

Mr Allan Sayers & Mrs Helen C. Sayers

Reference to proposed housing development **Site Y103: Land West of Footeran Lane**, Yealand Redmayne.

1). Undesired ***Ribbon development***; building houses on the field opposite Yealand Church of England primary school, would lead to two of the Yealands; Redmayne and Conyers abutting and become continuous, when they should be kept separate.

2). There are no sewers in Yealand Redmayne. All the properties in Yealand Redmayne discharge waste into septic tanks, and therefore there is no mains drainage that the new housing could be connected to. A whole new system would have to be installed along Footeran lane.

3). The northern edge of the proposed land where the houses are proposed to be built covers the soak away for the septic tank supplying the Storrs Farm houses (a total of four large properties). This therefore makes it an unacceptable area on which to build houses.

4). Storrs Farm, Storrs Grange and Storrs Holme houses are all Grade II listed buildings. Should a development of houses be built here, they would spoil the aspect of the houses upon travelling north along Footeran Lane, from the school. Listed buildings are listed for people to appreciate their look and character, and building in front of them would ruin the view and mask of some of the oldest properties in Yealand. The existing properties, listed and otherwise, in Yealand Redmayne are a huge asset to the rural community and create a beautiful setting in an area of outstanding natural beauty (AONB). To hide the properties from view, in their idyllic setting, would be a grave mistake.

5). Access to the new properties would be a major problem. Approach in and out of the Yealand Church of England Primary School, opposite, is limited and fairly dangerous currently. Creating an access on the other side of the road would cause more traffic problems and create a much more dangerous situation and a grave threat to children's safety.

6). Adjacent to Footeran Lane, where the housing is proposed, is a narrow piece of road. At present, there are traffic issues along this road as it is. Two cars cannot travel along side by side, and therefore have to take it turns to travel down the road. This is made worse by significant traffic consisting of buses (PSV's) HGV's and delivery vehicles servicing both the Yealands, Arnsdale and Silverdale. Also there is significant farm machinery use on this road, throughout the day, and during hay time and harvest is already at an intolerable level.

Should properties as planned, be developed here, the traffic situation would be made insufferable, and cause many more problems for both pedestrians, children, walkers and cyclists. Footeran Lane also has no pavement on either side of the road, and is used by pedestrians on most days, particularly children who are walking to school. Children walking to school are a particular hazard, for motorists, due to their unpredictability and vulnerability. Making the road busier and more dangerous is the last thing needed for the safety of our children.

Notification has been received that subsidised bus service on the routes to Silverdale via the Yealands are to be cut in the spring of 2016. Should additional housing be approved it would

necessitate that all new properties be self-sufficient for transportation leading to more vehicular congestion.

7). When there was flooding in the area recently, water was seen rushing down the hill behind Storrs Farm down to the road. This in the future, could pose a flooding risk for any property that is built here. The field and the tennis court behind the Primary School was, and still is, flooded badly. This indicates the potential extent of flooding in the area which could worsen with additional properties.

8). Yealand Primary School is only small, and can only accommodate a certain number of children. Any families moving in to the area are not guaranteed space for their children to go to Yealand School, due to the limited capacity of the school. They may have to go to other schools in the area, such as Warton or Carnforth.

9). There are limited amenities in Yealand Redmayne. There are no shops, no post office, no health services, no public houses, no library; leading the requirement for all residents to use cars to travel out of the village