLANNING POLICY, WYRE COUNCIL, CIVIC CENTRE, BRECK ROAD, POULTON-LE-FYLDE, FY6 7PU  
by email to: Wyre Council at [planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk)

The consultation material, an on-line form and an editable electronic copy of this Comments Form with continuation sheets can be accessed at [www.wyre.gov.uk/masterplans](http://www.wyre.gov.uk/masterplans)

**PLEASE NOTE THE DEADLINE FOR COMMENTS IS 5PM 22<sup>ND</sup> JANUARY 2019**

THANK YOU FOR YOUR FEEDBACK

## ANY OTHER COMMENTS

If a petrol station was built on the main road and accessed off Gunstang road, it would ruin the character of the two existing villages which is based on green areas where a lot of people enjoy holidaying in the caravans and dog walking. It would not be in keeping with the area to introduce large businesses with brightly lit signage.

If any more buildings are built at all in the area, the speed limit on the main road needs to be reduced and safe pedestrian crossings built across the road to safeguard pedestrians from the increased volume of traffic.

If the council is serious about green development, then electric car charging points should be installed in the new infrastructure and more bus stops, also footpaths

Location of Non Residential Use. Concept C but with employment area away from boundary with Little Ecclestone. Need to water features.



USE ONLY 1028

# Great Ecclestone Extension Masterplan Public Consultation

## Community Comment Form

Please submit your comments by 5pm  
22<sup>nd</sup> January 2019

Before the Great Ecclestone Extension Masterplan is progressed further we would like to know your thoughts on the different design principles and concepts referred to in this consultation. Your views are valued and so it is important that as many people give us their comments as possible.

### CONSTRAINTS AND OPPORTUNITIES

Q1: Do you agree with the constraints and opportunities identified on Board 4? Are there any additional constraints and opportunities you think should be given consideration? (please use continuation sheet if necessary)

PLEASE SEE THE ATTACHED SHEET

### VISION AND KEY DEVELOPMENT PRINCIPLES

Q2: Do you support the proposed Masterplan vision and key development principles on Board 5? Do you have any alternative wording for the vision or any additional development principles you think should be given consideration? (please use continuation sheet if necessary)

### GREEN INFRASTRUCTURE

Q3: The Masterplan concepts illustrate three main ways in which Green Infrastructure can be incorporated within the site. Please mark which one of the following you prefer.

Concept 1: Networks of open space and natural / semi-natural greenspace strongly focused on the public right of way through the centre of the site, as illustrated on Boards 6 and 8; or

Concept 2: Most of the open space used to create a village green, as illustrated on Boards 6 and 9; or

Concept 3: A stronger focus on a larger green buffer along the northern boundary between Great Ecclestone and Little Ecclestone, as illustrated on Boards 6 and 10; or

An alternative approach, in which case please specify? (please use continuation sheet if necessary)

### TYPE OF HOUSING REQUIRED

Q4: A wide mix of homes would be provided as part of the eventual scheme, but do you feel there is a particular local need or aspiration for any of the following types of homes / affordable housing?.

Starter Homes, i.e sold at 80% of market value to first times buyers under the age of 40

Self-build plots to allow people to design and build their own homes

Shared ownership affordable housing

1 and 2 bed smaller properties

Social rent affordable housing

Family homes

Suitable or adaptable homes for the elderly

Other (please specify).....







My only comment on the Masterplan relates to the proposed development on West End (ref 18/00540/Fulmaj).

You have had numerous objections to this development based almost entirely on problems with vehicular access. This is the most dangerous bit of road in the village. There is already a junction at this point, which is a blind bend with no pavements and minimal sightlines - on one of the most travelled thoroughfares into the village from the west. Daily, people take their lives in their hands walking round this bend and that is before there is a new junction to negotiate.

Turning to your map of the Masterplan area it is immediately obvious that this particular parcel of land has no borders that are actually adjacent to West End. At no point does the boundary line touch West End. To access this plot of land entails a new road passing through the garden of a nearby house and the destruction of a lovely old brick built building.

This is a prime example of "infilling" which I understood was unacceptable.

In the circumstances it makes more sense and appears a simple matter to move vehicular access to the opposite end of the development. By doing that vehicular access could be taken out on to Copp Lane, or by using the new road, which is already planned connecting Copp Lane to the A586.

In this way the dangerous junction on West End would be avoided.



Great Ecclestone Extension Masterplan Public Consultation

Please submit your comments by 5pm 22nd January 2019

Community Comment Form

Before the Great Ecclestone Extension Masterplan is progressed further we would like to know your thoughts on the different design principles and concepts referred to in this consultation. Your views are valued and so it is important that as many people give us their comments as possible.

