

20 July 2023

Project/File: 33583/A3/PN/PR

Mr R Hope

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

Dear Rob,

Planning Application Reference: LCC/2022/0044
Lancashire Central, 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 further consultation feedback, we write to provide a series of updated documents. These documents are intended to provide greater clarity on certain aspects of the proposals, but do not seek to materially alter the nature of the development proposed.

Overview of submission

This submission aims to:

- Provide a response to the remaining points raised by the LCC Landscaping Officer.
- Provide updates to both the parameter and landscaping plans, to improve the degree of consistency between the two, and to better define the extent of Strategic Green Infrastructure.
- Amend the landscaping and arboricultural plans, to better clarify the extent of tree removal and earthworks proposed as a result of this outline planning application and the initial phase of infrastructure works.
- Amend the parameter plans and to provide an additional set of detailed plans, so that the new electrical substation and water pumping station can be associated with the initial phase of on-site infrastructure, rather than forming part of the wider development plots.
- Amend the associated parameter plans to include one additional point of clarification on the access and movement strategy, confirming that bicycle access is possible when moving from Development Zone A to Development Zone E.

Further detail regarding each of these topics is set out below.

Reference: Lancashire Central

Response to Landscaping Matters

We note the detailed comments which have been provided by LCC's Landscaping Officers on 22 November 2022. Our previous submission, made on 10 February 2022, dealt with the comments regarding Landscape and Visual Impact Assessment (LVIA) and Chapter 7 of the Environment Statement (ES).

This latest submission is intended to respond to the remainder of the comments.

A tabulated response to each of the comments made by the landscape officer is enclosed. In carrying out this exercise a small number of discrepancies have been identified between the Strategic Green Infrastructure boundary shown on Parameter Plan 3, and the extent of landscaping proposals on the Smeeden Foreman landscaping plans. We have therefore carried out a review of all plans and have made a series of minor amendments to align the two sets of drawings.

The submission comprises the following documents and drawings. For the avoidance of doubt the previously submitted corresponding plans are superseded and are therefore withdrawn:

- Stantec Response to Landscaping Comments, dated 13 July 2023;
- Updated Parameter Plans:
 - 21017-FRA-XX-DR-A-9111-P13 - Parameter Plan 1
 - 21017-FRA-XX-DR-A-9112-P19 - Parameter Plan 2
 - 21017-FRA-XX-DR-A-9113-P14 - Parameter Plan 3
- Updated Landscaping Plans:
 - SF 3236 LL08 Rev H – Green Infrastructure Masterplan
 - SF 3236 LL04 Rev J – Green Infrastructure Zone A
 - SF 3236 LL05 Rev J – Green Infrastructure Zone B
 - SF 3236 LL06 Rev K – Green Infrastructure Zone C
 - SF 3236 LL07 Rev H – Green Infrastructure Zone D
 - SF 3236 LL09 Rev E – Green Infrastructure Zone E

The locations of the changes to the Strategic Green Infrastructure Network (SGIN) are marked and numbered on the annotated plan at **Appendix 1** and comprise:

Development Zone A

1. The north-western corner of DZ.A has been altered, so that the area surrounding a veteran tree can be incorporated into the SGIN.

Reference: Lancashire Central

2. The north-eastern corner of DZ.A has been altered so that the area behind the proposed electrical substation can be incorporated into the SGIN.
3. The south-western corner of DZ.A has been altered to follow more of a natural shape and to expand the size of the SGIN in this area.

Development Zone B

4. The north-eastern corner of DZ.B has been altered slightly to better align the SGIN with the Wigan Road access road, which has been updated from an outline to detailed element of the application over the course of its consideration.
5. The south-eastern corner of DZ.B has been altered to optimise the shape of the development zone.
6. The south-western corner of DZ.B previously included a stepped design which had been based primarily upon the Illustrative Development Framework. The SGIN in this area has been updated to align with the landscaping proposals and to optimise the size and shape of DZ.B.

Development Zone C

7. The south-western corner of DZ.D has been altered so that the shape of the SGIN boundary better accommodates built development.
8. The north-western boundary has been altered to incorporate an additional area of landscaping.

Development Zone D

9. The north-western corner of DZ.D has been altered so that an additional area of land is incorporated into the SGIN.
10. The SGIN along the eastern boundary of DZ.D has been altered so that it meets the application boundary.
11. The eastern boundary of DZ.D has been altered so that an additional area of land is incorporated into the SGIN.

Whilst in some instances the precise location and extent of the landscaping proposals has changed, the overall area of SGIN has been increased in scale. As such, the impact of these changes are considered to be positive, and as a result it is not considered to be necessary to carry out further technical assessments. It is anticipated that key considerations (eg Biodiversity Net Gain targets) will be managed by way of condition, and will comprise an ongoing assessment of the existing baseline condition, the improvements delivered through the SGIN, and any further improvements which may come forward as part of the on-plot Reserved Matters applications.

