INTRODUCTION

THE PROJECT CONSISTS OF;

1) AFFORDABLE ACCOMODATION/HOMES

FOR HELP THE HEROES.

2) CARE VILLAGE

3) COMMUNITY GAIN PLAY PROVISION
   AREA FOR LOCALS AND VISITORS

4) SATELITE DOCTORS AND DENTISTS
   SURGERY

5) COMMUNITY HUB WITH CAFÉ AND DROP
   IN CENTRE

The question any local authority would require to ascertain why this site
and why this location?

The reasons for Blue Slate farm are numerous;

- Location, the site is within a short distance of excellence transport
  links. The quality of life is the prime reason for opting for this
  location.

- The opportunity for local people not to be relocated elsewhere for
  care facilities and allow people with a connection to South Ribble
  to return to an area known to them.

- The site is needs based for affordable/rent accommodation - to
  provide affordable housing in an area with a known shortage.

  South Ribble council waiting list in 2008 was 293 and latest figure
  from shelter over 1200(2016): The completion by housing
  associations in 2016 = 0: The number of housing starts by housing
  associations = 0: The number of affordable houses as registered
  by Shelter is 100. Within this, provision would be made for housing
  for ex servicemen and women.

- Samlesbury is like no other village as it has a huge geographical
  spread with no centre or heart so green belt policies as highlighted
  in SRBC local plan and NPPF are difficult to apply. Most local
authorities allow infill gap sites of 50m or 100m, in Samlesbury it can be 0.5km.

- So in choosing the Nabs Head area we researched the historical heart of the village where a shop, school, church, post office, pub and rented accommodation were situated.
- Given the street pattern of Samlesbury and the obvious housing need we believe policy G1 (b) applies.
- Green belt policy supports fully the concept of an educational/sports based activity centre for young and old=policy G1 (e). We also believe that the policy would be supported by Sport England. The council's core strategy objectives of health and wellbeing as described in policy 23, 24 and 25. The education and activity centre planned as part of the care village is fully supported in section 'H' of local adopted plan. There is the already existing planning permission for the woodland archery on the farm which is used jointly by the care facility, likewise other countryside fitness activities.
- The upturn in older people interested in accessing the countryside for educational visits and use of outdoor activities is viewed as a positive health and lifestyle choice. The proposed facility could lead to dual use for yoga/pilates retreat classes and holistic health and beauty.

- The satellite doctor/dental surgery should be welcomed by all. The aim is also fully consistent with the drive fully expressed in section 'H' of the local plan.

- The aim of the project is not to form another community within a community as Samlesbury is viewed because of its lack of an obvious centre. The aim is to create a joined up community with a range of community activities including a community resource area.

- The site as previously stated will be located within a working farm. It should be noted the farm is undertaking a major woodland and hedge replanting management project with the woodland trust.

- The scheme enhances the proposed project and is consistent with SRBC Green Belt policy G16 biodiversity and nature conservation.
planted landscaped strip

FORMER SEWAGE WORKS, LOCATION FOR PROPOSED CARE VILLAGE.

indicative position of proposed pond and water feature.

LAND FOR USE AS HOMES FOR VETERANS

proposed children's play area