CONSTRAINTS AND OPPORTUNITIES

Q1: Do you agree with the constraints and opportunities identified on Board 4? Are there any additional constraints and opportunities you think should be given consideration? (please use continuation sheet if necessary)

NO, I DON'T AGREE, ACCESS POINTS ARE IN DANGEROUS PLACES. ROAD OUT VIA WEST END IS TOO NARROW. WHAT PLAYS ARE THERE FOR SLOWING TRAFFIC

VISION AND KEY DEVELOPMENT PRINCIPLES

Q2: Do you support the proposed Masterplan vision and key development principles on Board 5? Do you have any alternative wording for the vision or any additional development principles you think should be given consideration? (please use continuation sheet if necessary)

NO. VIELDS WILL BE COMPLETELY BLOCKED FROM BLACKPOOL DUND ROAD. NO DEVELOPMENT

GREEN INFRASTRUCTURE

Q3: The Masterplan concepts illustrate three main ways in which Green Infrastructure can be incorporated within the site. Please mark which one of the following you prefer.

Concept 1: Networks of open space and natural / semi-natural greenspace strongly focused on the public right of way through the centre of the site, as illustrated on Boards 6 and 8; or [ ]

Concept 2: Most of the open space used to create a village green, as illustrated on Boards 6 and 9; or [ ]

Concept 3: A stronger focus on a larger green buffer along the northern boundary between Great Ecclestone and Little Ecclestone, as illustrated on Boards 6 and 10; or [ ]

An alternative approach, in which case please specify? (please use continuation sheet if necessary) [x]

NO HOUSING AT ALL.

TYPE OF HOUSING REQUIRED

Q4: A wide mix of homes would be provided as part of the eventual scheme, but do you feel there is a particular local need or aspiration for any of the following types of homes / affordable housing?.

Starter Homes, i.e sold at 80% of market value to first times buyers under the age of 40 [ ]

Self-build plots to allow people to design and build their own homes [ ]

Shared ownership affordable housing [ ]

1 and 2 bed smaller properties [x]

Social rent affordable housing [ ]

Family homes [ ]

Suitable or adaptable homes for the elderly [x]

Other (please specify).....

## LOCATION OF NON-RESIDENTIAL USES

**Q5: The Masterplan concepts provide alternative ways in which the different non-residential land uses could be located within the site. Please mark which one of the following concepts you prefer.**

Distributing the uses primarily along the public right of way as illustrated in concept A on Board 8

Locating all of the non-residential uses together as illustrated in concept B on Board 9?

Siting the employment area and convenience store to the north west corner and the remaining non-residential uses together to the east of the site, as illustrated in concept C on Board 10?

An alternative concept, in which case please clarify on the continuation sheets?

**Q6: Do you have any views on possibly providing the small convenience store as part of an alternative use such as a petrol filling station?** (please use continuation sheet if necessary)

NO NEED. THERE ARE PETROL STATIONS WITHIN 4 MILES + A CONVENIENCE STORE IN VILLAGE

## ANY OTHER COMMENTS

**Q7: Please use the available continuation sheets to provide any additional comments you may have on the consultation material.**

## Your details (optional)

Personal information collected as part of this consultation will be held in accordance with the Data Protection Act 2018 and the Wyre Borough Council Privacy Notice available at <http://www.wyre.gov.uk/privacy>. In providing your details you give consent to the Council to process your personal data for the specific purpose of developing the Masterplan (for instance to clarify comments made if necessary). These details will not be shared with any third party without your consent. You do not need to provide your personal details if you do not want to. Your comments will be collected by Wyre Borough Council Planning Department and copies will be provided to De Pol Associates, with all personal details redacted. De Pol will analyse comments received for the purposes of informing the Masterplan. Any comments you make may be summarised in subsequent public documents, although this will not contain any

Name:

Address:

Organisation (if relevant):

Phone:

Email:

Are you a:

- Local Resident
- Councillor
- Other (please state)

If you have any questions relating to the content of the Consultation Document, please contact De Pol Associates on 01772 888488 or [mail@depol.co.uk](mailto:mail@depol.co.uk)

If you have any questions regarding the emerging Wyre Local Plan or the Masterplanning process, please contact Wyre Council Planning Policy team on 01253 887231 or [planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk)

Please complete and return your comments form by  
post to: **PLANNING POLICY, WYRE COUNCIL, CIVIC CENTRE, BRECK ROAD, POULTON-LE-FYLDE, FY6 7PU**  
by email to: Wyre Council at [planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk)

The consultation material, an on-line form and an editable electronic copy of this Comments Form with continuation sheets can be accessed at [www.wyre.gov.uk/masterplans](http://www.wyre.gov.uk/masterplans)

**PLEASE NOTE THE DEADLINE FOR COMMENTS IS 5PM 22<sup>ND</sup> JANUARY 2019**

THANK YOU FOR YOUR FEEDBACK

## ANY OTHER COMMENTS

Q1. DO THE ASB? ARE THERE ADEQUATE PLANS FOR THE FREQUENT FLOODING THAT OCCURS ON COPP LANE? SAFE FOOTPATHS ON COPP LANE ARE NON-EXISTENT AT PRESENT. HOW WILL THESE BE IMPROVED?

