

Mrs Helen Hill

10th March 2025

By Email to [REDACTED]

By post to Pegasus Group, Queens House, Manchester, M2 5HT.

Ref: Story Homes Chapel Lane, Longton – Proposed Residential Development

As a resident of the Longton community, [REDACTED] are writing to highlight a number of concerns in relation to the above proposed development and request that these are noted and given careful consideration. We would welcome a response and any mitigating resolutions to each of the points raised.

I am also aware that the below concerns are shared by other community members and residents.

I will take each point in turn:

1. Highway Safety/Road access/Noise & Disturbance as a result

Traffic along Chapel Lane/Chapel Park Road/Liverpool Road junction (by Rams Head Pub) is already a concern. Traffic calming measures are already in place in attempt to slow traffic but still presents an issue. Significant volumes and speeding traffic frequently observed along each of these stretches. Volumes of traffic, double parking, restricting pavements, dangerous parking nearby the local primary school are all noted on a daily basis. There have sadly been a number of accidents reported, particularly at the pub/Spar junction, and the proposed development will only add to the volume of traffic/pedestrians/cyclists – each presenting further risks and challenges.

Below are just a representative sample of images from a typical morning – traffic queuing all the way down Chapel Lane leading to/beyond and in front of the proposed development site, volumes of traffic that are already making the junction at the Rams Head pub dangerous for cars, pedestrians, cyclists, partners with children, prams and pets.

What measures are being proposed to calm traffic, make the junction safer, make it safer for pedestrians and cyclists, address the narrow footpaths along Chapel Lane, and importantly ensure that the school traffic and parking is addressed. The volume of traffic and vehicles presents a significant safety issue as it stands without the increased volume this proposed development would bring.



2. Road access to the proposed development

The access from Chapel Lane also presents a concern, linked to above. Creating further bottle necks and volume of vehicles requiring access on and off Chapel Lane.

Could/should the main entrance be off the A59 dual carriageway? With pedestrian only access into the village?

3. Nature Conservation

The land is currently home to significant wildlife including Deer, Foxes and Fox cubs, Barn Owls, Hares, and Rabbits plus other wildlife.

This wildlife is seen on a daily basis, and building on this land would impact their natural habitats and the desirable outlook for local residents.

Recently captured imagery of Deer/Barn Owl below.





4. Local amenity capacity

Proposal states that it 'aim to meet future housing needs' however what proposals are in place for the local infrastructure/amenities to support any such development proposal. This is specifically in relation to local health centre facilities, village parking, adequate public pavements. It is already very evident that the demand is greater that the services available (Longton Health Centre capacity being one known example)

Overall, we, along with many residents in the surrounding area, hold serious concerns and reservations regarding this particular development in relation to the points outlined above.

The land to the rear of Fieldings Clise being a particular cause for concern.

The time taken to review and consider these concerns is appreciated and look forward to hearing from you regarding solutions to the above.

Kind regards

Helen Hill