

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 13 April 2026 14:42
To: Planning
Subject: Planning Application Comments - 3/2026/0247 FS-Case-826650665

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0247

Address of Development: Spout Farm, Preston Road, Longridge, PR3 3BE

Comments: [REDACTED], Longridge, and I formally object to the above Permission in Principle application. My objection is based on a fundamental and material error in the application documents: the submitted location plan incorrectly claims land that does not belong to the applicant, Mr Denis Lambert, and which is registered under Land Registry title LAN242913 as forming part of The Sandpipers development.

1. INCORRECT SITE BOUNDARY – ENCROACHMENT ON LAND REGISTERED TO THE SANDPIPERS ESTATE

The location plan submitted with application 3/2026/0247 includes land that is not in the ownership of the applicant. Specifically, the red line boundary encroaches upon land that forms part of The Sandpipers residential development which is recorded under Land Registry title LAN242913. This title was provided to purchasers of properties on this estate at the time of conveyancing and clearly defines the boundary of the Sandpipers land.

The Land Registry title directly contradicts the site boundary as drawn by the applicant. This is not a minor discrepancy — it is a material misrepresentation of the ownership position. The Local Planning Authority should verify the applicant's legal ownership of all land within the red line boundary before this application is determined. A Permission in Principle cannot lawfully be granted over land that the applicant does not own.

2. ACCESS ROAD NOT IN THE APPLICANT'S OWNERSHIP

The planning statement (Section 5.3) proposes to utilise the existing vehicular access to the site via Preston Road. However, the access arrangement identified in the submitted plans includes a strip of road directly in front of plots 32, 33, and 34 of The Sandpipers estate. According to the deed plans and Land Registry title LAN242913 provided to purchasers on this estate, this strip of road is shared access and is to be managed by the Sandpipers (Longridge) Management Company — it is not the property of Mr Lambert.

The applicant cannot lawfully propose to use, rely upon, or include in his application land or access routes over which he has no ownership or right. This fundamentally undermines the stated basis for the application's access arrangements.

3. COMMON AREAS AND OPEN SPACE NOT IN THE APPLICANT'S OWNERSHIP

The submitted location plan also appears to include within the site boundary areas of public open space and common land that form part of The Sandpipers estate. These areas are not in the ownership of the applicant. Including them within the red line boundary of this application without title to those areas is a material error that renders the application as submitted inaccurate and misleading.

4. FACTUAL INACCURACIES IN THE PLANNING STATEMENT

I also draw the Council's attention to the following factual inaccuracies in the submitted Planning Statement (prepared by PWA Planning) which are material to the planning assessment:

- Section 2.3.2 states that the adjacent Sandpipers development (ref. 3/2020/0309) "has been developed in full by Create Homes." This is factually incorrect. The Sandpipers estate remains unfinished. Roads and pavements are incomplete, waterways are unadopted, and a breach of condition notice has been issued to the developer. Create Homes is understood to have applied for compulsory strike-off at Companies House and is facing insolvency, meaning these obligations may never be fulfilled.
- Section 2.5.3–2.5.4 promotes the site as having "exceptional public transport connectivity" and relies in part on a footpath along Preston Road that was to be provided by Create Homes as a condition of the adjacent development. This footpath has not been constructed and, given the financial position of Create Homes, its delivery is now in serious doubt. Residents of The Sandpipers currently have no safe pedestrian route to the bus stop on Preston Road.
- Section 2.4.2 presents the public right of way crossing the Spout Farm site as an asset and opportunity for the proposed development. Residents of The Sandpipers have experienced ongoing obstruction of this right of way, which has been flooded and purposely blocked, preventing access. It would be wholly inappropriate for this to be relied upon as a benefit in support of the application.

5. SUMMARY

This application is founded on a location plan that materially misrepresents the applicant's ownership of land. It purports to include within the application site land registered to The Sandpipers estate under Land Registry title LAN242913, including access roads and common areas not in the applicant's ownership. This is a fundamental defect that should prevent the application from being validly determined in its current form.

