

**APPLICATION: LCC/2022/0044
LANCASHIRE CENTRAL (CUERDEN STRATEGIC SITE)
CLARIFICATION OF APPLICATION STRUCTURE**

1. The structure of the Lancashire Central planning application is fully explained in the Planning Statement (July 2022) prepared by Barton Willmore now Stantec. However, for the avoidance of doubt this note provides a summary of the position, identifying those plans and documents that have been submitted for approval. All other plans are submitted for illustrative purposes only.
2. The application is submitted in **outline form**, with some elements submitted for detailed approval.
3. The detailed/full element relate solely to a network of green infrastructure and three of the four points of access from the public highway (namely M65 terminus roundabout, the A49 Wigan Road, and the southern part of Stanifield Lane).
4. The remainder of the site is submitted in outline being controlled by a set of Parameter Plans and a Design Code. The Parameter Plans and Design Code are submitted for approval and the applicants have invited a Planning Condition that requires all future reserved matters applications to accord with the Parameter Plans and Design Code. This is explained further below.

Outline Elements

5. The outline element of the scheme is proposed to be controlled by three Parameter plans which are submitted for approval and provide detail in relation to:
 - Parameter Plan 1: Development Zones, Proposed Uses, Maximum Floorspace and Maximum Heights;
 - Parameter Plan 2: Vehicular, Cycle, Pedestrian Access; and
 - Parameter Plan 3: Strategic Landscaping
6. Read together the parameter plans establish the 'base' elements of the development.
7. The Parameter Plans are supported by a Design Code (prepared by Fletcher Rae Architects) which builds upon the principles established by the Parameter Plans and sets out a number of specific design rules and requirements to guide the future development of the site. It sets out a number of guiding principles for the whole site as well as specific design codes for each development zone.
8. Both the Parameter Plans and Design Code will be conditioned as approved documents and will provide a basis for future reserved matters submissions.

Detailed Elements

9. Whilst the application is submitted in outline, it was felt important that full details of certain aspects of the proposal we provided at the outset. As a result, detailed approval is sought in relation to some elements of access and for the strategic landscaping across the site.

Access

10. Parameter Plan 2 sets out the overall access strategy for the application site. This includes a combination of some access points which are provided in outline form at this stage (ie the detailed design has not yet been established) and detailed form (ie. the design is for approval).
11. At this stage detailed designs are provided in relation to three of the four access points, from (1) the M65 terminus roundabout, (2) the A49 Wigan Road; and (3) the southern point of access off of Stanifield Lane.
12. Detailed designs are provided for each of these access points together with a 'spine road' which runs centrally through the site.

Strategic Green Infrastructure

13. Parameter Plan 3 illustrates a site-wide network of strategic green infrastructure. This is intended to provide a series of footpaths and cycleways, as well as delivering a series of ecological, and drainage benefits. The detailed landscaping designs for this area are provided through separate drawings.

Documents Submitted for Approval

14. The table below identified those plans and documents that are submitted for approval as part of this planning application.

Topic	Reference	Title
Outline Element		
Parameters	21017-FRA-XX-XX-DR-A-9111-P11	Parameters Plan 1: Dev. Zones, Land Use, Quantum & Building Heights
Parameters	21017-FRA-XX-XX-DR-A-9112-P14	Parameters Plan 2: Highways and Access
Parameters	21017-FRA-XX-XX-DR-A-9113-P12	Parameters Plan 3: Strategic Landscape
Design Code	21017-FRA-XX-ZZ-ST-A-91-101 Rev 7	Design Code (December 2022)
Detailed Element		
Highways	84465-WSP-XX-DR-010 Revision A	Stanifield Lane Access Junction To Phase D (Extent of Detailed Application)
Highways	84465-WSP-XX-DR-011 Revision B	Highways Layout (Extent of Detailed Application)
Highways	84465-WSP-XX-DR-012 Revision A	Wigan Road Access Junction (Extent of Detailed Application)
Landscaping	SF3236 LL01 Revision B	Landscape Proposals – Green Infrastructure
Landscaping	SF3236 LL02 Revision B	Stanifield Lane Access Junction to Phase D

Topic	Reference	Title
Landscaping	SF3236 Revision B	LL03 Wigan Road Access Junction
Landscaping	SF3236 Revision A	LL04 Landscape Proposals – Green Infrastructure Zone A
Landscaping	SF3236 Revision A	LL05 Landscape Proposals – Green Infrastructure Zone B
Landscaping	SF3236 Revision A	LL06 Landscape Proposals – Green Infrastructure Zone C
Landscaping	SF3236 Revision A	LL07 Landscape Proposals – Green Infrastructure Zone D

15. For the avoidance of doubt all other plans submitted as part of the planning application including the Development Framework Plan are submitted for illustrative purposes only.

Barton Willmore now Stantec