

Mr R Hope
Development Management Group
Lancashire County Council
PO Box 100
County Hall
Preston
PR1 0LD

21616/A5/PR/PN
10 February 2023

Dear Rob,

**APPLICATION REFERENCE LCC/2022/0044
LANCASHIRE CENTRAL, A.K.A CUERDEN STRATEGIC SITE, EAST OF STANIFIELD LANE,
NORTH OF CLAYTON FARM, WEST OF WIGAN ROAD, LOSTOCK LANE, LOSTOCK HALL,
LANCASHIRE**

We write on behalf of Maple Grove Developments and Lancashire County Council (“the Applicants”) in respect of the above application, which was submitted in August 2022.

Following submission and as a result of feedback received from officers, statutory consultees, and third parties we write to provide a series of updated documents. These amendments are intended to provide greater clarity on certain aspects of the proposals but do not seek to change the nature of the development proposed.

We explain these amendments below.

Overview of amended documents

This submission comprises:

- Amendments to the Environmental Statement, comprising:
 - An amended version of Environmental Statement Chapter 7: Landscape and Views
 - Updated Landscape and Views ES Chapter 7 – Appendix Part 1 Revision A;
 - EIA Compliance Letter dated 10 February 2023.
- An amended version of the Design Code (Revision P12);
- An amended version of the Arboricultural Survey Report (Revision D) and the associated drawings, references SF3226 AIA01 – Sheets 1 to 6 (all Revision B); and
- An amended version of a highway drawing, namely the Stanifield Lane Access to Phase D Extent of Detailed Application Drawing, reference 84465-WSP-XX-DR-010 (Revision P01);

Changes to the Environmental Statement Chapter 7: Landscape and Views

We note the detailed comments which have been provided by the LCC Landscaping Unit on 22 November 2022. Whilst we intend to provide a full and detailed response to all comments made we have, in the first instance, focused upon Environmental Statement Chapter 7 and the associated Landscape and Visual Impact Assessment (LVIA).

The changes are summarised within Tables 1 and 2 of the EIA Compliance Letter prepared by Barton Willmore now Stantec dated 10 February 2023. The amendments to the ES chapter have not identified any significant effects, that were not assessed or identifiable at the time of the preparation of the 2022 ES. It is therefore considered that the conclusions of the August 2022 ES and December 2022 ES Letter of Conformity remain valid, and that the information provided comprises non-substantive amendments.

We trust that this addresses the comments made in relation to the ES and LVIA. A response regarding the remainder of the comments and the detailed design of the Strategic Green Infrastructure is being drafted and will be submitted in due course. Further updates to the ES may be submitted where relevant/necessary.

Further Consultation under Regulation 25 of the TCPA (EIA) Regulations 2017

As the application is subject to Environmental Impact Assessment (EIA), and as the above changes relate to minor amendments to the submitted Environmental Statement, the amendments should be treated as being submitted under Regulation 25 of the TCPA (EIA) Regulations 2017 and should therefore be subject to a 30 day consultation period.

However, having reviewed the extent of the amendments made, the Applicant is confident that they would not result in any material change to the impacts or findings identified within the ES which requires further amendments to the Environmental Statement (ES). This position is clarified within the EIA Compliance Letter prepared by Barton Willmore now Stantec dated 10 February 2023.

Changes to the Design Code

Further to our meeting of 9 January 2023 we understand that you have some concerns regarding the visual content of the Design Code and have requested that it be amended to better clarify which imagery is provided on an illustrative basis and to minimise the use of such content where possible.

Accordingly we have updated the Design Code, removing reference to the Illustrative Development Framework Plan and associated CGIs, and relying instead upon the Parameter Plans and a series of precedent images from other projects to convey the general design principles.

We trust that this addresses your concerns but would be willing to discuss this further should any further amendments be required.

Changes to the Arboricultural Survey Report

Further to your email of 13 January 2023 we gather that you would like further information regarding the existing trees and hedgerows which are present within and around Development Zone E, where outline planning permission is sought for up to 116 residential dwellings.

Accordingly, the Arboricultural Survey has been updated to include this zone on a new drawing reference SF3236 AIA01 Rev B 6 of 6 Zone E Residential. The Survey Report and other associated drawings have been updated to reflect the inclusion of this sixth drawing.

The new drawing does not alter the nature of the proposed development or highlight any additional impacts which may be associated with the full or detailed element of the scheme (ie the detailed Access and Strategic Green Infrastructure).

Whilst it is anticipated that some sections of hedgerow may need to be removed as part of the wider scheme (eg access via Stanifield Lane onto Development Zone E), such proposals remain in outline form and are not to be assessed as part of this current application. The acceptability of such alterations, and any compensatory planning required, will be considered as part of a future reserved matters application relating either to the formation of such access, or the detailed development proposals for that zone.

We trust that this provides sufficient clarification on arboricultural matters.

Changes to the Highway and Access Plans

Further to your email of 13 January 2023 we understand that there was uncertainty regarding the precise location of the proposed access to Development Zone D via Stanifield Lane, as the drawing lacked a clear point of reference. Accordingly, the scale of the drawing has been altered from 1:500 to 1:500 to include additional existing highway and landscape features. The nature of the proposed access remains unchanged. Please refer to drawing reference 84465-WSP-XX-DR-010 (Revision P01).

We trust that this addresses the issue.

Further information in draft

In addition to the information included as part of this submission, we wish to acknowledge the other consultation comments which have been received and remain outstanding, and to provide assurances that appropriate responses are being drafted and will be submitted in due course.

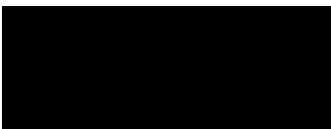
Request for meeting

In light of this submission and others we intend to make in the coming weeks we believe it would be useful if a meeting could be scheduled between yourself and the Applicant's team to identify any outstanding issues and actions, and to progress other elements such as the scope of any planning conditions and S106 agreements. We would be grateful if you could suggest an appropriate date for such a meeting to take place.

Summary and Conclusions

We trust that the above information is useful and addresses the comments which have been raised to date. Should you have any further questions, please do not hesitate to contact me or my colleague Paul Newton.

Yours sincerely,



PAUL REEVES
Planning Associate

Encl.