I respectfully request that the Local Planning Authority:

- (a) Require the applicant to provide documentary proof of legal ownership of all land within the red line boundary;
- (b) Cross-reference the submitted location plan against Land Registry title LAN242913 and the approved plans for application 3/2020/0309;
- (c) Refuse to determine this application until and unless the boundary error is resolved; and
- (d) Give full weight to the factual inaccuracies in the planning statement when assessing this application.

I am happy to provide further information or documentation in support of this objection if required.

From: [REDACTED]
Sent: 13 April 2026 16:21
To: Planning
Subject: FORMAL OBJECTION – Planning Application 3/2026/0247
Attachments: Estate Layout Plan Approved (EP1).pdf; Official Copy Title Plan LAN242913.pdf; TP1 11th January 2021 (Transferor).pdf

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Dear Ms Cullen,

FORMAL OBJECTION – Planning Application 3/2026/0247
Spout Farm, Preston Road, Longridge, PR3 3BE

I [REDACTED], and I write to formally object to the above Permission in Principle application. My objection is based on a fundamental and material error in the application documents: the submitted location plan incorrectly claims land that does not belong to the applicant, Mr Denis Lambert, and which is registered under Land Registry title LAN242913 as forming part of The Sandpipers development.

1. INCORRECT SITE BOUNDARY – ENCROACHMENT ON LAND REGISTERED TO THE SANDPIPERS ESTATE

The location plan submitted with application 3/2026/0247 includes land that is not in the ownership of the applicant. Specifically, the red line boundary encroaches upon land that forms part of The Sandpipers residential development and which is recorded under Land Registry title LAN242913. This title was provided to purchasers of properties on this estate at the time of conveyancing and clearly defines the boundary of the Sandpipers land.

The Land Registry title directly contradicts the site boundary as drawn by the applicant. This is not a minor discrepancy — it is a material misrepresentation of the ownership position. The Local Planning Authority should verify the applicant's legal ownership of all land within the red line boundary before this application is determined. A Permission in Principle cannot lawfully be granted over land that the applicant does not own.

2. ACCESS ROAD NOT IN THE APPLICANT'S OWNERSHIP

The planning statement (Section 5.3) proposes to utilise the existing vehicular access to the site via Preston Road. However, the access arrangement identified in the submitted plans includes a strip of road directly in front of plots 32, 33, and 34 of The Sandpipers estate. According to the deed plans and Land Registry title LAN242913 provided to purchasers on this estate, this strip of road is shared access and is to be managed by the Sandpipers (Longridge) Management Company — it is not the

property of Mr Lambert.

The applicant cannot lawfully propose to use, rely upon, or include in his application land or access routes over which he has no ownership or right. This fundamentally undermines the stated basis for the application's access arrangements.

3. COMMON AREAS AND OPEN SPACE NOT IN THE APPLICANT'S OWNERSHIP

The submitted location plan also appears to include within the site boundary areas of public open space and common land that form part of The Sandpipers estate. These areas are not in the ownership of the applicant. Including them within the red line boundary of this application without title to those areas is a material error that renders the application as submitted inaccurate and misleading.

4. FACTUAL INACCURACIES IN THE PLANNING STATEMENT

I also draw the Council's attention to the following factual inaccuracies in the submitted Planning Statement (prepared by PWA Planning) which are material to the planning assessment:

- Section 2.3.2 states that the adjacent Sandpipers development (ref. 3/2020/0309) "has been developed in full by Create Homes." This is factually incorrect. The Sandpipers estate remains unfinished. Roads and pavements are incomplete, waterways are unadopted, and a breach of condition notice has been issued to the developer. Create Homes is understood to have applied for compulsory strike-off at Companies House and is facing insolvency, meaning these obligations may never be fulfilled.
- Section 2.5.3–2.5.4 promotes the site as having "exceptional public transport connectivity" and relies in part on a footpath along Preston Road that was to be provided by Create Homes as a condition of the adjacent development. This footpath has not been constructed and, given the financial position of Create Homes, its delivery is now in serious doubt. Residents of The Sandpipers currently have no safe pedestrian route to the bus stop on Preston Road.
- Section 2.4.2 presents the public right of way crossing the Spout Farm site as an asset and opportunity for the proposed development. Residents of The Sandpipers have experienced ongoing obstruction of this right of way, which has been flooded and purposely blocked, preventing access. It would be wholly inappropriate for this to be relied upon as a benefit in support of the application.

