

Development Control Committee
Meeting to be held on 15 January 2025

Electoral Division affected:
Moss Side and Farington

South Ribble Borough Council: Application ref LCC/2023/0027/3

Compliance with Condition 35 of planning permission LCC/2023/0027 (revised landscaping scheme). Land at Woodcock Estate, Stanifield Lane, Farington

Contact for further information:
Jonathan Haine, 01772 534130, Head of Development Control
Devman@lancashire.gov.uk

Brief Summary

Application – The application is for approval of landscaping and ecological mitigation details required by Condition 35 of planning permission LCC/2023/0027 relating to the development of a new cricket facility at Woodcock Estate, Farington.

Recommendation – Summary

That the scheme of details submitted under Condition 35 of planning permission ref LCC/2023/0027 be approved.

Applicant's Proposal

Planning permission ref LCC/2023/0027 was granted in 2023 for the development of a new cricket facility on land at Woodcock Estate, Farington near Leyland. Condition 35 of the permission requires a scheme and programme of landscaping measures to be submitted for the approval of the County Planning Authority. The scheme has to address the following matters:-

Condition 35

Within six months of the commencement of development, a revised landscaping scheme shall be submitted to the County Planning Authority for approval in writing.

The landscaping scheme shall provide for the following:-

- a) *a soil specification for the areas to be seeded with wildflower mix*
- b) *a planting plan providing details of the tree, shrub and hedgerow planting. The plan shall provide for additional hedgerows incorporating native tree planting on the eastern and south western boundaries of the site and on the southern side of the access road*



- c) *details for the reinforcement of the existing hedgerows on the boundaries of the site with additional planting*
- d) *details of the techniques to be used to transplant the hedgerows adjacent to Stanifield Lane*
- e) *details of the location, numbers and species of tree and shrub planting and planting techniques, sizes of plants, plant spacings and protection measures for all tree, shrub and hedge planting*
- f) *details for the surface treatment of the overspill parking area*
- g) *details for the design of the diverted public rights of way including surfacing, provision of stiles, gates and bridge facilities, signposting and removal of existing footpath facilities that are no longer required*
- h) *details for the landscaping of the sustainable drainage system (SUDS) lagoon including details of marginal and aquatic planting*
- i) *details of the construction of and landscaping of the reinforced earth structure adjacent to the net's facility*
- j) *revised details for boundary treatment and landscaping to the rear of nos 5 and 6 Fowler Avenue*
- k) *the works to be carried out to create the event/maintenance access from Fowler Avenue*
- l) *details for the landscaping of the irrigation tank, pump room and substation*
- m) *a phasing plan for the above landscaping works*

The site shall be developed in accordance with the approved scheme and the landscaping works contained in the approved scheme shall be carried out according to the phasing approved under m) above.

The application is for the approval of details as required by the above condition.

Description and Location of Site

The application relates to the development of a new cricket facility being undertaken by the County Council in conjunction with Lancashire Cricket. The development is taking place on an area of land to the west of Stanifield Lane between Leyland and Lostock Hall. The development commenced in late 2023 and is now at an advanced stage.

Planning Policy

National Planning Policy Framework

Paragraphs 135 and 193 are particularly relevant regarding design, the need for effective landscaping and mitigating biodiversity impacts

South Ribble Local Plan:

Policy G8 – Green infrastructure and Networks
 Policy G13 – Trees, Woodlands and Development
 Policy G16 – Biodiversity and nature conservation
 Policy G17 – Design criteria for new development



Consultations

South Ribble Borough Council: No observations received.

Lancashire County Council Ecology Service: Regarding the landscape condition, insufficient information has been provided on hedgerow translocation and the details of planting works. It is recommended that the planting mixes are modified to only include species that are native to Lancashire.

Representations – As the application is for the approval of details, there is no formal consultation requirement. However, due to the proximity of several properties to the site, the adjacent residents have been consulted on the proposed details. Two representations were received from residents at the northern end of Fowler Avenue in relation to the original landscaping details raising the following objections:-

- The scheme includes trees adjacent to properties which will block views and light and create issues with overhead power lines.
- The area behind no.6 Fowler Avenue has been covered with a brown mulch which is unsightly. The area needs returning to a grassed area.
- A hedgerow needs to be planted between the internal access road and no.6 Fowler Avenue.
- The green electrical cabinet behind no.6 Fowler Avenue is highly visible.

