

I am speaking as a resident of School Lane, my house faces the green fields it's just by the bend where one of the two access road is proposed. 100s of Euxton residents, not just those facing the fields have previously objected to this application and I appreciate the opportunity to summarise our main reasons.

Whilst our objections may not be sufficient in themselves to lead to the appeal being rejected, it is hoped they carry significant weight in the assessment of this matter.

### THE LOCAL PLAN

Primarily we believe this application is highly unsatisfactory and fundamentally flawed because within the Local Plan the land is deemed as safeguarded until 2026. The plan has already been verified by an inspector who found sufficient housing development was allocated. We believe the Local Planning process has ensured that the scale and timing of development is correct and independently verified.

The proposal is contrary to the existing development plan which has gone through a statutory process including an examination in public. Euxton residents have participated in this process and continue to participate in the public consultation concerning the emerging Central Lancashire Local Plan. To allow this appeal will result in a total loss of confidence in the planning system and would be an affront to local democracy. There is little point in participating in a public consultation if at the end of the day the process can be overridden by developers. Untold harm would result to public relations and future public participation.

The current Chorley Local Plan is robust and working ok as Chorley are covering all its housing needs and more at the present time.

### DEVELOPMENT

Another factor is there has been considerable development within a quarter mile radius of the site with more allocated, so it feels like Euxton is already doing its bit.

A Freedom of Information request submitted to Chorley Council, asking how many undeveloped plots still are available at Buckshaw received the response that as of 31<sup>st</sup> March 2020 there were 182 dwellings with planning permission left to be built in Buckshaw Village. 23 of these were under construction and 159 had not started.

There are a number of small developments already allocated in Euxton Village. In addition, there are houses on the neighbouring land, now Pear Tree Grange estate which are in the course of construction. The site in total is for 140 dwellings. Some are now occupied.

Upon a recent property search of the local area with a 1/4 mile search radius of the proposed development area there were over 250 homes for sale or rent.

The scale of the proposed development and timing is an important factor, because there is already considerable development within a 1/4 mile radius of the site and significant capacity available in the local area.

It is the timing and scale of the development that is key here, residents are still concerned that the impact on flooding of such large scale development has not been properly taken into account.

### FLOODING

## 6.01 Page 2

Many residents have concerns about the additional impact more surface runoff water sewerage etc will have on already strained systems, this development will undoubtedly bring Flood risks to the remaining properties in the immediate areas of school lane pear tree lane and orchard close where the new buildings are being raised above existing neighbouring properties as we can see in the most recent development site on the northern side of school lane the land has been raised up to 1000mm in areas to prevent them from having flood issues, forcing the flood problem to existing properties.

This group of fields where the development is proposed are very good at holding water in times of heavy rainfall as a pond forms in the centre and walking the field can be very hard going for weeks after.

Chapel brook that passes under the M6 between Dawbers lane (A581) and Runshaw lane is responsible for taking the surface water from this area and earlier this year the brook was in flood. This area does not affect any domestic properties directly but could under large amounts of rainfall, that seems to be the norm in recent years, pool on the east side of the M6 this I have witnessed myself and reported to highway services as may cause highway damage or flooding to one of the countries most used motorways. The runoff in turn hits Croston, an already flooded, troubled area.

### WELLBEING

Lots of people who live and work around Euxton enjoy the access from the lanes to the countryside and wildlife that the fields and hedgerows afford. The fields are rented for agricultural use and the lanes around the fields, are an intrinsic feature of Euxton valued by many, as evidenced by the volume of objections submitted to the council not only by residents but by environmental organisations.

During the recent devastating effects of Covid-19, these lanes have been even busier with people enjoying the green open space flowers and wildlife I have spoken to many of these people who all agree it would be a terrible loss to the community if it was lost to out of town development companies in a time where social distancing is becoming a real possibility of things to come I feel it is essential to keep areas of recreation and relaxation in and amongst our existing residential areas for the health and wellbeing of all the existing residents.

### SERVICES

The local Park & Ride facility, schools, GP, Dentist, and Hospital Service are stretched beyond capacity and can not meet current demands. Public services such as bus routes are being cut making it difficult to get to services in neighbouring areas by any other means than a car The local doctors surgery is full of which there is one, the dentist one of, the primary schools have all been extended to cope with the increased population the recent development has brought to the area. There are four in Euxton alone all this and no signs of additional secondary schools coming to the area.

### SAFETY

The main roads are busy with traffic accessing the M6, M61 and M65. There is no separate cycle lane on any of the lanes or Wigan Road. School Lane and Pear Tree Lane are not wide enough for two-way traffic or footpaths in some parts.

School Lane leads to two primary schools, a pre-school, two community centres and two churches. Traffic at peak times in the section from the traffic lights with Wigan Road to the bend on School Lane, where the access road is planned, is of major concern as a safety issue for young children. Traffic from the proposed development, along with the neighbouring fields, where a further large scale development is earmarked will all funnel through this section of School Lane, or the narrow road of Pear Tree Lane.

## 6.01 Page 3

At the last appeal, Lancashire reported there had been no accidents recorded on School Lane. However there has been quite a serious car accident on the bend of school lane requiring a new post box and lamp post to be erected - this is evident when you come to view the area.

Photographic evidence has been submitted previously showing the inadequacy of School Lane at key points and times-of-day. Calming and parking restrictions are not a complete answer, incidents are not happening because of speed but also because of volume and visibility. Pre-school and infant children walking to and from school are particularly vulnerable. There have been a few occasions where I needed to pull my children to safety when walking to their primary school and it is well known how busy areas, close to schools become.

Development to our local infrastructure and is still required to cope with existing development in the area. We ask that these green and pleasant lands, are not developed at this time, so that the local planning process can ensure further development is sustainable.

In conclusion I ask that you give significant weight to the local, parish & residents counsel in this matter, to keep the fields safeguarded at this time and in your assessment recommend that the appeal is rejected and provide clear reasoning in order to prevent any further petition by the appellant.

Thank you for listening.