

**MINUTES OF THE LOSTOCK GRALAM PARISH COUNCIL EXTRAORDINARY PUBLIC MEETING  
HELD ON MONDAY 5<sup>th</sup> JANUARY 2026 AT THE CHURCH HALL**

The meeting commenced at 6.00 pm.

**PRESENT:** Parish Councillors; M Venables (Chair), M Litton, T Smith, P Cobley, K Hodgkinson, A Ross, I Parkinson, P Walker and L Cashmore.

**IN ATTENDANCE:** L Sandison, Clerk & RFO

**ALSO**

**IN ATTENDANCE:** 24 Members of the public

**1. APOLOGIES FOR ABSENCE**

The PC **RESOLVED** to accept apologies from Cllr T Hodges and Cllr M Stocks.

**2. PUBLIC MEETING**

The Chairman welcomed members of the public and briefly spoke about the housing proposal for land off Manchester Road.

**Summary of Public Representations**

Members of the public raised a wide range of concerns and comments, which are summarised below.

**Infrastructure, Safety and Utilities**

- Concerns were raised regarding the presence of existing underground infrastructure within the site, including gas, brine and aviation fuel pipelines.
- Residents expressed particular concern about the safety implications of high-pressure pipelines and requested reassurance regarding appropriate exclusion zones and risk mitigation.
- Drainage and flood risk were raised, with comments noting the local water table, existing flooding issues and the capacity of nearby brooks and drainage systems.
- It was noted that sewage would be pumped along Manchester Road.

**Traffic, Highways and Access**

- Significant concern was raised regarding traffic congestion on Manchester Road and surrounding roads, particularly at peak times.
- Residents commented that existing junctions and access points already experience congestion and that additional development could worsen this.
- Concerns were also raised about the ability of emergency services to access the area during periods of heavy traffic.
- The condition of some local roads and access routes was also highlighted.

**Education, Healthcare and Community Infrastructure**

- Residents raised concerns about the capacity of local primary schools to accommodate additional pupils arising from the development.
- Concerns were also expressed regarding access to GP and NHS dental services, with residents stating that existing provision is already under pressure.
- Questions were raised regarding what community infrastructure contributions (including Section 106 or similar) might be provided to mitigate these impacts.

## **Environmental and Green Space Concerns**

- Many residents expressed strong concern about the loss of green space, wildlife habitats and biodiversity, including the impact on protected species and mature trees.
- The importance of retaining existing hedgerows, trees and ecological features was emphasised.
- Concerns were raised regarding the accuracy and adequacy of ecological surveys and the potential long-term impact on the character of the village.
- Residents stated that the site is perceived locally as green belt and expressed concern that development could lead to further loss of surrounding fields.

## **Development Impact and Consultation Process**

- Some residents expressed concern that the development felt predetermined and questioned the integrity and timing of the consultation process, noting that it took place over the Christmas period.
- Several members of the public felt that the consultation process was insufficiently detailed and did not adequately reflect local knowledge of the area.
- Questions were raised regarding whether future phases of development could follow.

## **General Comments**

- Residents expressed concern about the collective impact of recent and proposed developments on the character and identity of the village.
- Comments were made regarding construction impacts such as noise, dust and disruption over an extended period.
- Some residents expressed anxiety about wider community impacts associated with increased housing numbers.

The Chairman confirmed that correspondence received from elected representatives would be summarised verbally for the benefit of those present.

The Parish Council thanked members of the public for attending and for sharing their views, which will inform the Council's response to the consultation.

The meeting closed at 7.03pm