

## **Response to the Permission in Principle Application for Land off Preston Road.**

Application Number: 3/2026/0050

There have been numerous problems on the accompanying site with previous planning applications and subsequent enforcement action which has caused major ill feeling amongst residents and so a high degree of public interest will surround this development when a full application eventually comes through. The applicant is one of the partners of the Snail Farm development.

The latter is an important point to note, and it is my opinion that a future technical application will require a high level of scrutiny both in the application process and during the build stage to ensure that the developers are conforming to the planning conditions imposed.

The permission in Principle application hopefully signals the end point for development on this site and the indicative drawings for two bungalows is not something that I oppose, being in keeping with the surrounding aesthetic aims of the area. Having two bungalows of the scale indicated would not look out of place. Furthermore, the indicative drawings offer a sound level of eco friendly considerations including rainwater collection, heat pumps and solar panels. I welcome these ideas and I will expect to see these included in the final build.

I would like to draw attention however to the intended route of access to these bungalows which takes vehicles onto the private track owned by the Snail Farm, in particular behind a barrier at the entrance. In a full technical application, there will need to be conditions imposed which allow free access to the properties unhindered by any kind of barrier. Perhaps, this can easily be remedied by moving the barrier back a few yards. I welcome and draw your attention to the submission made by Lancashire County Council which asks for pedestrian access to Preston road from the properties for the purposes of putting bins out, and for adjustments to be made to the Snail Farm Entrance which the properties would be using for vehicular access.

The Permission in Principle does not, I've been informed, impose any binding agreement on the precise designs for the two dwellings, only that two dwellings will be permitted in principle on the marked area. In a full application I would potentially be supportive of a development which matched quite closely with the specs detailed in this PiP application, especially the eco friendly aspects. My concern is that what is indicated here may not be what is proposed in the full technical application, furthermore, may not match what is eventually built, regardless of what is agreed upon in receiving full planning permission.

In short I have no issue with what is indicated in the Permission in Principle here but will be monitoring the future full technical application to ensure that it matches what is indicated here.