

## 5. The Proposed Development

### Introduction

5.1 Schedule 4, Part 1 of the 2017 EIA Regulations outlines the information that should be provided within an ES which includes:

- (a) *"A description of the location of the development;*
- (b) *A description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land use requirements during the construction and operational phases;*
- (c) *A description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used;*
- (d) *An estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases)."*

5.2 This chapter and the accompanying figures define each application area, the study area, the maximum quantum of development proposed, the means of access and describes the Proposed Development in line with Schedule 4 of the EIA Regulations as far as possible considering the outline nature of the application. A description of the broad construction methods and processes is presented towards the end of this chapter.

5.3 The information presented in this chapter alongside the plans submitted for approval form the basis of the EIA and provides the level of detail required to enable the assessment of environmental effects in line with the 2017 EIA Regulations.

5.4 This ES assesses both Application A and Application B together. If Application B is not brought forward then the environmental effects associated with Application A only will not be significantly different to those that are likely to arise in relation to Application A and Application B together, unless otherwise stated in the technical chapters.

### Description of the Development

5.5 The two residential-led planning applications are submitted in outline with all matters reserved (including scale, layout, appearance and landscaping) except for the principal means of access. The developments propose the demolition of certain existing buildings and construction of residential led mixed-use developments comprising:

- Application A:
  - Up to 920 dwellings;
  - A new two form entry primary school;
  - A new Local Centre, including a mobility hub and third space<sup>1</sup>;
  - Green Infrastructure; and
  - Associated Infrastructure.
- Application B:
  - Up to 180 dwellings;
  - Green Infrastructure; and
  - Associated Infrastructure.

5.6 Details of the Proposed Development is described in the following sections. Further supporting information is provided in the accompanying Design and Access Statement (DAS) (5Plus, 2021) for the outline residential-led applications.

### Planning Context to the Applications

5.7 The South Ribble Local Plan was adopted in July 2015 and covers the period 2012 – 2026. The application site allocation site is allocated as a Major Mixed Used Development Site under Policy C1 in the Local Plan and the land to the south of the allocated site is designated as Safeguarded Land. The Site is allocated for a range of uses including residential, commercial and commercial uses, green infrastructure and community facilities. Policy D1 'Allocation of Housing Land' of the Local Plan allocates the Site for an estimated 1,350 dwellings. The Proposed Developments will deliver the construction of 1,100 residential dwellings on land under the Applicants' control, along with the required facilities to facilitate the delivery of the whole 1,350 unit allocation, as well as protecting the route of the CBLR on land within the Applicants' control through the delivery of the internal Spine Road which meets the councils desired specification for the CBLR.

### Development Parameters

5.8 As detailed in Chapter 2: Approach, the assessment parameters include the land use parameter plans, maximum building heights parameter plans, demolition plan and means of access plan. These plans, along with the written description of the Proposed Developments, allow the likely significant effects of the proposals to be fully assessed so that appropriate mitigation measures can be identified. The development parameters which have been used within the assessment of environmental effects are presented in Table 5.1 and Table 5.2 below.

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

Table 5.1: Application A Development Parameters

EIA Parameters	Purpose	Reference	Drawing Number
Application A Planning Application Boundary	Defines the extent of Application A and the proposed residential-led mixed-use development.	<b>Figure 1.1</b>	05745_MP_00_1000
Application A Land Use Parameter Plan	Defines the type of development permissible within the identified zones of Application A.	<b>Figure 5.1</b>	05745_MP_00_1001
Application A Maximum Height Parameter Plan	Defines the maximum height of development permissible within the identified zones within Application A. Heights are defined in storey height and taken from the existing topographical level (unless otherwise stated).	<b>Figure 5.2</b>	05745_MP_00_1002
Application A Demolition Plan	Defines the buildings on site which will be demolished within Application A.	<b>Figure 5.3</b>	05745_MP_00_1003
Access Plan	Defines the access arrangement to the Site from Penwortham Way	<b>Figure 5.4</b>	VN211918_D103
Access plan	Defines the access arrangement to the Site from Bee Lane	<b>Figure 5.4a</b>	VN211918-D105

Table 5.2: Application B Development Parameters

EIA Parameters	Purpose	Reference	Drawing Number
Application B Planning Application Boundary	Defines the extent of Application B and the proposed residential development.	<b>Figure 1.2</b>	05745_MP_00_2000
Application B Land Use Parameter Plan	Defines the type of development permissible within the identified zones of Application B.	<b>Figure 5.5</b>	05745_MP_00_2001
Application B Maximum	Defines the maximum height of development permissible within the identified zones within	<b>Figure 5.6</b>	05745_MP_00_2002

EIA Parameters	Purpose	Reference	Drawing Number
Height Parameter Plan	Application B. Heights are defined in storey height and taken from the existing topographical level (unless otherwise stated).		

