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CHIEF EXECUTIVE

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FAO

5th June 2017

To whom it may concern,

Re: Housing and Economic Development – Development Plan (HED DPD) specifically Land at Wilpshire 3

Following the consultaion in April 2017 I understand that the land at Wilpshire 3 is to be the 'preferred land allocation up to 2028'. I wish to make the following comments.

- A very big concern would be the drainage. Currently the landwater funnels into my garden and once full to saturation runs like a stream through my garden and onto Wilpshire Banks road and when the soakaway drains are full the water runs onto Whalley Road. My garden and others in Wilpshire Banks are wet for a large part of the year. Despite trying to drain the garden and put channels in the paving to deal with the water the volume at times is too much. There is already an issue with water from the site north of Wilpshire Banks where houses have recently been built, causing problems for homes on Wilpshire Banks and causing more water to run onto Whalley Road and which is I believe currently unresolved. The plot of land you are considering is always wet with the type of vegetation that grows on wet sites, marsh grass and buttercups. The building site adjacent to Wilpshire Banks has not dealt with the water issue and I am very much concerned that any new building would also have an impact on the properties surrounding the proposed site unless the drainage is dealt with correctly. Your report says there is no risk of river flooding but I would argue that my garden floods just from the water that runs off the land and there is no mention of this problem in your report.
- Why has this land previously been 'Safeguarded Land with the DWLP' and now is not. If it is safeguarded surely it should remain safeguarded not changed when the situation suits! What authority was used to change this status?
- The site is very steep and perhaps Wilpshire Banks should never have been built but it was and our properties should not now suffer a negative impact because other homes are built on an inappropriate site.
- Any building on this land would be at a higher level than the housing on Wilpshire Banks and Whalley Road, therefore there is an issue of privacy as any windows facing

West would look directly into our gardens and windows on the Eastern side of our homes.

- Another potential problem will be the increase in traffic on Whalley Road and queues from the traffic lights at the junction of Parsonage Road, Whalley Road and Ramsgreave Road. In term time there is already a high volume of traffic in the morning and queues frequently come past Wilpshire Banks. There will be increased traffic coming from the new development in Parsonage Road to the same junction and this can only mean the traffic queue will be even longer. In the afternoon at rush hour there is significant amount of traffic queueing between Brownhill and Wilpshire Hotel in both directions.
- Wilpshire has been a semi-rural area and I am concerned that building on more and more greenfield sites will significantly impact on the area. I moved here in 1986 and deer were frequent visitors in the field you propose to build on but they have declined and I rarely see them now. Also in winter there have been flocks of fieldfare in the field. There are already less birds due to the cutting down of trees in the neighbouring site. If building goes ahead there will be a visual impact not only for the neighbouring properties but also other homes in the area. Lancashire is famous for its green hills but the area between Blackburn and Whalley is getting more and more built up and less green.

I would like to be kept informed of any decisions or discussions regarding the above.

Yours faithfully

