



19th January 2024

Planning Technical Team
Wyre Council
Breck Road
Poulton le Fylde FY6 7PU

Dear Sirs,
Application no 23/01182/FUL

I am writing to express objections to the above application for the proposed development of 3 large detached houses as overly intensive for the small plot and which will directly affect my property.

The proposal includes another access on to Poulton Road which is already heavily congested. When planning permission was granted for the single house at 83 Poulton Road it was a requirement that the access was set back to the original farm entrance because of the proximity to the difficult bend and where traffic tailed back. Since that permission traffic has increased substantially. The proposed development would bring more vehicles (doubtless more than one per property) and service and delivery vehicles trying to enter on to a risky part of a major road already over crowded. The sight line down the road is poor. With no footpath on the western side of the road at that point the risk to pedestrians entering or leaving the new development is substantial.

The application contains detailed provisions about drainage and proposals to mitigate run off from the plot, suggesting that this will keep potential flooding issues within permitted limits once the grassland which at present soaks up rainwater has been lost (approx. ¾ of the existing grassed area will disappear and this must increase the potential for run off). The percolation test pit suggested that water did not drain away so the land was not suitable for soakaway, but any test done at present when all the land is saturated and the water table substantially raised would have produced a similar result. In most of the year the grassland field acts as a sponge. As the recent events of heavy constant rains increases there is already flooding further south down Poulton Road near the park as water pours down the west side of the road and any loss of grassland will only add to these problems. All sewerage and surface water is to be drained to the main sewer under Poulton Road which will increase pressure on the system on top of the 2 new housing developments to the west and south of this plot. It is only a few years ago that Poulton Road was dug up by no 89 to repair part of the main drain where a break had led to the road beginning to sink.

The nearest properties to the south of the application plot were built in the late 1920s so are nearly 100 years old. We have concerns what effect pile driving and construction would have to the foundation and stability of our property. Pile driving during construction of the large Storey estate

and Baxter development further south down Poulton Road caused substantial vibration to our house – so bad at one point that we contacted Wyre Council to complain and this work was much further away. At some points the proposed houses are within a couple of metres of our boundary.

We are also concerned about any potential loss of the hedgerow on the south of the plot and the effect of the new houses and fenced gardens on the associated wildlife. The habitat survey provided refers to 'Former defunct species poor hedge' . The hedge is at least 100 years old being the previous farm boundary and we think it should be officially protected. It is extremely rich in wildlife including common shrew, voles, field mouse , hedgehogs , bumble bees and myriad moths and insects as well as numerous birds. The nettle patches provide food for caterpillars of Peacock and red admiral butterflies and the brambles provide safe areas and food for the birds. . This is a one of the few wildlife corridors still existing after the rest of the farmland has been built on, which has access to some open grass for flowers and seeds.

Please place our concerns before the planning committee.

