

Development Control Committee
Meeting to be held on 19 October 2022

Electoral Division affected:
Moss Side and Farington

South Ribble Borough: application number LCC/2022/0044

Application for outline planning permission (with all matters reserved save for access from the public highway and strategic green infrastructure/landscaping) for a mixed-use development including the provision of employment use (Use Classes B2/B8/E(g)); retail (Use Class E(a)); food, drink and drive-through restaurant use (Use Class E(b)/Sui Generis drive-through); hotel use (Use Class C1); health, fitness and leisure use (Use Classes E(d)/F(e)/F2(b)); creche/nursery (Use Class E(f)); car showrooms (Use Class Sui Generis Car Showroom); residential use (C3) the provision of associated car parking, access, public open space, landscaping and drainage

Cuerden Strategic Site, East of Stanifield Lane, North of Clayton Farm, West of Wigan Road, Lostock Hall

Contact for further information:
Robert Hope, 01772 534159
DevCon@lancashire.gov.uk

Brief Summary

Application - Application for outline planning permission (with all matters reserved save for access from the public highway and strategic green infrastructure/landscaping) for a mixed-use development including the provision of employment use (Use Classes B2/B8/E(g)); retail (Use Class E(a)); food, drink and drive-through restaurant use (Use Class E(b)/Sui Generis drive-through); hotel use (Use Class C1); health, fitness and leisure use (Use Classes E(d)/F(e)/F2(b)); creche/nursery (Use Class E(f)); car showrooms (Use Class Sui Generis Car Showroom); residential use (C3) the provision of associated car parking, access, public open space, landscaping and drainage.

Cuerden Strategic Site, East of Stanifield Lane, North of Clayton Farm, West of Wigan Road, Lostock Hall.

The proposed development is subject to Environmental Impact Assessment and the application is accompanied by an Environmental Statement.

Recommendation – Summary

That the Development Control Committee visits the site before determining the application.



Applicant's Proposal

Outline planning permission is sought for a strategic employment site featuring a mixed-use development and associated car parking, access, public open space, landscaping, and other works. All matters would be reserved save for access from the public highway and strategic green infrastructure running between 5 development zones. The application includes parameter plans, to establish a framework for the nature, size and scale of the proposed development including development zones; land use and quantum; maximum building heights; vehicle, pedestrian and cycle access; and strategic landscaping and green space. The application also includes a design code document to provide a basis for future reserved matters submissions should permission be granted.

The proposed development is subject to Environmental Impact Assessment and the application is accompanied by an Environmental Statement.

Description and Location of Site

The 51.3 hectares site is located at Cuerden, between Farington to the south and Lostock Hall and Bamber Bridge to the north. The main road access would be off the western end of the M65 terminus roundabout, approximately 250m to the west of the junction between the M65 and M6. The site is bound to the east and north-east by the M6, M65 and A49 Wigan Lane, and to the north by the A582 Lostock Lane and the A6 South Ribble Way. Stanifield Lane forms much of the western boundary of the site, with agricultural land and scattered properties further to the west, and a railway and large warehouse developments beyond.

The site is largely comprised of agricultural fields, with associated hedgerow field boundaries, trees, field drains, ponds and public rights of way. Old School Lane dissects part of the western site running north-south and Stoney Lane dissects part of the site running east-west. These roads, which lie outside the planning application boundary, feature several properties including the Grade II listed Old School House.

Lydiat Lane Quarry is located immediately to the south of the site and is the subject of mineral working and restoration through the deposit of inert waste materials.

Background

Hybrid planning permission (part outline and part full) was granted in December 2017 by South Ribble Borough Council for a similar development at the same location albeit on a 65 hectares footprint (ref: 07/2017/0211/ORM). The permission has not yet been implemented and some conditions are still to be approved.

The site is situated within the administrative area of South Ribble Borough Council. Ordinarily, the district council would be the determining authority for applications of this nature. However, in this case, in accordance with Regulation 3 of the Town and Country Planning (General Regulations) 1992, Lancashire County Council must act as the determining authority given that it is the interested planning authority seeking to jointly develop land of the authority.



Advice

The application is for a major development of a green field site which would have a number of significant potential impacts in terms of traffic, landscape, ecology, drainage and impacts on adjacent properties.

It is considered that a site visit would provide the Committee with a clearer understanding of the development proposal and the relationship of the site to the surrounding area before determining the application.

Recommendation

That the Development Control Committee visits the site before determining the application.

Local Government (Access to Information) Act 1985 List of Background Papers

Paper	Date	Contact/Ext
LCC/2022/0044	Sept 2022	R Hope Planning and Environment (01772) 534159

Reason for Inclusion in Part II, if appropriate

N/A

