

Dear Emery Planning

Re: Pre-Application Consultation – Proposed Residential Development, Station Road, Lostock Gralam

Please find below Lostock Gralam Parish Council's comments regarding the outline proposal for a residential development on land off Station Road, Lostock Gralam.

The Parish Council held a public forum on Monday 6th July 2026 to enable residents to discuss the proposal and raise concerns directly with the Council. In addition, written representations have been received from residents whose properties adjoin the proposed development site and from parents of children attending the preschool on Station Road. This response seeks to summarise the principal issues raised.

In considering the proposal, the Parish Council has also discussed the likely implications of the development for the village as a whole. Whilst recognising that this is an outline proposal and that detailed matters will be considered at a later stage, the Parish Council has significant concerns regarding the suitability of the site, the proposed means of access, the capacity of existing infrastructure to accommodate further development and the cumulative impact that additional housing would have on the character of Lostock Gralam.

Highways and Road Safety

Highway safety is a significant concern and was raised by numerous residents. There is widespread concern about the proposed access from Station Road, opposite the Rosetree Meadow entrance and immediately adjacent to the railway bridge, where visibility and traffic movements are already considered challenging, particularly with the narrowing approach to the bridge.

Residents advised that vehicles regularly travel at excessive speeds along Station Road and questioned whether the proposed junction could operate safely, particularly given its location right at the bottom of the railway bridge.

The Parish Council shares these concerns. In particular, the Council considers that the proposed access is located at a constrained point on Station Road where visibility, vehicle speeds and the proximity of the railway bridge already present challenges. The Council is not presently satisfied that the proposed access can operate safely without adversely affecting highway safety.

Station Road already experiences significant congestion and is constrained by on-street parking, with sections where two vehicles struggle to pass safely. Residents also highlighted existing issues at the Hall Lane traffic lights, which they consider are no longer adequate for current traffic levels. There is concern that a development of approximately 80 dwellings would significantly increase vehicle movements on an already congested highway network.

The Parish Council is also concerned that Station Road is already under considerable pressure and experiences congestion at key times of the day. The Council considers that the existing highway infrastructure is already operating close to capacity and has serious reservations that it is capable of accommodating the additional vehicle movements likely to arise from a development of this scale without detrimental impacts on highway safety and the free flow of traffic.

Residents also questioned how construction traffic and heavy goods vehicles would access the site. Concerns were expressed regarding the impact of construction vehicles using Station Road, particularly as it serves Lostock Tiny Tots Preschool, Lostock Gralam Primary

School, St John's Church and cemetery, together with existing residential properties. Questions were raised regarding how access would be managed safely during school drop-off and pick-up times and during funeral services.

Infrastructure and Local Services

Residents questioned whether existing infrastructure has sufficient capacity to accommodate further development.

Particular concerns were raised regarding the capacity of Lostock Gralam Primary School, which residents believe is already under pressure. Questions were also raised regarding the ability of the local highway network and other community infrastructure to support additional housing.

Residents also commented that, whilst the proposals refer to affordable housing, they are concerned that any affordable homes delivered may not be genuinely affordable or accessible to local residents.

More generally, the Parish Council is concerned that infrastructure improvements have not kept pace with development within the village. The Council considers that further housing should only be supported where it can be clearly demonstrated that local infrastructure, including highways, education and other community services, has sufficient capacity to accommodate additional demand.

Impact on Existing Residents

The Parish Council received detailed representations from residents living adjacent to the site, particularly those on Fitton Street.

Residents expressed concern that new dwellings could overlook existing homes, resulting in a loss of privacy, particularly where side-facing windows currently overlook open fields. They also highlighted the potential loss of open views, afternoon and evening sunlight and the rural outlook that have formed part of the character and enjoyment of their properties for many years.

One resident advised that their property has relatively shallow foundations and has previously experienced settlement and subsidence. Concerns were therefore raised regarding the potential risk of structural damage arising from construction activity.

Residents also expressed concern regarding construction noise, working hours and the duration of the build, particularly where occupants work from home overlooking the proposed development. Questions were also raised regarding the impact of development on drainage and whether changes to the site could increase the risk of flooding or surface water affecting neighbouring properties.

