



6th March 2026

Dear Planning Officer

Re: Formal Objection - Development of the land South of Lowmoor Road, Wigton – FUL/2026/0011

Further to the submission of the above planning application by Persimmon Homes (Lancashire) Limited, I am writing to formally object.

1. Flood Risk and Unsuitable Ground Conditions

The site is demonstrably unsuitable for development due to existing drainage problems and the presence of a natural spring beneath the land. This land is persistently wet, with visible standing water even in dry conditions. During prolonged rainfall, drainage systems in the surrounding area already overflowing. The existence of a natural spring makes this site inherently prone to groundwater emergence. This is not a surface water issue that can simply be mitigated through standard attenuation measures; it is a natural ground condition that presents an ongoing and practically unmanageable constraint. Under the National Planning Policy Framework (NPPF), development must not increase flood risk elsewhere and should be directed away from areas at highest risk. Replacing permeable greenfield land with extensive hard surfacing will inevitably increase runoff and groundwater displacement, exacerbating flood risk both on and off site. Given Wigton's history of worsening flooding, granting permission would be contrary to national policy.

2. Severe Highway Safety Impacts

Lowmoor Road already experiences severe congestion, particularly during school drop-off and collection periods. The site sits directly opposite a secondary school, where traffic, parking and pedestrian movements are already problematic. An additional 192 dwellings will generate substantial daily vehicle movements onto a constrained road network characterised by:

- Narrow carriageways
- Limited pavements
- Poor junction capacity
- High pedestrian activity

Under NPPF paragraph 115, development should be refused where there would be an unacceptable impact on highway safety. The cumulative traffic impact at this location meets that test.

3. Infrastructure Deficit

Local infrastructure is already overstretched:

- GP services are at capacity
- Dentists are not accepting new NHS patients
- Pharmacies are struggling
- Local primary schools are full

There is no clear evidence of secured, funded, and deliverable infrastructure improvements proportionate to a development of this scale. Planning decisions must ensure that adequate infrastructure is available. In its absence, the development is unsustainable.

4. Ecological Harm and Protected Species

The site currently provides open grassland hunting habitat and mature tree cover used by owls and other wildlife. Under the Wildlife and Countryside Act 1981, wild birds and their nests are legally protected. Disturbance or destruction of active nesting sites constitutes an offence. Furthermore, under the Environment Act 2021, development must deliver a minimum 10% Biodiversity Net Gain. There is insufficient publicly available evidence demonstrating that the permanent loss of established greenfield habitat will be offset by genuine, measurable ecological enhancement. The proposal therefore conflicts with NPPF Section 15, which requires protection and enhancement of biodiversity.

5. Loss of Greenfield Land and Availability of Alternatives

The proposal would result in the irreversible loss of valuable green open space that currently contributes to:

- Natural drainage
- Visual amenity
- Environmental quality
- Ecological value

National policy promotes the effective use of previously developed (brownfield) land. There are vacant and underused sites within Wigton that should be prioritised before releasing sensitive greenfield land.

Conclusion

This proposal conflicts with key national planning principles and would:

- Exacerbate flood risk on land affected by a natural spring
- Create demonstrable highway safety dangers
- Place unsustainable pressure on already overstretched infrastructure
- Cause ecological harm including loss of owl habitat
- Result in irreversible loss of greenfield land

The adverse impacts significantly and demonstrably outweigh any claimed benefits. For these reasons, I respectfully request that this application be refused. Should officers be minded to approve the application must be referred to Planning Committee with a formal site visit so members can properly assess the site constraints and surrounding context.

Yours faithfully