Q2. WILL RESPECT THE WISHES + NEEDS OF THE VILLAGE RESIDENTS. THE HEALTH OF RESIDENTS WILL BE ADVERSELY AFFECTED ~~THE HEALTH OF~~ BY THE INCREASE OF TRAFFIC. WHICH WILL PUT A BURDEN ON OUR HEALTH CENTRE.

WHERE ARE ALL THE PROPOSED NEW RESIDENTS COMING FROM - WHO WILL BE BUYING THEIR HOUSES WHEN THEY MOVE?

OUR VILLAGE NEEDS THE HEALTH CENTRE + OTHER AMENITIES IN ITS CENTRE NOT ON THE EDGE.

568 MORE HOMES WILL CREATE A MINIMUM OF 1200 TO 1500 MORE VEHICLES ON OUR ALREADY NARROW ROADS. MOST WILL BE COMMUTING TO WORK CREATING POLLUTION IN A WORLD THAT NEEDS TO REDUCE HARMFUL GASES. IF THE AREA WAS PLANTED WITH TREES TO CREATE A WOODLAND ETC. THAT ~~WAS~~ WOULD BE FAR MORE ACCEPTABLE TO EVERYONE WHO LIVES HERE. GT. ECCLESTON WOULD BE HELPING TO REDUCE GLOBAL WARMING.



**Community Comment Form**

66609/030

received wise 21/1/19

Please submit your comments by 5pm  
22<sup>nd</sup> January 2019

Before the Great Ecclestone Extension Masterplan is progressed further we would like to know your thoughts on the different design principles and concepts referred to in this consultation. Your views are valued and so it is important that as many people give us their comments as possible.

**CONSTRAINTS AND OPPORTUNITIES**

**Q1: Do you agree with the constraints and opportunities identified on Board 4? Are there any additional constraints and opportunities you think should be given consideration?** (please use continuation sheet if necessary)

SEE COMMENTS SHEET

**VISION AND KEY DEVELOPMENT PRINCIPLES**

**Q2: Do you support the proposed Masterplan vision and key development principles on Board 5? Do you have any alternative wording for the vision or any additional development principles you think should be given consideration?** (please use continuation sheet if necessary)

SEE COMMENTS SHEET

**GREEN INFRASTRUCTURE**

**Q3: The Masterplan concepts illustrate three main ways in which Green Infrastructure can be incorporated within the site. Please mark which one of the following you prefer.**

**Concept 1:** Networks of open space and natural / semi-natural greenspace strongly focused on the public right of way through the centre of the site, as illustrated on Boards 6 and 8; or

**Concept 2:** Most of the open space used to create a village green, as illustrated on Boards 6 and 9; or

**Concept 3:** A stronger focus on a larger green buffer along the northern boundary between Great Ecclestone and Little Ecclestone, as illustrated on Boards 6 and 10; or

An alternative approach, in which case please specify? (please use continuation sheet if necessary)

SEE COMMENTS SHEET

**TYPE OF HOUSING REQUIRED**

**Q4: A wide mix of homes would be provided as part of the eventual scheme, but do you feel there is a particular local need or aspiration for any of the following types of homes / affordable housing?.**

Starter Homes, i.e sold at 80% of market value to first times buyers under the age of 40

Self-build plots to allow people to design and build their own homes

Shared ownership affordable housing

1 and 2 bed smaller properties

Social rent affordable housing

Family homes

Suitable or adaptable homes for the elderly

Other (please specify).....

## LOCATION OF NON-RESIDENTIAL USES

**Q5: The Masterplan concepts provide alternative ways in which the different non-residential land uses could be located within the site. Please mark which one of the following concepts you prefer.**

Distributing the uses primarily along the public right of way as illustrated in concept A on Board 8

Locating all of the non-residential uses together as illustrated in concept B on Board 9?

Siting the employment area and convenience store to the north west corner and the remaining non-residential uses together to the east of the site, as illustrated in concept C on Board 10?

An alternative concept, in which case please clarify on the continuation sheets?