5. SUMMARY

This application is founded on a location plan that materially misrepresents the applicant's ownership of land. It purports to include within the application site land registered to The Sandpipers estate under Land Registry title LAN242913, including access roads and common areas not in the applicant's ownership. This is a fundamental defect that should prevent the application from being validly determined in its current form.

I respectfully request that the Local Planning Authority:

- (a) Require the applicant to provide documentary proof of legal ownership of all land within the red line boundary;
- (b) Cross-reference the submitted location plan against Land Registry title LAN242913 and the approved plans for application 3/2020/0309;
- (c) Refuse to determine this application until and unless the boundary error is resolved; and
- (d) Give full weight to the factual inaccuracies in the planning statement when assessing this application.

I have attached documentation in support of this objection, including a TP1 document signed by Mr Lambert transferring title of the land to Create Developments (Longridge) Ltd, showing the correct site boundary.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

13 April 2026

From: [REDACTED] >
Sent: 13 April 2026 20:45
To: Maya Cullen
Cc: Planning
Subject: Objection: (PiP) applica [REDACTED]
[REDACTED] 9825.jpeg

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Planning Application Reference No.: 3/2026/0247
Address of Development: Spout Farm, Longridge, PR3 3BE.
Type: Permission in Principle (PiP)

Dear Maya Cullen / Planning Department,

I write as the [REDACTED] to formally object to Permission in Principle (PiP) application 3/2026/0247.

My objection is grounded in substantive concerns regarding land ownership, existing infrastructure failure, and significant factual inaccuracies in the applicant's submission that render the location unsuitable for development.

1. Ownership Discrepancies and Lack of Legal Access Rights

There is a material inconsistency between the site boundary identified in the application and the registered title LAN242913 (see attached). Land Registry records indicate the applicant does not own the land in front of Plots 32, 33, and 34, which is designated as shared access for the benefit of The Sandpipers residents. As a resident of the estate, I formally dispute the applicant's right to include this land within their red-line boundary or to utilise it for intensified residential access.

Given that the management company is subject to a suspended compulsory strike-off, the applicant lacks a legal mechanism to secure the necessary easements. Consequently, the location is unsuitable for development as the applicant cannot demonstrate the requisite legal control to provide 'safe and suitable access' as mandated by Paragraph 115 of the National Planning Policy Framework (NPPF).

2. Cumulative Impact on Incomplete Infrastructure

The Sandpipers remains an incomplete development following the insolvency of the original developer, Create Homes. Residents have been left with unfinished roads, pavements in poor condition, and unadopted drainage/sewerage systems lacking Section 38 and Section 104 agreements.

Notwithstanding the fundamental dispute regarding the site boundary and land ownership, the existing infrastructure is physically incapable of supporting further development. Under NPPF Paragraphs 115 and 116, development should be refused where the residual cumulative impacts on the road network would be "severe" or result in "unacceptable impacts on highway safety."

Even if the applicant were able to prove legal title, the location remains unsuitable until the current network is brought to a formal, adoptable standard.

3. Challenges to Factual Statements in the Planning Documentation

The documentation submitted in support of this application contains several demonstrably false assertions:

- **Points 2.3.2 & 3.5.1:** The claim that the estate is "developed in full" or "complete" is false. The infrastructure remains unadopted and in a state of disrepair.
- **Point 2.4.2:** The Public Right of Way (PRoW) claim is disputed. Access has been previously impeded, with deliberate physical obstructions currently present which are visible within the aerial imagery included in the applicant's own submission.

- **Points 2.5.3 & 2.5.4:** The claim of "exceptional connectivity" is misleading. There is no safe pedestrian crossing to relevant bus stops, and the proposed Preston Road footpath - intended to be provided by the now-insolvent Create Homes - is highly uncertain. There is no realistic mechanism by which this critical infrastructure can be delivered.

Conclusion

I respectfully request that the Council refuses this Permission in Principle. The fundamental issues regarding the safety of the location and the legal uncertainty of the access are core reasons why this site is unsuitable.

