

CHAIN PRESERVE & KNOTT END FLAG GROUP
ASHLEY ANDERTON 14/4/2026 ID 21
BAXTER APPEAL

SPEECH NOTES

It is well documented that Cartgate, Sandy Lane and Lancaster road have problems with flooding. The watercourse leading north to south of the proposed development has a very limited capacity mainly due to gullies crossing roads. This is made worse due to the tidal effect on the main river dyke.

The development majors on the drainage from the site to Cockers dyke and Wheelfoot drainage areas, this is pump controlled. Cartgate, Sandy Lane and Lancaster Road relies on the main river drainage dyke that drains into the Wyre estuary and is not pump controlled and backs up during high tide and heavy rainfall.

By bunding the site how will this affect the current drainage. This will deflect drainage to an area already working at above capacity, also by infilling the site with inert waste this will affect the natural drainage of at this moment a porous ground. Surely this will cause a permanent below ground bunding.

Properties in this area have a flood action plan with Wyre Borough Council, United Utilities and the fire service. Can this be taken into account.

During times of flood capacity pumps are put into action, this on occasions necessitates the closure of Sandy Lane, Lancaster Road and Cartgate. I would like to make the planners aware of this as it is not mentioned in the application. Within the planning application a statement has been made that there has been no

PHOTOGRAPH EVIDENCE. ALREADY
SUBMITTED.

significant flooding within the area since 2012 this is not the case. Cartgate, Sandy Lane and Lancaster Road lies within 750 metres from the site and has had numerous events.

Recent floods

August 2020, 11th 13th and 25th

January 13th and July 23rd 2023

May 23rd 2024

January 1st and December 9th 2025

I would like to make the point when we talk about flooding it is ingress into properties and the water can remain on the roads for days. Since 2017 the flood action group has worked with all organizations to build a flood action plan and with the aid of the pumps keep water levels manageable until the tide ebbs.

Further information and documentation regarding flooding can be viewed in the minutes of Making Space for Water meetings held by Wyre Borough, United Utilities and Highways department and also the Flood Forum held in the council offices every 3 months.

Finally Blueberry stables on Lancaster Road have made several applications for development with one of the reasons for refusal being flood risk.

