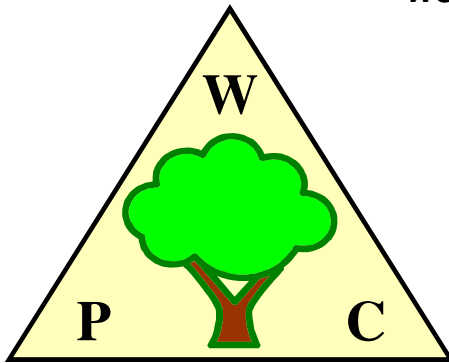


Woodplumpton Parish Council



Clerk to the Council: Mrs Julie Buttle
Maple House
16 Minster Park
Cottam Hall
Preston
PR4 0BY
Tel: 01772 761 637

email: wparishclerk@gmail.com

Mrs N Beardsworth
Planning Department
Lancastria House
77/79 Lancaster Road
Preston
PR1 2RH

21st July 2011

Dear Natalie

06/2011/0473 Erection of 450no. dwellings, 3no. shops, public parking to serve existing community facilities, children's play areas, open space provision, new vehicular accesses from Tabley Lane, Sandy Lane and Hoyles Lane, internal road layout, footpaths and cycle routes together with associated infrastructure and demolition of existing agricultural buildings (outline application).

Woodplumpton Parish Council resolved to strongly oppose the above application on the following grounds

Regional Spatial Strategy (RSS)

Whilst it is acknowledged that Policy L4 of the RSS sets out a requirement of 507 homes within the Preston area, the policy also states 70% is required to be on previously developed land.

Cottam Hall has already been identified as a strategic site for new development under the **Core Strategy** and it is considered that the proposed development at Cottam Hall will adequately meet the requirement of 30% on undeveloped land. The land at Haydock Grange is also on green field undeveloped land and as such the proposal is considered contrary to the developmental balance required by the RSS.

Attention is also drawn to the approved development at the former Whittingham Hospital - in addition to the quantity of currently undetermined planning applications in the immediate vicinity (Lightfoot Lane, Ingol Golf Course and Cottam Brickworks) all of which - if approved - will have a significant impact on the area.

Planning Policy Statement 7: Sustainable Development in Rural Areas

PPS 7 seeks to discourage the development of 'greenfield' land. Haydock Grange is primarily open fields and countryside which is used for agricultural purposes. If developed, this fertile land will be lost for the sustainability of future generations and the proposal is not considered an effective and efficient use of the land.

Continued.....

PPS 7 also seeks to strictly control new house building away from established settlements or from areas allocated for housing in development plans. As mentioned above, Cottam Hall is a strategic site and is situated less than a mile from Haydock Grange. For the above reasons, the proposal is considered contrary to PPS 7

Planning Policy Statement 3 – Housing.

The proposal is considered contrary to the above policy as the land is not considered a suitable site for housing based on its current green field and agricultural status. In addition the proposal is contrary to paragraph 69 in that it should seek to reflect the need and demand for housing in the area and it should not undermine the wider policy objectives. Clearly the proposal breaches this requirement as there are already 1200 homes in Cottam Hall and a further 1200 + are proposed through the Core Strategy.

Other material considerations

New development has to be deliverable and achievable yet the site is located in a primarily rural area with many of the roads only accessible by narrow canal bridges. There is very little access to services or employment opportunities and this will result in residents traveling to employment, retail and leisure activities. In addition, local secondary schools, doctors and dentists are already oversubscribed and occupiers will have to travel to access facilities. It is noted that the development aims to provide 3 – 4 bedroom homes in a rural location and as a result, many occupiers are likely to have 2 -3 cars per property. All of the above will have a major impact on the highway capacity.

Many of the local roads are already congested particularly at morning and evening rush hours and at the Nog Tow junction with Hoyles lane, Guild Merchant roundabout and Broughton roundabout. It is noted that traffic surveys have been submitted with the application but existing surveys do not take in to account the addition of 1200 homes in Cottam Hall or the volume of traffic accessing the proposed new TESCO site off Tom Benson Way.

Significant alterations are proposed to the road layout at Cottam Post Office and through the addition of 2 new roundabouts – so clearly the developers are expecting a greater influx of traffic - but there are very few improvements for pedestrians or cyclists. It is noted that pavement improvements are proposed in the immediate vicinity of the site but the increase in traffic will have an adverse impact on the safety of pedestrians and users of the Guild Wheel further along Hoyles Lane, Bartle Lane and Lightfoot Lane.

Sewerage and drainage system are already problematic on Hoyles Lane and any additional development will have an impact on the existing structures.

Based on all the above points, Woodplumpton Parish Council strongly opposes the application.

Yours sincerely

Julie Buttle

Mrs Julie Buttle
Clerk to the Parish Council