Advice

The Farington cricket facility is a major new recreational facility located within the open countryside and green belt between Leyland and Preston. The development is now underway, and the cricket pitches have already been created with the pavilion building now under construction. The planning application included extensive outline landscaping proposals to ensure an acceptable visual impact and to compensate for the loss of the existing landscape features on the site (hedgerows and trees). To ensure control of the detail of the landscape works, Condition 35 was attached to the planning permission requiring full details of these measures to be submitted for written approval.

In terms of the details of the landscaping, the following main issues are raised:

Hedge and tree planting (parts b - e of Condition 35) – the scheme provides for extensive lengths of native hedgerow planting and tree planting around the site boundaries including reinforcement of existing hedgerows. It has not been possible to plant hedgerows in all the locations required by part b) of Condition 35 particularly on the eastern boundary due to access and maintenance reasons. However, some additional enhancement is considered of the existing and proposed hedgerows and the level of compensation is considered to be satisfactory. The existing hedgerow alongside Stanifield Lane was removed during initial works so it will not be possible to translocate this feature. However, an entirely new hedgerow is proposed at this location which would replace that lost.

The scheme also includes substantial areas of infill and reinforcement of the existing boundary hedgerows with native species. This would improve the landscape value of



these features and assist in mitigating for the loss of the hedgerows that were removed to create the cricket facility.

A full specification of planting details and techniques has been provided which addresses the requirements of the condition.

Between the nets facility and Fowler Avenue (part e of Condition 35), the reinforced earth structure is no longer proposed. As an alternative the scheme now includes a low earth mound which would be planted with a native shrub mix and standard tree specimens. It is considered that the steep sides of the reinforced earth structure would have been difficult to properly landscape and that the low landscaped mound that is now proposed would in time provide an appropriate degree of landscaping to the timber noise attenuation fencing that surrounds the nets facility.

In the area adjacent to the houses on Fowler Avenue (part j of Condition 35), the amount of tree planting has been reduced to retain views and light and to address comments which were raised by the adjacent residents. Two small kiosk buildings have been constructed in this area to control the operation of a waste water treatment plant. These kiosk buildings are behind no.6 Fowler Avenue. The landscaping scheme has been modified to include some native shrub planting around these kiosks to provide an appropriate degree of landscaping from the adjacent property. The owner of no.6 Fowler Avenue has made representations about the boundary treatment to his garden. The landscaping scheme has now been amended to include a holly hedge of this boundary which would provide some year round visual screening to the cricket ground site without interfering with views or causing shading issues. The area beyond this proposed hedge towards the internal access road would not have a mulch surface but would be soiled and seeded with a species rich grassland mix.

The landscaping of the perimeter spectator mounding behind the houses on Fowler Avenue has also been reviewed including extending a hedge feature running along the crest of the mounding all the way to the pavilion building. This would provide a continuous screen along the crest of the mounding and help to address the overlooking issues that were raised by the residents in this area of the site.

Part k) – the event access from Fowler Avenue that was proposed in the planning application is no longer to be developed. This will avoid further disturbance in this area and also allows for further landscaping works in this area of the site which will have environmental and visual benefits.

In terms of phasing (part m of the Condition), it is proposed that the perimeter landscaping would be undertaken before March 2025 with the remainder of the landscaping works within the interior of the site being undertaken in the following planting season.

The submitted details are therefore considered to be acceptable in terms of ensuring an acceptable degree of landscape mitigation and comply with the requirements of policies G13 and G17 of the South Ribble Local Plan.

In view of the nature and design of the proposals, it is considered that no Convention Rights set out in the Human Rights Act 1998 would be affected.



Recommendation

That the scheme of landscaping details submitted for the purposes of parts a, b, c, d, e, g, h, i, j, k, l, and m of Condition 35 to planning permission LCC/2023/0027 be approved.

Local Government (Access to Information) Act 1985

List of Background Papers

Paper	Date	Contact/Directorate/Ext
LCC/2023/0027/3	January 2025	Jonathan Haine, Planning and Environment 01772 534130

Reason for Inclusion in Part II, if appropriate

N/A