5.9 A set of illustrative plans are detailed in Table 5.3. these illustrative plans provide an indication of the likely form and layout of development across both application sites.

Table 5.3: Supporting and Illustrative Plans

Supporting Plans	Purpose	Figure Reference	Drawing Number
Illustrative Masterplan Application A	Provides an indication of the likely form of development for Application A.	<b>Figure 5.7</b>	05745_MP_00_1004-100
Illustrative Masterplan Application B	Provides an indication of the likely form of development for Application B.	<b>Figure 5.8</b>	05745_MP_00_2004-100
Indicative Phasing Plan	Provides an indication of the phasing for the delivery of the outline residential-led applications.	<b>Figure 5.9</b>	MP_00_4005
Indicative Open Space Plan	Provides an indication of the likely layout of the Public Open Space on site.	<b>Figure 5.10</b>	755_101 Rev K

5.10 The Proposed Development will be brought forward in accordance with the parameter plans which are submitted for approval.

### Use and Amount

5.11 The planning applications propose a residential led mixed-use development as set out in the Table 5.4 below.

Table 5.4: Proposed Development Uses

Use	Proposal
Residential (Applications A and B)	The scheme proposes the construction of up to 1,100 residential dwellings (Use Class C3 and C2) across the Application A and B sites, comprising a mix of bungalows, detached, semi-detached, mews and apartment properties ranging from 1-4 bedrooms. A proportion of the dwellings could comprise specialist housing for the elderly and 30% affordable housing is proposed in line with policy requirements.

Use	Proposal
Local Centre (Application A)	Retail, commercial, employment and community uses including a mobility hub and third space within Use Classes E (a, b, c, e, f and g) and sui generis; extending up to 2,500 sqm
Primary School (Application A)	A two-form entry primary school within Use Class F1 (a) extending up to 1,200 sqm, on a site area of 2 hectares.
Green Infrastructure (Applications A and B)	Extensive green infrastructure up to 16.09 hectares.

- 5.12 Flexibility is required to enable development to be brought forward in line with market demand, therefore, a maximum quantum of development is proposed for the combined mix of uses as proposed. The ES is based on the maximum quantum of development for which planning permission is sought as this represents the worst-case scenario in impact terms for each technical assessment.
- 5.13 The following sections describe the Proposed Development as illustrated on those plans set out in Table 5.1 to 5.3 above which have informed the technical assessments as presented in Chapters 7-17.

## Proposed Residential Use

- 5.14 The Proposed Developments comprise of up to 1,100 residential dwellings (Use Class C3 and C2), these are split across the two residential applications, up to 920 residential dwellings are proposed for Application A and up to 180 residential dwellings are proposed for Application B. A proportion of the developments could comprise specialist housing for the elderly (Use Class C2). The properties will comprise a mix of detached, semi-detached, mews and apartment properties ranging from 1 – 4 bedroomed dwellings in size. Building heights will be restricted to 2.5 storeys in areas of the Site surrounding existing residential dwellings. Buildings in the remainder of the Site will have their heights restricted to 3 storeys (see **Figure 5.2** and **Figure 5.6**).
- 5.15 The areas designated for residential development are presented on the Land Use Parameter Plans presented at **Figure 5.1** and **Figure 5.5**.
- 5.16 As denoted in the Land Use Parameter Plans, residential dwellings have been set back from Penwortham Way to the west and the West Coast mainline railway to the east of the Site.

## Proposed Educational Facility

- 5.17 A new two form entry primary school is proposed as part of the development proposals (Use Class F1(a)) and will extend up to 1,200 sqm, on a site area of 2 ha. The primary school will provide approximately 420 new primary school places (based on 14 classes with an average size of 30 pupils). Due to the outline nature of the application,

the precise location of the primary school has not been defined and will be located within the Application A site. In order to assess a worst-case scenario, the assessment of the potential impacts assumes that the primary school is located adjacent to existing residential receptors which border the Site, or adjacent to new residential receptors forming part of the Proposed Development. Areas of the Site which may be developed for these uses are identified within **Figure 5.1**. The parameters also assume a worst case at this stage in terms of building height and therefore the primary school could extend to a maximum of 3 storeys in height in line with **Figure 5.2**.

- 5.18 Although the precise location cannot be identified, the Illustrative Masterplan of the Site indicates the likely location of the school (see **Figure 5.7**).

