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Project/File: 33313558300

Reference: LCC/2022/0044

**Cuerden Strategic Site, East of Stanifield Lane, North of Clayton Farm, West of Wigan Road, Lostock Lane, Lostock Hall, Lancashire
Clarification of Application Structure**

The structure of the Lancashire Central planning application is fully explained in the Planning Statement (July 2022) prepared by 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.

The application is submitted in outline form, with some elements submitted for detailed approval.

The detailed/full element relate solely to a network of green infrastructure, 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) and the provision of initial site infrastructure in the form of an electrical substation and water pumping station.

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

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.

Read together the parameter plans establish the 'base' elements of the development.

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.

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

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

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).

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.

Detailed designs are provided for each of these access points together with a 'spine road' which runs centrally through the site.

Strategic Green Infrastructure

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.

Initial Site Infrastructure

Parameter Plans 1 and 2 include an area marked 'Initial Site Infrastructure', representing the extent of infrastructure intended to be installed as part of an initial phase of works. This infrastructure primarily comprises the central spine road running through the site, but also includes an electrical substation and water pumping station. Detailed site layout and elevational plans for each structure are also included in the submission.

Documents Submitted for Approval

The following section lists out the plans and documents which are submitted for formal approval as part of this planning application.

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.

Discipline	Reference	Title
Outline Element		
Design Code	Revision P12	Design Code
Parameters	21017-FRA-XX-ZZ-DR-A-9111_P13	Parameters Plan 1 Development Zones, Land Use, Quantum and Building Heights
Parameters	21017-FRA-XX-ZZ-DR-A-9112-P20	Parameters Plan 2 Highways and Access
Parameters	21017-FRA-XX-ZZ-DR-A-9113_P14	Parameters Plan 3 Strategic Landscaping
Detailed Element		
Highways	84465-WSP-XX-DR-010_P04	Stanifield Lane Access Junction to Phase D Extent of Detailed Application
Highways	84465-WSP-XX-DR-011_P05	Highways Layout Extent of Detailed Application
Highways	84465-WSP-XX-DR-012_P02	Wigan Road Access Junction Extent of Detailed Application
Highways	84465-WSP-XX-DR-014_P03	J1 Stanifield Lane – A582 Sheet 1 of 3
Highways	84465-WSP-XX-DR-015_P03	J1 Stanifield Lane – A582 Sheet 2 of 3
Highways	84465-WSP-XX-DR-016_P02	J1 Stanifield Lane – A582 Sheet 3 of 3
Highways	84465-WSP-XX-DR-017_P02	J4 Wigan Road
Highways	84465-WSP-XX-DR-018_P01	Highways Layout Stoney Lane Traffic Calming
Highways	84465-WSP-XX-DR-013A_P02	M6 Junction 29
Highways	84465-WSP-XX-DR-020_P02	M6 Junction 29
Landscaping	SF 3236 LL08 Rev H	Landscape Proposals - Green Infrastructure Masterplan
Landscaping	SF 3236 LL04 Rev J	Landscape Proposals - Green Infrastructure Zone A
Landscaping	SF 3236 LL05 Rev J	Landscape Proposals - Green Infrastructure Zone B
Landscaping	SF 3236 LL06 Rev K	Landscape Proposals - Green Infrastructure Zone C
Landscaping	SF 3236 LL07 Rev H	Landscape Proposals - Green Infrastructure Zone D
Landscaping	SF 3236 LL09 Rev E	Landscape Proposals - Green Infrastructure Zone E
Arboriculture	SF3236 TS01 - Rev B	Tree Survey Plan
Arboriculture	SF3236 ASR Rev H	Arboricultural Survey Report
Arboriculture	SF3236 AIA01 – 1 of 4 – Rev H	Phase A Green Infrastructure
Arboriculture	SF3236 AIA01 – 2 of 4 – Rev H	Phase A Green Corridor
Arboriculture	SF3236 AIA01 – 3 of 4 – Rev H	Wigan Road Junction
Arboriculture	SF3236 AIA01 – 4 of 4 – Rev H	Stanifield Lane Junction
Infrastructure	21017-FRA-Z1-GF-DR-A-20-1001-P1	Proposed GA Pump House Plan
Infrastructure	21017-FRA-Z1-GF-DR-A-20-1003-P1	Proposed GA Substation Plan
Infrastructure	21017-FRA-Z1-GF-DR-A-20-1004-P1	Proposed GA Substation Elevations
Infrastructure	21017-FRA-Z1-GF-DR-A-20-1002-P1	Proposed GA Pump House Elevations
Infrastructure	21017-FRA-Z1-GF-DR-A-20-1005-P1	Pump House Boundary Line Section
Infrastructure	21017-FRA-Z1-GF-DR-A-20-1006-P1	Substation Boundary Line Section