



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: plumpton-clerk@tiscali.co.uk

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Taylor Wimpey
Freepost Plus RSLY-SLHK-BSKU
Lexington North
Barnett House
53 Fountain Street
MANCHESTER
M2 2AN

Dear Sir

Haydock Grange Presentation

Woodplumpton Parish Council recently considered your suggested scheme for a housing development at Haydock Grange and would like to raise several observations and concerns.

Whilst individual Councillors were invited to the presentation, Members were concerned at the lack of notice given, the timing of the meeting (during the day when the majority of councillors / residents were at work) and the fact that the consultation was not held within the Parish to which the application relates.

Those who did attend, expressed concern that the 'presenters' were dismissive of the transport concerns, had no definition for 'local amenities' and appeared to be 'pushing' the application forward with a complete disregard for local concerns.

Emphasis was placed on the additional investment and new job opportunities to be created but as a whole, the Council felt it was unclear where these would come from as members felt that existing Preston people would relocate to the development rather than it attracting new residents and growth to the area. With the exception of Cottam post office, there are few local amenities in the area and it is difficult to accept that a coffee shop, restaurant, small businesses and sports and leisure facilities will be created specifically to serve 450 houses.

Members also questioned whether this urbanisation would spoil such a rural area.

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Cottam Hall has been identified as the strategic location for new development and the Council is at a loss to understand why Taylor Wimpey wishes to encroach in to the open countryside when its proposals are anticipated and more likely to be welcomed in an area less than 2 miles away.

The Parish Council is of the opinion that even with junction improvements the surrounding infrastructure is not designed for such a high level of urbanisation. Although this can be mitigated around the development, Members are concerned regarding the increase in traffic and the resultant congestion around the remainder of the Parish – especially near the local primary schools - which will not benefit from any improved pavement provision or safety improvements.

Finally, the creation of an additional 450 homes will cause additional stress to services e.g. the sewerage system as drainage and sewerage problems are already evident on Hoyles Lane. Concerns were also expressed regarding the pressure that will be placed on emergency services and medical provision as many local providers are already full to capacity.

The Parish Council would be grateful for an individual reply to the above points and would like to extend an invitation to Taylor Wimpey to attend a Parish Council meeting to present their proposals rather than expecting members to fit around their presentations.

Yours sincerely

Mr Paul Entwistle
Chairman
Woodplumpton Parish Council