The residents of The Sandpipers reserve the right to take legal action to protect their shared interest in the estate infrastructure should this application proceed based on the current inaccurate site plans.

Yours faithfully,

[Redacted signature block]

[Redacted contact information]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 14 April 2026 10:34
To: Planning
Subject: Planning Application Comments - 03/2026/0247 FS-Case-827056176

[REDACTED]

Address:

[REDACTED]

[REDACTED]

Planning Application Reference No.: 03/2026/0247

Address of Development: Spout Farm Preston Road Longridge PR3 3BE

Comments: I wish to put forward my objection to the Permission in Principle (PiP) application 3/2026/0247. My key concerns regard land ownership and suitability of the site to support additional housing given existing infrastructure failures on the Sandpipers estate.

The red line site location drawing includes areas of land on the boundaries which is disputed between the Mr Lambert and development owners Create Homes. I also detailed my concerns to the Land Registry (ref. Complaint reference CMP251102-010376) dated 02Nov25.

The claim that 'The site benefits from an existing, established vehicular access onto Preston Road' is fundamentally incorrect. Access is only possible via Spout Lane, a road (including drainage and sewerage systems that are currently unadopted. This critical infrastructure failure is evidenced by a Breach of Condition Notice served against developers Create Homes for failing to complete mandated Section 38 works, a matter currently under investigation by both Ribble Valley Borough Council and Lancashire County Council. The road's incomplete state already creates restrictive and inherently dangerous access conditions, exacerbated by frequent speeding on Preston Road. Granting permission for this application would be irresponsible, as the resulting site traffic exiting onto Preston Road via the already compromised and unsafe Spout Lane will only critically exacerbate the existing danger to all users.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 14 April 2026 12:15
To: Planning
Subject: Planning Application Comments - 3/2026/0247 FS-Case-827120958

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0247

Address of Development: Spout Farm Preston rd
Longridge
PR3 3BE

Comments:

Firstly I think its wrong that the letter from Ribble valley Council should be dated the 2 April 2026 and sent out at the beginning of a Bank holiday meaning the letter didn` t arrive until 8th April giving people less time to especially over a holiday period.

Secondly it seems wrong that only 5 property's from an development of 34 receive the letter from yourselves and yet 5 property's from across Preston rd ,Betula drive ,1 from Alston meadows and 2 from Meadowcroft receive them.

As per our documentation when we purchased the property LAN242913 clearly shows the boundary of the site .

The planning statement produced for Denis Lambert by PWA planning shows that he is trying to claim land that he has already sold and been paid for.

2.4.2

A public right of way (PRoW) passes through the site, linking it to Pinfold Lane. This is not an impediment to development; rather, it represents an opportunity.

This has been blocked by Denis Lambert for many years and can even be seen on the photo provided in the application. This has also been reported to RVBC on several occasions by numerous people and no action has been taken so I don` t see this as an opportunity.

2.5.3.

Furthermore, the site benefits from exceptional public transport connectivity. A bus stop is located immediately adjacent to the site

This as we know on the development is like taking your life in your own hands due to the constant speeding of vehicles along Preston Rd.

2.5.3.

Furthermore, the site benefits from exceptional public transport connectivity. A bus stop is located immediately adjacent to the site.

This footpath was never provided by Create Homes.

Denis Lambert has provoked the current residents of the development and impeded the construction company that built the development.

This in my opinion lead to the incompleteness of roads and footpaths onsite.

Therefore I strongly object to the proposal.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 14 April 2026 14:48
To: Planning
Subject: Planning Application Comments - 3/2026/0247 FS-Case-827213531

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0247

Address of Development: Spout Farm, Preston Road Longridge PR3 3BE

Comments: I would like to object to this [3/2026/0247] planning application. This site is on the edge of a large wetlands area [Alston Wetlands] which attracts and sustains many birds and other wildlife. Further development would be detrimental to this environment. There is no safe pedestrian crossing on the main road. Traffic drives far beyond the 30 mph limit. There is no footpath to the bus stop on the Preston / Grimsargh side. As a [REDACTED] resident, I use this service frequently and have to be extremely careful when going for the bus as I am required to cross over Preston Road out of the Sandpipers estate and then back again to reach the bus stop. There are numerous pieces of unused large old machinery on this land which to my knowledge have certainly not moved in the past 2 years and must surely be an environmental hazard making this site unfit for further development.