Response to Arboricultural Matters

The most recent version of the Arboricultural Survey and Impact Assessment (Rev C) identified the trees and hedgerows which were likely to be affected by all aspects of the proposed development, drawing conclusions from an illustrative masterplan which included a hypothetical layout within each of the five Development Zones. This was intended to provide an understanding of the potential impacts of the development, and to help identify the most appropriate strategy of avoidance and mitigation (eg

Reference: Lancashire Central

replacement planting) which will be needed throughout the development process. This would include the initial works proposed through this outline planning application, and any further works which will be subject to further consideration through a series of reserved matters applications.

Having now agreed the full extent of the initial site infrastructure works, and the detailed extent of the site access points, the Impact Assessment and the associated plans have been updated to clearly identify the extent of tree works proposed through the initial phase of works which are to be approved through this current application.

The complete list of submitted documents and drawings comprise:

- SF3236 TS01 – Rev B – Tree Survey Plan
- SF3236 ASR – Rev H – Arboricultural Survey Report
- SF3236 AIA01 – 1 of 4 – Rev H – Phase A Green Infrastructure
- SF3236 AIA01 – 2 of 4 – Rev H – Phase A Green Corridor
- SF3236 AIA01 – 3 of 4 – Rev H – Wigan Road Junction
- SF3236 AIA01 – 4 of 4 – Rev H – Stanifield Lane Junction

For avoidance of doubt the previously submitted corresponding plans are superseded and are therefore withdrawn.

In summary, a number of individual trees, tree groups and hedgerows are to be removed to support this initial phase of the proposed development and are listed at Section 8 of the Arboricultural Impact Assessment. The removal of this existing soft landscaping is deemed necessary to facilitate and accommodate the initial phases of site infrastructure, and such loss is considered to be outweighed by the strategic nature of the development proposed, and the substantial numbers of replacement planting proposed within the Strategic Green Infrastructure Network.

Clarification regarding Earthworks Strategy

As discussed in recent weeks, the implementation of the on-site infrastructure will require a series of associated earthworks and movement (retaining all earth on-site). Following further assessment of the proposed works, we are now able to confirm the formation levels of Development Zones A and C to be implemented following construction of the spine road. These are shown on the Proposed Landscaping Plans.

Clarification regarding Access and Movement Strategy

Parameter Plan 2 has been amended to confirm that access to the western boundary Development Zone A (at the interface with Stanifield Lane and Development Zone E) can be accessed via cyclists, providing a key link onto the Strategic Green Infrastructure Network.

Reference: Lancashire Central

Inclusion of On-Site Infrastructure

Based on our recent discussions we note that, should you be inclined to recommend the application for approval, a draft list of conditions will need to be prepared to support your recommendation to the planning committee.

We would ask that the structure of any planning conditions specifically refer to the provision of on-site infrastructure and any further details which may need to be submitted before works can commence. The conditions should allow details of such infrastructure to be submitted and approved separately from the detailed designs of the Development Zones, to ensure that such infrastructure can come forward without delay (a key aim of Policy C4).

The detailed element of this application seeks full permission for a series of on-site infrastructure improvements, namely through the provision of the site access and 'spine' road, and the strategic green infrastructure.

The on-site infrastructure will also include an electrical substation and separate water pumping station. Although the broad location of this infrastructure has been known and discussed from the outset of the application, the precise scale and layout of this infrastructure had yet to be agreed with the utility providers. Now that such details have been agreed in principle with the providers, we ask that the detailed plans are incorporated as part of the current planning application.

These changes are captured through updated versions of the parameter plans, which extend the area of 'Initial Site Infrastructure' to include two small parcels of land within Development Zones A and C. Detailed plans are also submitted to confirm the detailed layout, scale, and design of the structures.

The complete list of submitted plans comprise:

- Updated Parameter Plans:
 - 21017-FRA-XX-DR-A-9111-P13 - Parameter Plan 1
 - 21017-FRA-XX-DR-A-9112-P19 - Parameter Plan 2
 - 21017-FRA-XX-DR-A-9113-P14 - Parameter Plan 3
- Detailed Plans:
 - 21017-FRA-Z1-GF-DR-A-20-1005-P1 - Proposed GA Plan Key
 - 21017-FRA-Z1-GF-DR-A-20-1001-P1 – Proposed GA Pump House Plan
 - 21017-FRA-Z1-GF-DR-A-20-1003-P2 – Proposed GA Substation Plan
 - 21017-FRA-Z1-GF-DR-A-20-1004-P2 – Proposed GA Substation Elevations
 - 21017-FRA-Z1-GF-DR-A-20-1002-P2 – Proposed GA Pump House Elevations
 - 21017-FRA-Z1-GF-DR-A-20-1005-P1 – Pump House Boundary Line Section
 - 21017-FRA-Z1-GF-DR-A-20-1006-P2 – Substation Boundary Line Section

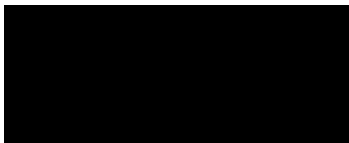
Reference: Lancashire Central

Given the strategic importance of this supporting infrastructure, we would ask that the Council word any planning conditions in a way which allows this work to be implemented at the earliest opportunity. Should any further details be needed in respect of these infrastructure works we would ask that they be subject to a set of separate, standalone conditions.

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

Yours sincerely,

STANTEC UK LIMITED



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