**Q6: Do you have any views on possibly providing the small convenience store as part of an alternative use such as a petrol filling station? (please use continuation sheet if necessary)**

NOT NEARBY - SEE COMMENTS SHEET

## ANY OTHER COMMENTS

**Q7: Please use the available continuation sheets to provide any additional comments you may have on the consultation material.**

## Your details (optional)

Personal information collected as part of this consultation will be held in accordance with the Data Protection Act 2018 and the Wyre Borough Council Privacy Notice available at <http://www.wyre.gov.uk/privacy>. In providing your details you give consent to the Council to process your personal data for the specific purpose of developing the Masterplan (for instance to clarify comments made if necessary). These details will not be shared with any third party without your consent. You do not need to provide your personal details if you do not want to. Your comments will be collected by Wyre Borough Council Planning Department and copies will be provided to De Pol Associates, with all personal details redacted. De Pol will analyse comments received for the purposes of informing the Masterplan. Any comments you make may be summarised in subsequent public documents, although this will not contain any

Name: [REDACTED]

Address: [REDACTED]

Organisation (if relevant): RESIDENT

Phone:

Email:

Are you a:

- Local Resident
- Councillor
- Other (please state)

If you have any questions relating to the content of the Consultation Document, please contact De Pol Associates on 01772 888488 or [mail@depol.co.uk](mailto:mail@depol.co.uk)

If you have any questions regarding the emerging Wyre Local Plan or the Masterplanning process, please contact Wyre Council Planning Policy team on 01253 887231 or [planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk)

Please complete and return your comments form by  
post to: PLANNING POLICY, WYRE COUNCIL, CIVIC CENTRE, BRECK ROAD, POULTON-LE-FYLDE, FY6 7PU  
by email to: Wyre Council at [planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk)

The consultation material, an on-line form and an editable electronic copy of this Comments Form with continuation sheets can be accessed at [www.wyre.gov.uk/masterplans](http://www.wyre.gov.uk/masterplans)

**PLEASE NOTE THE DEADLINE FOR COMMENTS IS 5PM 22<sup>ND</sup> JANUARY 2019**

THANK YOU FOR YOUR FEEDBACK



## ANY OTHER COMMENTS

### Gt. Eccleston Extension Master Plan.

I feel the whole master plan as per boards 1-10 is an unreal vision of the development.

Board 5 gives the impression that there would be many footpaths, landscaped buffers and an organic extension to the village. Not quite sure what this means! I do not see how this will be possible with the number of dwellings and other buildings mentioned.

At present Gt. Eccleston is a very attractive village with a defined square where there is a weekly market. The extension plan does not enhance the character of the village, nor encourage tourists, which is not good for tourism which Wyrce B.C. needs. The advantage of green field sites, is obviously supports wild life including birds, which we are told are under threat, animals and also helps to reduce pollution from traffic through hedgerows and trees.

The impression given by the master plan that the surrounding area has not been researched, and items have been included to help promote the development regardless of the visual impact.

I feel very strongly that a greenfield site is being used as an easy option. We cannot make more greenfield sites when it is destroyed it is gone for ever, which may cause more environmental problems for everyone in the future.



C22019/031

**Harris, Len**

---

**From:** [REDACTED] on behalf of WALLACE, Ben  
<WALLACEB@parliament.uk>  
**Sent:** 25 January 2019 16:46  
**To:** Thow, David  
**Cc:** Policy, Planning  
**Subject:** Great Ecclestone Master Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr Thow,

### Great Ecclestone Master Plan

I write in response to the Council's consultation on the proposed Great Ecclestone Master Plan.

As you will know I raised concerns about the scale of the development proposed for Great Ecclestone when I spoke at the Local Plan Public Inquiry in May 2018. I understand the Master Plan seeks the development of 568 new homes on 33.7ha of land to the west of the current settlement boundary. This represents a doubling of the physical size of the village. I fear that development on this scale will adversely alter the nature and character of the village and put pressure on the highway infrastructure. While I appreciate that a small business park is proposed as part of the site, it is unclear how much employment these units would create. The lack of existing employment opportunities locally mean that the majority of new residents will be required to travel beyond the village to secure employment.

I do commend the Council for seeking to incorporate a school, health care centre, community facilities and business park within the Master Plan area, but remain greatly concerned about the scale of the development in comparison with the existing settlement.

I hope my comments can be taken into account as the Council considers the plans further.

Yours sincerely,

Ben Wallace

**THE RT HON BEN WALLACE MP**  
Member for Wyre & Preston North  
House of Commons  
London SW1A 0AA  
tel: 0207 219 5804  
[www.benwallace.org.uk](http://www.benwallace.org.uk)

UK Parliament Disclaimer: this e-mail is confidential to the intended recipient. If you have received it in error, please notify the sender and delete it from your system. Any unauthorised use, disclosure, or copying is not permitted. This e-mail has been checked for viruses, but no liability is accepted for any damage caused by any virus transmitted by this e-mail. This e-mail address is not secure, is not encrypted and should not be used for sensitive data.

Email secured by Check Point