

**From:** [REDACTED]  
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Dear Ben Taylor,

I am writing to outline my concerns regarding the proposal to build 9 residential properties to the rear of Woone Lane:

1. Wildlife - significant time and money has been put in to developing the nature reserve and providing safe space for the wildlife. We have recently heard the return of pairs of owls in an evening. I feel that development so close to the nature reserve will cause great disturbance to and potential loss of some wildlife in the area.

Furthermore, the site slopes downward towards the Brooke, which could lead to a negative impact on the biodiversity due to building site run off. Surely there is no real need to build houses so close and potentially undo all the hard work that has gone in to creating a fantastic green space?

2. Highway safety and traffic concerns - I am sure the council are fully aware of the traffic issues on Woone Lane. It is used by many to bypass Whalley road, busy at most times of day especially peak times. There are many parked cars meaning the road is narrow with only one real passing point in the middle. Moreover, there are a number of large vans belonging to residents which cause reduced visibility in places. Almost daily there is a standoff between motorists which at times has led to heated verbal exchanges and blaring car horns, which cause a great disturbance to the residents. Is there a need to add more pressure to this by increasing the number of cars using this already heavily congested route?
3. Site access/new road entrance - the proposed entrance to these new houses is via the existing new builds. This entrance is already risky due to poor visibility exiting the site due to the natural bend in Woone Lane and a "misaligned" crossroad with Victoria street. This part of the road is also the bottom end passing point so again easily congested by passing vehicles. Also, being slightly wider and easier to park is the point where most larger vans park causing reduced in visibility.
4. Drainage - the proposed site has been given a 3a flood risk making it unsuitable for building. I have witnessed the area flooding every winter for the past five years. Surely building on what is effectively a flood plain will negatively impact the surrounding land. If the nature reserve is flooded each winter then it will be largely unusable to the many people who enjoy walking there. Particularly those who use it as an alternative route to walk their children to and from school from the large new estate at the bottom of Woone Lane.
5. Noise and pollution - as it stands the rear of Woone Lane is largely a quiet and peaceful area. Perfect for a nature reserve! Given the openness of the space building development would cause significant disruption to residents on both Woone Lane and Whalley Road. I suspect

that due to the terrain there would need to be extensive ground works which are loud and lengthy.

6. Finally, these proposed houses are a further phase of the current new builds on Woone Lane. These properties took longer than usual to sell than older properties on Woone Lane, some laying empty for many months after completion. Could we therefore be left with a number of vacant properties?

Isn't it time the council considered the well-being of the residents already living on Woone Lane? Is there really such a need for 9 houses that you have to build them on scrubland behind one of the busiest roads in town with poor access? Do you need to disrupt the wildlife for the sake of 9 more homes?

Kind regards



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