[REDACTED]

From: [REDACTED]
Sent: 14 April 2026 15:23
To: Planning
Subject: Strong Objection to Permission in Principle Application 3/2026/0247 – Land at Spout Farm, Longridge

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To: Maya Cullen / Planning Department

I am writing as a [REDACTED] to register my formal objection to the above Permission in Principle application.

My objection is based on serious, unresolved issues concerning land ownership, the failed state of the estate's unfinished infrastructure, and multiple factual errors within the applicant's submission. In my view, the site is wholly unsuitable for any further development at this time.

1. Ownership Disputes & Lack of Legal Access

There is a clear mismatch between the red-line boundary shown in the application and the registered title LAN242913 (see attached evidence). The applicant does not own the land fronting Plots 32, 33 and 34 – this land is designated as shared access for the benefit of all Sandpipers residents. As someone living on the estate, I formally dispute the applicant's right to include this land in their proposal or to intensify its use for additional housing access.

Furthermore, the estate's management company is currently subject to a suspended compulsory strike-off. This means there is no lawful way for the applicant to obtain the necessary easements or legal agreements to use that land. Without legal control over the access route, the applicant cannot satisfy Paragraph 115 of the NPPF, which requires 'safe and suitable access' for any new development.

2. The Estate Remains Incomplete & Is Subject to an Active Legal Dispute

The Sandpipers has never been finished. The original developer, Create Homes, became insolvent, leaving residents with unadopted roads, defective pavements, and drainage / sewerage systems that lack Section 38 or Section 104 agreements.

Crucially, the current situation is made worse by the applicant's own conduct. I understand from direct knowledge of events that the applicant is already involved in a legal dispute relating to the unfinished state of the estate. Specifically, the applicant has actively obstructed the previous developer from completing the required works – including the Preston Road footpath and final road surfacing – and has

prevented them from resolving outstanding infrastructure defects. Because of this, works remain stalled, and there is no realistic prospect of the estate being brought up to an adoptable standard any time soon. The applicant cannot now argue that the site is ready for more housing when they have helped cause the very incompleteness they seek to exploit.

Given this ongoing legal dispute and the applicant's role in blocking completion, it would be entirely wrong for the council to grant any form of permission in principle. Under NPPF Paragraphs 115 and 116, development must be refused where cumulative impacts on the road network would be severe or where highway safety would be unacceptably compromised – and that is certainly the case here.

3. Factual Inaccuracies in the Applicant's Supporting Documents

The application contains several demonstrably false or misleading claims:

- **Points 2.3.2 & 3.5.1** – The estate is not “developed in full” or “complete”. Large parts of the infrastructure are unfinished, unadopted, and in poor repair.
- **Point 2.4.2** – The claimed Public Right of Way is disputed. Physical obstructions have been deliberately placed on the route, and these are visible in the applicant's own aerial photographs.
- **Points 2.5.3 & 2.5.4** – The claim of “exceptional connectivity” is misleading. There is no safe pedestrian crossing to nearby bus stops, and the Preston Road footpath – which should have been delivered by Create Homes – remains absent with no credible delivery mechanism, not least because of the applicant's own legal interference.

Conclusion

I respectfully ask the council to **refuse this Permission in Principle application**. The site is unsuitable due to fundamental legal uncertainty over land ownership and access, the proven failure of existing infrastructure, and an active legal dispute caused in part by the applicant's own actions in blocking the previous developer from finishing the estate. Granting any form of approval at this stage would be premature, unsafe, and contrary to several core policies of the NPPF.

Residents of The Sandpipers, including [REDACTED], reserve the right to take legal action to protect our shared interest in the estate's infrastructure should this application be progressed on the basis of inaccurate site plans.

Yours sincerely,

[REDACTED]

[REDACTED]



[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 14 April 2026 17:05
To: Planning
Subject: Planning Application Comments - 3/2026/0247 FS-Case-827295915

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0247

Address of Development: Spout Farm
Preston Road Longridge Pr3 3be

Comments: FAO Maya Cullen.

