

MATTER THREE / DRAFT HEARINGS PROGRAMME
SOUTH RIBBLE EXAMINATION – SITES AND DEVELOPMENT MANAGEMENT POLICIES
Land between Altcar Lane/Shawbrook Road, Leyland (Site P)
7th March 2013
Response date: 19th February 2013

Dear Ms Parker,

Further to your letter of the 5th February 2013, please find below representation of response as requested.

The reasons for our OBJECTIONS to the above development are as follows:

Whilst we are not opposed to development per se, it is our belief and we believe the belief of the majority of people that live in this area that the land between Altcar Lane and Shawbrook Road should not be used for building land. Since the initial proposal we have been meeting as a local neighbourhood group on a regular basis and can confidently state that this is the case.

The reasons for the opposition are many, but we feel that one of the main reasons, for us, as we live directly on Leyland Lane with the proposed building site behind our property, is the problem with flooding. We have lived here for over 11 years and the magnitude of the flooding experienced last year was very disconcerting. The volume of water that fell covered the whole of the back of the property and at one stage ran down the side of the house and into the street. The adjoining property was very severely flooded through their garage area and our neighbours had to resort to lifting a manhole to allow the water to escape. What was more surprising was the fact that we are surrounded by ditches that carry the water away from the property and they could not cope with the volume of water that fell in such a short space of time.

If building goes ahead at the property, there will be some 400+ houses built, where would the water go? There would be nowhere for the water to escape, as the ditches would need to be drained to allow for the proposed building and the back fields would be concreted over to make drives and roads which would leave nowhere for the water to go. Added to this there would be surface water from roofs and hard standing which will only increase the potential of flooding.

We also have the added concern that in the summertime we have water restrictions imposed when there is a period of dry weather. With 400+ houses proposed to be built here, where is the provision of reservoirs and sewage facilities to come from. This is a very real concern as we have had hose pipe bans imposed over the last few years with the water shortages.

As we live quite close to Schleswig Way we are very much aware of the increase in traffic movements over the last few years and the number of accidents that we have experienced since we have lived here, seeing at least two fatalities on this road which is a 'B' road. The number of houses that will be built will increase the volume of traffic using the road leading to even more fatalities. As well as the problems with congestion and ingress and egress to the estates that will surround us at peak periods during the working week. We would also like to add that as there is very little industry

in the Leyland area, we can only assume that the purchasers of these properties will be commuting to and from their places of work adding to the already overcrowded road infrastructure.

Added to this we believe that the quality of life for the people living on Leyland Lane will be severely affected, such a tightly packed development will raise the prospect of further anti-social behaviour and crime in this area and will have a knock on impact on local people in an area that already has a public behaviour problem.

We feel that instead of taking more green field sites you should prioritise existing brown field sites – once the green field sites have been used, they can never be replaced. Neither can the inherent wildlife that will be migrated away from the area during the process. The surrounding countryside is has an abundance of good healthy wildlife including kestrels, owls, squirrels, foxes, pheasants, dormice, rabbits, hares etc., which will all be destroyed by building on it.

The provision of housing in the Leyland area cannot be looked at independently as it will be affected by the provision in other areas e.g. Chorley and Preston. There are huge development sites already under way in both of these areas – Buckshaw Village in Chorley (this site on Chorley borders the A49) and aligns with Leyland. There are also building works on the A49 Leyland, going from Lancaster Lane to Bamber Bridge which is all within the South Ribble boundary.

The history of Leyland is that is natural 'ploughland' hence farmland. Another fact of Leyland is that it has 'urban' origins, the building of the proposed development means that these original boundaries will be lost in an urban sprawl.

Agriculture was the primary force of employment in this area until the 19th century and is still a very important source of income for Leyland and plays an integral part in the food chain. The fields here are farmed by local people and until recently have been used as a prime arable source within the surrounding district, latterly housing sheep.

We would be grateful if you would take all of the above into account when formulating a decision on the proposed planning.

Yours sincerely

Mary Darwen and Cliff Wilson