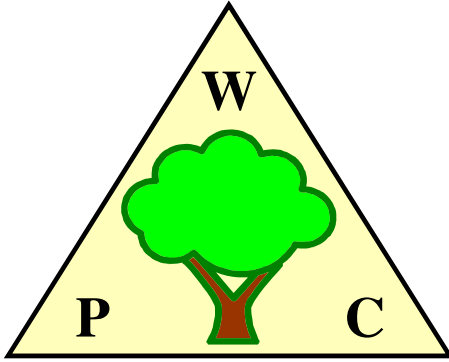


## Woodplumpton Parish Council



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27<sup>th</sup> January 2012

Sara Lewis  
National Planning Casework Unit  
5 St Philips Place  
Colmore Row  
Birmingham

Dear Ms Lewis

### **06/2011/0473 Haydock Grange Decision**

Further to our recent telephone conversation, I understand that you are considering a request, from a member of the public, to intervene in the decision made by Preston City Council to approve the above planning application at Haydock Grange.

The Parish Council agrees in principle with the request for intervention and feels strongly that various aspects of the proposal conflict with planning policy. In addition there is a widely held belief that the proposal was 'rushed through' to avoid an appeal against non-determination.

It is acknowledged that the latter point is not specific to planning policy, however, as the draft S106 agreement is considered critical to the overall sustainability of the development (see page 24 of the report) it is pertinent to note that the document was written, appraised and published a mere 7 working days before the application was determined. This haste has afforded absolutely no time for statutory bodies or other public agencies to comment on the suitability or appropriateness of the proposed measures.

### **PPS3 Housing Delivery**

The application site is located in the open countryside and is contrary to the Preston Local Plan adopted in 2004.

In Dec 2010 the City Council issued a publication version of the Central Lancashire Core Strategy. (1.4) states the Strategy *seeks to set the overall strategic direction for planning the area **over the period to 2026.*** (5.38) of the Core Strategy confirms the inclusion of Cottam Hall as a strategic location and refers to the inclusion *as providing clarity about the future development of the area, **protecting those areas that may be needed in later plan periods.***

Haydock Grange was submitted on 14<sup>th</sup> June 2011 and at the time of submission it was clearly contrary to the above documents as Cottam Hall is specified as the preferred strategic location for new development.

In assessing the publication version of the Core Strategy for soundness, Inspector Richard Hollox stated *he would need to be satisfied that a sufficient amount of housing could be delivered at the right time and in the right places during the plan period* i.e. up to the period 2026.

In response to his comments, in November 2011 the City Council published a document *Proposed Housing Related Changes* which identifies additional land required to fulfil the housing need during the plan period. The City Council has relied on this document to state that the application meets the requirements of paragraph 69 of PPS3.

Whilst it is acknowledged that the application site falls within this newly identified area, the release, phasing and development of this additional land has not been appraised and currently its inclusion conflicts with (5.38) of the publication version of the Core Strategy. More significantly, all of the additional land is located in the open countryside and if it is developed during the first 5 years of the Core Strategy, the City Council will fail to meet the national target that at least 60% of new housing should be provided on previously developed land.

Attention is also drawn to page 15 of the planning officer's report which states *in summary although the proposed development would contribute significantly to meeting the RS housing requirement; the site is the least preferable in terms of its location having regard to the spatial principles set out in RS.*

### **PPS 1 Delivering Sustainable Development**

Page 15 of the planning officer's report states *the proposed development is considered to be poor in terms of sustainability – however discussions with County Highways have resulted in an extended route of bus service 44 through the application site.*

It is acknowledged that Service 44 will provide a bus service to the City Centre at peak times, but the service does not provide access to the local hospital, doctors, dentist, supermarket or leisure centre and there is no evidence to demonstrate how the service will improve sustainability.

NHS Central Lancashire stated that Ingol Health Centre would need to be expanded to accommodate the increase in demand. It is noted that £110,241 has been put forward to enhance Ingol Health Centre, but agencies have not had the opportunity to confirm whether this amount is appropriate in terms of the sustainability improvements required.

Page 21 of the planning officer's report states *County Highways consider if appropriate measures are not delivered, the proposed development would become a car dependant community with car usage higher than the surrounding built environment which will exacerbate the existing congested conditions and would be unacceptable.*

Although various measures have been provided through the S106 agreement, in relation to the main access to the site, officers have completely disregarded that *County Highways consider the TA and TA addendum understate the potential impact that would result from the proposed development at the proposed Tabley Lane / Hoyles Lane signalised junction.*

Based on the above points it is considered that the applicant has not adequately demonstrated that the S106 measures will deliver a sustainable development.

### **PPS 7 Sustainable Development in rural areas**

The City Council has suggested that the site is sustainable because it lies on the edge of an urban area. In reality it lies on the edge of an existing housing development of approx. 2000 properties served by a small post office. Extending this site in to the open countryside will contribute to urban sprawl and it is considered contrary to policy PPS 7.

Page 40 refers to the development accommodating 1,230 residents who will attract £5.7 million in household expenditure and £4.2 million in council tax yet apart from 180 local jobs per annum in the construction trade, there is no reference to where the residents will find employment to finance these assumptions.

The economic situation has changed significantly since Taylor Wimpey submitted the proposal. The regeneration of Preston City Centre through the Tithebarn proposal is no longer going ahead and there have been major job losses announced at Lancashire County Council, British Aerospace and other local businesses. The ONS (Office National Statistics) record a steady and constant decline in the number of economically active and employed people in the area and there is no evidence to suggest this trend will be reversed or that residents will find work available locally.

The site is located in a predominately rural area and it is readily acknowledged that the land is used for horses and grazing sheep. The planning officer judges that little weight should be given to the loss of agricultural land because the soil quality is level 3b or below, yet evidence has not been submitted to demonstrate that improved soil quality for agricultural cultivation is available elsewhere nor has it been confirmed that the livestock can be relocated to another area of the parish.

In conclusion, the Parish Council considers that certain aspects of the application are contrary to planning policy and instead of a considered and balanced approach, the S106 agreement was rushed through and the Planning Committee was pressurised into making a decision despite Members expressing their concerns that they did not have full knowledge of all the facts.

Yours sincerely

*Julie Buttle*

Mrs Julie Buttle  
Clerk to Woodplumpton Parish Council