Just for your information.

Today I have noticed that the sign, on Preston Road, indicating the Public Right of Way across the applicant's land has been turned round. It now points down the road towards Grimsargh. I did try to turn it back round but it is stuck and cannot be moved easily. Therefore, I believe someone has deliberately moved it.

I think it has been moved within the last few months.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 14 April 2026 19:11
To: Planning
Subject: Planning Application Comments - 3/2026/0247 FS-Case-827346596

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0247

Address of Development: Spout Farm
Preston Road
Longridge
PR3 3BE

Comments: I object to the planning application due to the following reasons:

- The private drive of Spout Farm is not accessed directly onto Preston Road, it accesses Spout Lane, which is an unadopted road due to it's unfinished state.
- The Sandpipers estate, 34 houses built by Create Homes is an unfinished site therefore not developed in full. There was no Section 38 agreement taken out by the Builder, Create Homes, so all of Spout Lane and the 34 houses adjacent to Spout Farm have unfinished roads and pavements and drains.
- The PRoW Path Number FP0302118 has been unofficially amended by the owner of Spout Farm with the entrance blocked off so has to be accessed via Spout Lane. I reported the inaccessibility of this footpath in 2023 Report Ref PRW-145524.
- Although I understand that the boundaries of planning requests at this Principle stage are not taken into account, it may be worthy of note that Nicola Hopkins, Director of Economic Development and Planning informed me that: "Following receipt of concerns in respect of the completion of this estate and an investigation by the Council's Enforcement Officers a breach of condition notice (BCN) was issued on 14 October 2025 which required the following actions:
 1. Install the boundary treatments as per approved drawing Revision P06 UG-487-LAN-HL[1]DRW-02, including (but not limited to) installing the timber post and rail fence in the correct position along the southern edge of the footpath leading into the site- within 56 days of this notice taking effect
 2. Complete the site access and off site works of highway improvement in accordance with the approved details, namely the Section 278 Agreement Plan ref 30429/17 Rev D (submitted and approved in discharge of condition application ref: 3/2021/0047), including (but not limited to) completing a 2-metre footway along Preston Road, Longridge- within six months of this notice taking effect"

I have been informed that the developer is in breach of both requirements and that legal action is being considered by RVBC this w/c 13.04.2026.

The reason for highlighting this action is due to the planning map provided by PWA in support of this application is at odds with the planning drawing referenced Revision P06 UG-487-LAN-HL[1]DRW-02.

The owner of Spout Farm is claiming ownership of land that he has already sold to Create Homes. Secondly, the established pedestrian links along Preston Road (the 2-metre footway giving access to the bus stop) that were to be built by Create Homes have not been done.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 15 April 2026 10:48
To: Planning
Subject: Planning Application Comments - 3/2026/0247 FS-Case-827613595

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0247

Address of Development: Spout Farm, Preston Road, Longridge PR3 3BE

Comments: I object this planning application. With regards to this planning application, I have made observations of factually incorrect statements from the planning document made as part of the application. I include these in my objection:

Point 2.3.2 - reference to the Sandpipers estate, this has not "been developed in full by Create Homes"

Point 2.4.2 - reference to the public right of way (ProW) through Spout Farm. To my knowledge, access to this has previously been impeded by the owner. This has been reported for path number FP0302118 reference PRW-145524

Point 2.5.3 - reference to the site benefiting from "exceptional public transport connectivity" and providing "future residents with ready, direct access to higher-order services". There is no direct access to these bus stops because there is no safe crossing on a road which is already on record of speeding drivers. Additionally, there is a failure of the creation of a footpath promised by Create Homes passing in front of Spout Farm.

Point 2.5.4 - footpath to be put along Preston Road to the bus stop by Create Homes has not been completed. Create Homes have applied for strike off. There is no benefit in place in reference to this for "future residents"

Point 3.3.1 - reference to the Sandpipers Development and approval 03/2020/0309 which contradicts the location plan submitted on this application. The boundary lines encroach onto the Sandpipers development Land Registry title number LAN242913

Point 3.5.1 - reference to adjacent residential development now being "complete". This is not the case due to the roads and outstanding road adoptions.