## Proposed Retail and Commercial Uses

- 5.19 There is an opportunity for commercial and retail development to be delivered within the Site to promote local and sustainable living. At this stage occupiers have not been identified, therefore the commercial and retail units could include a variety of uses, including Use Classes E (a, b, c, d, e, f, and g) and Sui Generis.
- 5.20 The maximum quantum for retail and commercial uses will be 2,500m<sup>2</sup>. Due to the outline nature of the application, the precise location of the retail and commercial units has not been defined and will be located within Application A. In order to assess a worst-case scenario, the assessment of the potential impacts assumes that the retail and commercial elements of the proposals are located adjacent to existing residential receptors which border the Site, or adjacent to new residential receptors forming part of the Proposed Development. Areas of the Site which may be developed for these uses are identified within **Figure 5.1**. The parameters also assume a worst case at this stage in terms of building height and therefore the units could extend to a maximum of 3 storeys in height in line with **Figure 5.2**.
- 5.21 Although the precise location cannot be identified, the Illustrative Masterplan of the Site indicates the likely location of the retail and commercial uses within the heart of the development and accessible via active travel corridors by new and existing residents to encourage local living (see **Figure 5.7**).

## Landscaping, Green Infrastructure and Open Space

- 5.22 Extensive green infrastructure is proposed as part of this outline planning application which is shown on the Indicative Open Space Plan (**Figure 5.11**). The total amount of green infrastructure proposed is up to 16.09 hectares which can be broken down in Table 5.5 below.

Table 5.5: Green Infrastructure and Open Space Provision

POS Typology	Policy Requirement (ha)	Total Provision (Applications A and B) (ha)
Amenity Green Space	3.51	6.35  (of which 0.40 in Pylon Corridor & 0.99ha in flood management & 1.55 ha in SUDS (0.56 swale) & 0.05ha is allotments)
Equipped Play Areas	0.21	0.3
Parks and Gardens	On-site provision is not required as the Site is within 1000m of Central Parks	N/A
Natural / Semi Natural	5.05	9.44  (of which 0.865ha in Pylon Corridor & 1.30ha is SUDS) and 0.08ha is allotment)
Ponds	N/A	Existing retained: 0.0270ha  Proposed: 0.310ha
<b>TOTAL</b>	<b>8.77</b>	<b>16.09</b>

5.23 As well as largely safeguarding the existing, established landscape structure, the development will deliver significant and extensive new open space to form a coherent green infrastructure network. This network links with existing off-site resource as well as to the built environments which flank the Site. In this way existing and new communities will benefit from improved sustainable movement and wellbeing opportunities which a green infrastructure approach can bring. The Indicative Open Space Masterplan proposes:

- 6.35 ha of new amenity green space which will include community facilities. In particular a Village Green at the centre of the scheme will provide a high-quality flexible space for community space in close proximity to the Local Centre. The landscaping of the amenity green space will largely comprise of ornamental shrub planting (including hedges), native shrub planting (including hedges), ornamental Woodland (Including Individual trees, tree groups and orchards), amenity grassland and wildflower meadow (including swales);
- The scheme expands the natural resource at the Site through 9.44 ha of natural/seminatural space. This open space will be accessible for public use as well as managed for biodiversity gain;

- 0.13 ha of allotment space is provided to make provision for new residents;
  - All surface water relating to the development will be managed through the inclusion of swales and attenuation basins which have been designed to be an integral part of the green infrastructure network;
  - All existing PRoW are integrated into the landscape framework to ensure sustainable routes are attractive alternatives to vehicular routes; and
  - The existing Lanes will be retained as green lanes with pedestrian and cycling priority.
- 5.24 The land underneath the Pylon Corridor which amounts to approximately 4.7 hectares will be protected from development as shown on the Land Use Parameter Plan. This land will be for publicly accessible and maintained for the enjoyment of future residents of the Site. However, this land is not required to meet the POS requirements for the Site.

## Highways and Access

- 5.25 The means of access for which full permission is sought relates to vehicle, cycle and pedestrian accesses and these are illustrated on the Land Use Parameter Plan (**Figure 5.1**). The detailed means of access (shown on **Figure 5.4 and 5.4a**).
- 5.26 A new vehicular site access is proposed off Penwortham Way in the form of a traffic signal-controlled junction. This will be designed acknowledging the County Council's desire to improve the capacity of the Penwortham Way corridor. Access can be provided for a new or extended bus service servicing the Site accessing via Penwortham Way with an internal loop provided to ensure good penetration and access to services, remembering that existing services along Leyland Road will still remain available and attractive to many.
- 5.27 All development-related motor vehicle traffic (with the exception of a small parcel of land in the north east corner of the Site) will utilise the new access on Penwortham Way and will not be permitted to use the existing Lanes. Instead, an internal network will provide a suitable hierarchy acknowledging national design criteria to promote enhanced streets, informal streets and pedestrian-priority streets with appropriate active frontage to reinforce a low-speed residential environment.
- 5.28 A small development parcel in the north east corner of the Site comprising approximately 40 dwellings will be accessed via Bee Lane / Bee Lane Bridge.
- 5.29 In line with the principles set out within the revised Masterplan, the outline applications adopt a "Vision and Validate" approach with a hierarchy for travel choice in the following order:
- Local living and virtual mobility
  - Active travel;
  - Shared travel; and



