

SOUTH RIBBLE EXAMINATION

Sites and Development Management Policies

Draft Hearings Programme

Matter 3 - Housing Sites– Thursday 7th March 2013

Land between Altcar Lane/Shawbrook Road (Site P)

Dear Inspector

I object to the proposed inclusion of Altcar/Shawbrook into the housing allocation, as this decision would be unsound.

The proposed site is identified as being best or most versatile (BMV) agricultural land. It is currently farmed. Other brownfield sites need to be considered before more development on quality greenfield/belt becomes necessary.

The infrastructure of the area is not suited to this development. The area comprises low-density housing with restricted access to the road network. Altcar and Leyland Lane junction is approached from the South on a blind bend with little scope for improvement.

Planners are discussing a phased development stretching into 2026. This will bring years of disruption to a rural area.

Mains services are currently of a low standard. Substantial investment will be needed to cope with an increase in mains electricity; residents suffer from regular, prolonged power cuts at present.

Drainage is also a huge concern to residents. Any fall off is likely to be directed away from Altcar downhill towards properties on the Leyland Lane boundary and below. There is already flooding in this area with housing close to streams.

There is also the risk of pollution from this development. River and stream quality is increasing in the area, but this is put at threat from such a development.

In addition, putting hard surfacing on agricultural land is going to have an adverse affect and will increase water run off instead of ground soak.

The local road infrastructure is not suited to such a development. Any access would have to be from the Schleswig Way roundabout. It's not ideal, with poor visibility and the inevitable increase in traffic particularly at peak times is a major concern to residents in the wider Leyland area. Leyland Lane is a B road with no provision for any significant improvements.

The proposed development is the beginning the creep of town into countryside.

Any development of this site has to clearly demonstrate how the local infrastructure could cope. There would need to be provision for more local services at a time of cutbacks and savings. At present the local services are maximised and I would like to know how the council proposes to cope with the increase prior to approving development.

I struggle to see how the Council can justify expanding Worden Park as part of this scheme at a time when local reports suggest that they are struggling to cope with managing the existing park. It is not a fair or sensible trade off. There is already plenty of amenity space in the area.

The timeframe for considering all the aspects of this site is considerable and rightly so.

It would be unrealistic to consider this site in the current plan due to the number of constraints.

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