

1. Introduction

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- 1.1 Taylor Wimpey and Homes England (hereafter referred to as the 'Applicants') are seeking to obtain two planning permissions for two separate residential-led mixed-use developments on land to the east of Penwortham Way known as 'The Lanes, Penwortham' (hereafter referred to as 'the Site'). The Site is located within the administrative authority of South Ribble Borough Council (SRBC). A single 'global' Environmental Impact Assessment (EIA) has been undertaken, and a single Environmental Statement (ES) produced which has assessed the potential impacts of both of the applications which together comprise the 'Proposed Development'.
- 1.2 The wider site is allocated in the South Ribble Local Plan (adopted in July 2015) as a Major Site for Development (under Policy C1) for 1,350 residential dwellings, and the land to the south of the allocated site is designated as Safeguarded Land. The planning applications will bring forward the majority of the allocated site for c. 1,100 residential units that is within the Applicants' control, along with the associated infrastructure required to facilitate the remaining Allocation. The planning application boundaries for the outline applications are shown edged red on an Ordnance Survey (OS) base maps presented at the end of this chapter (**Volume 2a: Main Text Figures – Figure 1.1 and Figure 1.2**). The Site is described in detail in Chapter 3: Site Description. Detailed descriptions of the proposals are provided in Chapter 5: The Proposed Development, which is supported by a series of plans and drawings.
- 1.3 Avison Young, who are competent EIA experts have been commissioned by the Applicants to co-ordinate the Environmental Impact Assessment (EIA) process and produce the ES for the Proposed Development. As such, this ES has been coordinated by Avison Young's Environmental Planning team who are members of the Institute of Environmental Management and Assessment (IEMA) EIA Quality Mark. This voluntary scheme demonstrates excellence in the field of Environmental Impact Assessment (EIA). Accreditation was achieved following the critical review of various Environmental Statements (ES) prepared by Avison Young and a raft of in-depth interviews regarding the Team's professional experience, activities, business functions and contribution to innovation in the sector. On-going accreditation will be subject to continued independent evaluation by IEMA and the fulfilment of ongoing professional commitments. The ES aims to provide sufficient information to enable SRBC to make an informed decision on whether to grant planning permission.

The Site

- 1.4 The application site which includes both the outline applications, is irregular in shape and occupies approximately 52.27 hectares (ha) on land to the east of Penwortham Way to the south of the settlement of Penwortham (this includes the Application A site area of 45.88 ha and Application B site area of 6.39 ha). The Site is located within

the administrative authority of SRBC. The northern extent of the Site is located within the ward of Charnock and the southern extent is located within the ward of Farington West. Parcels of land which lie within the wider C1 allocation have been excluded from the application site as they are not within the Applicants' control.

- 1.5 The application site is the land within the red line boundary of both applications (see **Volume 2a: Main Text Figures - Figure 1.1** and **Figure 1.2**). The application site is part of the wider allocation C1 which is hereafter referred to as 'the Allocation Site'. A masterplan has been prepared by the applicants which includes the application site and the allocation site and the safeguarded land to the south (hereafter referred to as 'the Masterplan site').
- 1.6 The Site is bound by Penwortham Way to the west, existing residential development to the north, the West Coast mainline railway to the east and agricultural fields (designated as Safeguarded land) to the south. Third party land is located in the east and northeast of the allocated area adjacent to the Site.
- 1.7 The Site comprises a mix of land uses including:
- Agricultural land separated into a number of fields by fences, hedgerows and trees and associated buildings;
 - Pylon corridor; and
 - Roads.
- 1.8 The Site surrounds a number of residential dwellings and light industrial buildings, while some of these buildings are within the applicants' control, these are not included within the application boundary.
- 1.9 The surrounding area comprises a mix of agricultural land to the west beyond Penwortham Way. To the south are residential dwellings and some light industrial buildings along Cootes Lane/Chain House Lane, beyond which is agricultural land. The settlements of Penwortham and Kingsfold are located to the north and Tardy Gate to the east beyond the railway line.

Development Proposals

Outline of the Proposed Development

- 1.10 Environmental constraints and potential effects have been identified throughout the EIA process and, where these effects are adverse, mitigation has been incorporated into the proposals through design. Where environmental mitigation measures have not been integrated into the proposals through design, it is expected that the requisite mitigation measures will be secured by planning conditions. These have been identified where appropriate in each technical chapter (Chapters 7-18) and summarised in Chapter 19: Summary of Mitigation and Residual Effects.
- 1.11 The key components of the Proposed Development are listed below, and a detailed description is included in Chapter 5: The Proposed Development:

Application A: Residential-Led Mixed-Use

1.12 The first 'outline' planning application (hereafter referred to as 'Application A') is submitted with all matters reserved except for means of access and proposes:

- Up to 920 dwellings (use class C3 and C2);
- A local centre including (up to 2,500m²) Retail, commercial, employment and community uses including a mobility hub and third space¹ within Use Classes E (a, b, c, e, f and g) and sui generis;
- A two-form entry primary school (use class F1);
- Green infrastructure;
- Associated infrastructure; and
- Means of access.