The Parish Council requests that careful consideration is given to the relationship between any proposed dwellings and existing neighbouring properties to minimise overlooking, loss of privacy, overshadowing and other impacts on residential amenity.

Construction Impacts

In addition to concerns from neighbouring residents, the Parish Council has received representations from parents of children attending Lostock Tiny Tots Preschool.

Concerns have been expressed regarding the potential exposure of young children to construction noise, dust, airborne particulates and vehicle emissions during the construction

phase. Residents have questioned what mitigation measures would be implemented to protect the health, wellbeing and learning environment of children attending the preschool.

The Parish Council would therefore expect any future planning application to be accompanied by a comprehensive Construction Environmental Management Plan detailing how dust, noise, vibration, air quality, construction traffic and site operations would be managed throughout the construction period to minimise impacts on nearby residents, educational facilities and other sensitive receptors.

Pedestrian Access and Community Safety

Residents expressed concern regarding the possibility of creating pedestrian access through Fitton Street.

Fitton Street currently functions as a quiet cul-de-sac with no through pedestrian or vehicle traffic. Residents value the privacy and security this provides and are concerned that creating a pedestrian link would fundamentally change the character of the street.

Concerns were also raised that such a route could increase anti-social behaviour, reduce security for neighbouring properties and create conflict between pedestrians, cyclists and vehicles using the narrow estate road.

The Parish Council recognises these concerns and considers that any proposed pedestrian connection should be carefully justified and designed so that it does not adversely affect the safety, security or residential amenity of existing residents.

Landscape, Character and Green Space

Residents spoke positively about the contribution the site makes to the character of Lostock Gralam as a semi-rural village.

Many residents value the open fields, long-established views and the sense of openness that currently exists. Particular reference was made to the horses which graze within the field and have become a familiar feature of the local landscape.

Residents expressed concern that continued development would result in the loss of one of the few remaining open fields within the village and would erode the semi-rural character that many people value.

The Parish Council shares this concern. The Council considers that this site makes a valuable contribution to the setting of Lostock Gralam and helps maintain the village's distinctive semi-rural identity. The gradual loss of open countryside around the settlement risks changing the character of the village, diminishing its rural setting and reducing the green spaces that are valued by residents.

Ecology and Biodiversity

Residents highlighted the ecological value of the site and referred to regular sightings of horses, owls, hedgehogs, bats and rabbits.

There is concern that development would result in the loss of habitat and adversely affect biodiversity.

The Parish Council considers that the protection and enhancement of biodiversity should be a fundamental consideration in the development of the site. Any future proposal should demonstrate how existing habitats, mature hedgerows and wildlife corridors will be protected

and enhanced, together with measurable biodiversity gains supported by comprehensive ecological surveys.

Drainage and Flood Risk

Residents advised that the field is known locally to experience standing water and flooding, which they attribute to a high-water table.

Concerns were also raised regarding the potential impact of development on surface water drainage and whether neighbouring properties could be affected.

The Parish Council would wish to see a comprehensive drainage strategy demonstrating that flood risk will not increase elsewhere as a result of the development and that appropriate sustainable drainage measures can be successfully incorporated into the scheme.

Conclusion

The Parish Council is grateful for the opportunity to participate in this pre-application consultation.

Having considered the information presented and the concerns expressed by residents, the Parish Council remains concerned about the suitability of the site for development in its current form. In particular, the Council has significant reservations regarding the proposed access onto Station Road, the ability of the existing highway network and wider infrastructure to accommodate additional development, the cumulative impact of further traffic within the village, the loss of biodiversity and wildlife habitat, and the effect that the development could have on the semi-rural character and identity of Lostock Gralam.

The Parish Council therefore requests that these matters are given careful consideration before any outline planning application is submitted and that comprehensive technical evidence is provided to demonstrate how these concerns can be satisfactorily addressed.

The Parish Council would expect any future application to be supported by robust evidence addressing highway safety, traffic generation, construction management, drainage, flood risk, ecology, biodiversity, infrastructure capacity and the impact upon neighbouring residential amenity.

The Parish Council also encourages continued engagement with residents, particularly those whose properties directly adjoin the site and those representing local community facilities, to ensure that local knowledge and concerns continue to inform the evolution of the proposals.

On behalf of Lostock Gralam Parish Council

L Sandison

Parish Clerk & Responsible Financial Officer