- Single occupancy vehicles.
- 5.30 The vision for the Site is to promote local living and virtual mobility which are integral to promoting the internalisation of trips which is required to minimise the pressure on the existing transport networks, thereby limiting the need for additional network capacity enhancements which are only likely to encourage more vehicular traffic.
- 5.31 The existing Lanes, many of which are already adopted highway and PRow, provide the opportunity to create an active travel network within the Site which respects the local setting and seeks to retain much of the rural character. This can be achieved by ensuring there is no increase in motor vehicular traffic using existing Lanes through infrastructure and alternative routing arrangements. The Lanes can continue to be used predominantly by pedestrians and cyclists in a low-speed environment, supplemented by a number of new internal pedestrian and cycle routes to enhance connectivity.
- 5.32 Each of the pedestrian and cycle routes within the Site (both new and existing) will be lit, surfaced, be generally overlooked and be of high quality to ensure access on foot and by cycle is maximised. Existing Public Rights of Way will be retained along existing alignments with consideration given to upgrading routes to bridleway status to be determined within future reserved matters planning applications as the Site is brought forward.

## Surface Water Drainage Strategy and SuDS

- 5.33 Two main surface water outfalls from the development area are proposed to the northern tributary boundary culvert and the second, direct to this system where it crosses Penwortham Way to the north west, downstream of Kingsfold.
- 5.34 The area most vulnerable to surface water flooding lies to the northern area of the Site and relies for drainage on the northern tributary culvert which flows through the adjacent Kingsfold development.
- 5.35 A ditch and a flood basin area will be formed along the north boundary to pick up, contain and overall better manage surface water flows entering from the north.
- 5.36 Development levels will be set to provide the appropriate freeboard above the design risk level.
- 5.37 On this basis, a reallocation of contributing area from the existing northern catchment into developed southern catchment is proposed with a commensurate reduction in run off rates and volumes, and hence flood risk to existing and the Proposed Development in the northern area.
- 5.38 Additionally, development run off rates overall will be significantly reduced from existing rates.
- 5.39 The proposals therefore will achieve a significant reduction in the rate of surface water run-off into the Mill Brook tributary.

- 5.40 Surface water flows from the southern catchment will be attenuated onsite within an attenuation basin and swale system located alongside the central Spine Road and the west boundary with Penwortham Way.
- 5.41 Surface water flows from the northern catchment will be contained in pipe and pumped into the southern catchment system.
- 5.42 Highways, houses and associated hard surfaces will be served by piped surface water systems designed to adoptable standards to ensure, at minimum, no flooding up to the 1 in 30-year event.
- 5.43 Overall flows up to the 1 in 100-year event plus allowance for climate change within both systems will be contained on site within the basin, swale and pipe systems, supplemented by appropriate setting of levels.
- 5.44 The existing lanes and property will continue to be drained by the land drainage system.
- 5.45 Overall development levels will be set to create overland flow paths to ensure that there is no increased risk of surface water flooding to existing property and, where achievable, any existing risk is mitigated.
- 5.46 Ground conditions preclude infiltration, limiting opportunities to address water quality. However, the risks associated with residential housing range from low to very low.
- 5.47 It is proposed that the pipe drainage from the central catchment be drained to an attenuation basin/swale system. This proposal together with trapped gullies to the adoptable roads will inherently provide two levels of treatment to address any perceived risk to water quality.
- 5.48 For the northern catchment, given the requirement to pump surface water, one level of treatment will be provided by the introduction of trapped gullies to adoptable roads.

## Construction

- 5.49 Precise construction methodologies will only be finalised once a contractor is appointed. It is expected that the appointed contractor and its sub-contractors will at all times apply the principle of Best Practicable Means.

### Construction Programme and Enabling Works

- 5.50 The overall phasing strategy for the Proposed Development seeks to deliver the proposals over an 8-year construction period commencing in 2023 including any enabling works required.
- 5.51 In summary, the anticipated construction programme is as follows:
- Start on site – by the end of 2023;
  - Anticipated first occupation – by the end of 2025; and
  - Full site completion by the end of 2031.