1.13 A site location plan is presented at **Figure 1.1**. The full description of development on the outline planning application form is:

"Outline planning application for all matters reserved for the principal means of access proposing the demolition of certain existing buildings and a residential-led mixed-use development (Use Classes C3 and C2), a local centre including retail, employment and community uses (Use Classes E and Sui Generis), a two form entry primary school (Use Class F), green infrastructure, and associated infrastructure."

Application B: Residential-Led Mixed-Use

1.14 The second 'outline' planning application (hereafter referred to as 'Application B') is submitted with all matters reserved and proposes:

- Up to 180 dwellings (use class C3 and C2);
- Green infrastructure;
- Associated infrastructure; and
- Means of access.

1.15 A site location plan is presented at **Figure 1.2**. The full description of development on the outline planning application form is:

"Outline with all matters reserved except for the principal means of access proposing residential development (Use Classes C3 and C2), green infrastructure and associated infrastructure."

1.16 In line with Policy C1, a masterplan for the wider site and the safeguarded land to Coote Lane to the south (designated in the Local Plan as 'Site S2') has been prepared by the Applicants. The purpose of the Masterplan is

¹ The Third Space facility will provide a co space working environment for the use of new residents to the Site and the existing community.

to guide the future development of the Site in order to ensure development is brought forward in a comprehensive and co-ordinated manner. Once approved, the Masterplan will become a material consideration in the determination of all future planning applications relevant to the Site. The Masterplan, supported by a Design Code and an Infrastructure Delivery Schedule, was submitted to the Local Planning Authority at the same time as the outline planning application. The Masterplan for the wider site can be seen in the Design and Access Statement (DAS) (5Plus, 2021) which is submitted with the outline application.

The Planning Application and Environmental Impact Assessment

EIA Context

- 1.17 EIA is a systematic process by which information about the scope and likely environmental effects of a Proposed Development are assessed and presented to the Local Planning Authority ('LPA'), relevant stakeholders and the public to inform the decision on whether the development should be granted planning permission.
- 1.18 The Proposed Development constitutes 'EIA development' under the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017 (SI 2017/571) (hereafter referred to as the 'EIA Regulations'). Criteria for establishing the need for an EIA are set out in Schedules 1 and 2 of the EIA Regulations. The Proposed Development falls under Schedule 2, Category 10 'Infrastructure Projects', Subsection (b) 'Urban Development Projects', and is likely to give rise to significant environmental effects
- 1.19 This document is the ES which reports the findings of the EIA and supports the planning applications for the Proposed Development. It has been prepared by Avison Young with technical contributions from a range of specialist consultants experienced in EIA (see **Appendix 1.1**).
- 1.20 This ES assesses both Application A and Application B. If Application B is not brought forward it will not give rise to significantly different impacts than Application A only unless otherwise stated in the technical chapters.

The Planning Application and the Environmental Statement

- 1.21 This ES relates to the planning applications which are defined by the description of the developments, the proposed parameter plans for development and the detailed plans that accompany the applications.

The Planning Application Packages

- 1.22 The planning application package for the outline applications consists of the following documents:
- Planning Application Forms;
 - Certificates of Ownership;
 - Notices;
 - Supporting Planning Statement;

- Design & Access Statement;
- Affordable Housing Statement;
- CIL Liability Form;
- Biodiversity Net Gain Calculation;
- Statement of Community Involvement;
- Waste Management Strategy;
- Suite of Application Drawings; and,
- Environmental Statement (Volumes 1-3).

The Environmental Statement

1.23 The ES is divided into three volumes and the contents outlined below:

- **Volume 1: Non-Technical Summary** – A document providing a synopsis of the ES without utilising technical language. The summary includes a description of the development, the potential environmental effects associated with the development and the measures proposed to mitigate these impacts.
- **Volume 2: Main Text** – This volume contains the main body of text of the ES, split into chapters. It provides an introduction, the approach to assessment, the assessment of alternatives, a description of the Proposed Development, a review of relevant planning policy, a series of technical assessments relating to specific environmental topics including cumulative and combined effects and a summary of residual effects.
- **Volume 2a: Main Text Figures** – This volume contains the figures which support the chapters of Volume 2: Main Text.
- **Volume 3: Appendices** – This volume contains supporting information and a collection of technical reports upon which the conclusions of the ES are based.

Environmental Statement Availability

1.24 The Non-Technical Summary, ES and Appendices are available for viewing at on the SRBC planning portal². Further copies of the ES and Technical Appendices are available on CD at a cost of £25 from Avison Young. Contact details are as follows:

² <https://publicaccess.southtribble.gov.uk/online-applications/>



Avison Young
Norfolk House
7 Norfolk Street
M2 1DW

Contact: Richard Kevan

Tel: 0161 834 7187

South Ribble Borough Council
Civic Centre,
West Paddock,
Leyland,
PR25 1DH

Contact: Janice Crook

Tel: 01904 551 550