

**Good morning, my name is Geoff Seddon and I represent Audlem Parish Council.**

**This proposed development is unplanned, huge in comparison to the existing village, outside the settlement boundary and on good-quality agricultural land.**

**The site is in neither the SHLAA nor the developing Local Plan. Audlem hasn’t got the infrastructure that it needs to support such a large-scale estate.**

- **Our sewerage system is already creaking, which leads to problems with blockages and consequent environmental issues.**
- **As you will hear, our medical practice is full.<sup>1</sup>**
- **Our public transport service is inadequate.**
- **Our village doesn’t have Superfast Broadband and,**
- **We have a lack of local employment.**

**The proposed number of properties – up to 120 – is totally out of character with the existing size of Audlem and, as you will hear, contrary to our Village Design Statement.<sup>2</sup>**

**Currently there are fewer than 700 properties inside the settlement boundary – a further 120 is a 17% increase. How can this be in keeping with both the character and identity of our village?**

**The proposed urban-style development is outside the settlement boundary, sited on Grade 2 and 3a agricultural land. It is on high ground at the northern gateway to the village and will be seen from many miles around.**

**The NPPF of March 2012 states that developments outside the settlement boundary should be located and designed to have access to high-quality public transport facilities.**

**Audlem has an inadequate level of public transport and therefore doesn’t meet this criterion. It is pleasing to note that CEC’s Strategic Highways Manager concurs with this view.**

**Gladman quotes an appeal hearing where a development on the edge of Clitheroe was approved on appeal because of transport links. Is Clitheroe comparable to Audlem? It has a population of over 14,000; a railway station and a bus interchange; large, national shops and considerable employment opportunities.**

**Where will these new residents work? How will they get there?**

**The NPPF also states that areas of poorer quality land should be used in preference to that of a higher quality. Again, this criterion isn’t met.**

**Finally, the sustainability of our village doesn’t depend on this proposed development going ahead, we already have a thriving selection of shops and small businesses.**

**In summary, Audlem Parish Council, on behalf of its residents, urges the Committee to refuse this application for a huge, unplanned development which is outside the settlement boundary and is unsustainable and contrary to the provisions of the NPPF.**

<sup>1</sup> To be expanded on by Audlem Medical Practice representative

<sup>2</sup> To be expanded on by the Parish Plan Planning Group