- 5.52 Due to the size of the development, a phased approach to construction will be undertaken. The sequencing of the delivery of the indicative phases is currently unknown. Should the application be approved, the Local Planning Authority is invited to impose a condition which requires a detailed phasing plan to be submitted to SRBC as part of the first reserved matters application. An indicative phasing plan for the outline residential-led application is presented at **Figure 5.9**. The technical chapters of this ES have assessed the full development (i.e., Application A and Application B) where phasing gives rise to different effects this has been noted in the chapters.
- 5.53 Demolition of some of the existing structures on site shall be undertaken as part of the enabling works. The Demolition Plan (**Figure 5.3**) shows the locations of the structures that are to be demolished.
- 5.54 As noted above, the Proposed Development is anticipated to be built over an approximate 8-year period. During this time, there will be a mix of construction and development traffic. Construction traffic will include the movements of workers associated with the construction of infrastructure and individual plots. Construction access is to be taken from Penwortham Way.

### Vegetation and Tree Clearance

- 5.55 Vegetation clearance will be required to facilitate development such as some tree clearance to facilitate construction of the proposed buildings. Clearance will take place outside of the bird breeding season (March to August inclusive), where possible. Should this not be possible, pre-clearance checks will be undertaken prior to vegetation clearance. Any updated ecological surveys and any licensing procedures would also be undertaken.

### Site Compounds

- 5.56 The Site compounds will be carefully positioned within each phase to avoid unnecessary visual or noise nuisance to adjacent land users.
- 5.57 It is proposed to utilise the compound area of each phase to offload, store and handle materials as well as for welfare facilities where appropriate. The location of the compound will enable materials to be offloaded in one controlled area and then moved within the Site to the required building area. It is envisaged that strict management of loading zones will be implemented by way of a delivery booking system, which will ensure that material movements are efficiently managed and will also facilitate a 'just in time' delivery regime. Where possible, material movements will be managed to coincide with quiet periods.

### Hours of Work

- 5.58 Working hours will be subject to agreement with SRBC. However, it has been assumed that standard working hours would be followed. These are presented below:
- Monday: Friday: 07:30 - 18:00;
  - Saturday: 08:00 - 13:00; and

- No working on Sundays or Bank Holidays.
- 5.59 Exceptions may arise, for example when abnormal loads are delivered or when specialist activities are conducted, when works may be required outside of these times. The applicant acknowledges that should these circumstances arise, the appropriate permissions and notifications would be sought in advance from SRBC.

5.60 Where works unavoidably need to take place outside the core working hours, occupiers of nearby residential properties shall be informed by the contractor in advance of the works and their likely duration.

### Construction Environmental Management Plan

5.61 An outline Construction and Environmental Management Plan (CEMP) has been produced (see **Appendix 5.1**) which sets out likely and anticipated construction methodology which will be developed by developers and contractors prior to commencement of construction on site at the reserved matters stage. The contractors will then develop their own fully detailed construction management plan prior to commencement of works on Site.

5.62 The Plan demonstrates a commitment to achieving high environmental standards and compliance with considerate contractor scheme procedures. The Plan includes best practice measures and those mitigation measures identified through the EIA process. In summary, it provides the following:

- The Construction Programme;
- A broad plan of construction works, highlighting the various work stages and associated schedule of works and equipment requirements;
- An overview of environmental constraints and receptors;
- Site layout arrangements;
- Wheel Washing facilities;
- Site working hours;
- Outline of key environmental management measures and details of any requirements for monitoring; and
- Outline of the mitigation measures required during the construction phase of the development.

5.63 Refer to Chapter 19: Summary of Mitigation and Residual Effects for those measures covered in the CEMP specific to the Site.

## Summary

5.64 This chapter has presented a description of the Proposed Development which is supported by a set of parameters plans and drawings. The description and development parameters set out the basis for the assessments described in this ES.

- 5.65 The potential environmental impacts of the construction phase of the Proposed Development have been considered and all controls or measures to mitigate these effects are in line with current environmental standards and legislative requirements. Further detail of construction impacts has been presented in each technical chapter, where applicable.
- 5.66 The Applicants have developed an outline CEMP which provides a framework for the approach to be taken for managing construction works. Developers and contractors will then develop their own fully detailed construction management plan prior to commencement of works on Site at the reserved matters stage, thereby ensuring that any potential environmental effects are within suitable standards or mitigated in accordance with measures identified through the EIA process, where no standards exist.