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EP ref: 9069

John Coxon

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By e-mail only: [REDACTED]

Dear Lorraine

Re: Reserved matters application A/20/89391/RMMAJ - Land east of Rectory Farm, Rectory Lane, Standish, Wigan

Please find attached the following revised plans and documents:

- Affordable Housing Plan Rev B
- Boundary Treatment Plan Rev D
- Drainage Strategy Plan Rev C 1 of 2
- Drainage Strategy Plan Rev D 2 of 2
- Materials & Hard Landscaping Layout Rev B
- Planning Layout Rev J (colour)
- Planning Layout Rev J
- Refuse Strategy Rev C
- Storey Heights Plan Rev B
- Driveway Swept Path Analysis Rev A
- House Type Pack Rev B
- Landscape Layout Rev F
- Planting Plan 1 of 3 Rev D
- Planting Plan 2 of 3 Rev D

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- Planting Plan 3 of 3 Rev D
- Sections Rev B

For ease of reference the above includes the plans that were submitted to you at the end of December. This package therefore represents a complete pack of updated plans which should form the basis of a formal re-consultation. We can confirm that the uplift in the application fee (£1,386.00) was paid on 5 January 2020.

Number of dwellings

In revising the layout to address the design and landscape related comments, some amendments to house types have been made, with some plots previously proposed as detached units becoming semi-detached- namely plots 40, 41 and 86 on the original layout (Rev E). This has resulted in the number of dwellings increasing from 116 to 119. However, the amount of built development has not substantially changed, and the overall amount of hardstanding has reduced in response to the previous design comments. The number of dwellings also falls significantly below the permitted maximum (128 dwellings).

Revisions to the layout

Numerous revisions have been made to the proposed layout to address the design and landscape consultation responses, and as discussed during our meeting on 7 December. Overall, the proposed changes would significantly reduce the amount of hardstanding throughout the development, addressing the central theme of the design response, whilst maintaining a high quality streetscene. Landscaping has been used to carefully screen parking areas. As requested, a footpath link has been added along the green infrastructure to the southern boundary of the site, providing a direct route between plots 11-27 and the footpath link to Rectory Lane, increasing permeability.

In summary, the proposed layout reflects the feedback from officers and represents a high-quality, landscape led design which would contribute positively to the character of the area.

Landscaping

The landscaping scheme has been updated to reflect the revised layout, with the amount of soft landscaping and green infrastructure increased because of the reduction in hardstanding / parking areas. The Council's comments on the detailed planting schedule have also been addressed.

Elevations and materials

The proposed brick types have been amended to reflect your comments. The red brick included is now only used on window heads and cills. The proposed roof tiles have been amended, including the introduction of a red roof tile which has been utilised to add visual interest on selected plots. An updated house type pack is also provided, which adds the Montgomery and Jenner house types, and includes revised elevational detailing for the Baird and Trevithick house types.

Highways

Updated swept path analysis is provided to address the queries raised in consultation responses and at our recent meeting. This demonstrates that the roads are refuse vehicle accessible, and the proposed parking spaces can be safely accessed and egressed.

Affordable housing scheme

In response to the previous consultation comments on affordable housing, the revised scheme proposes 17 (57%) units as social rent and 13 (43%) as intermediate. This is based on the Wigan Housing Needs Assessment (HNA) dated May 2020, which identifies that of those in need, the average in Wigan overall is 56.4% affordable and 43.6% intermediate (the split is based on affordability).

The distribution and location of the affordable housing is shown on the amended Affordable Housing Plan. The proposed affordable housing is pepper potted across several streets, and in all cases is located adjacent to market housing. The proposed layout sufficiently distributes affordable housing,

considering the requirements of a Registered Provider to have manageable blocks, with no over-concentration in any one area. The Council's Project Manager for Housing Partnerships and Strategy has previously confirmed that the proposed layout of affordable housing is acceptable in terms of providing for a mixed community.

The mix of the affordable homes would be as follows:

- 6 x 1 bed apartments
- 11 x 2 bed houses
- 13 x 3 bed houses

The proposed mix is considered to provide an appropriate balance between the need for more 3-bedroom affordable homes as identified in the recent HNA, and the need for smaller 1- and 2-bedroom affordable homes as identified in the Standish Housing Needs Assessment.

Construction Environment Management Plan (CEMP)

As you are aware, we were required to submit a template CEMP for validation purposes. You have previously queried whether we can update this to provide a fully detailed CEMP as part of the reserved matters application.

We appreciate that residents may have concerns in relation to issues that will be covered by the CEMP, but the CEMP is unrelated to the reserved matters we are seeking approval of, and there is already a condition which requires a full CEMP to be submitted prior to the commencement of development. Therefore, there is no requirement for the applicant to produce a CEMP in advance of the condition being discharged, and the LPA cannot insist upon it being produced. Furthermore, from a practical perspective, the applicant will only invest in producing a CEMP once the reserved matters scheme has been approved (and the layout is therefore fixed).

Notwithstanding the above, the developer is committed to producing a CEMP for submission following the approval of the reserved matters and will engage positively with the Council on its contents through the condition discharge process.

Heritage

We responded on heritage conservation in our letter of 22 October, which enclosed a previous set of amended plans. As those plans were not subject to full re-consultation, for completeness we hereby re-provide those comments below.

The heritage conservation consultation response flagged up the need for a heritage statement having regard to the proximity of the site to Rectory Farm. However, there was a heritage chapter in the Environmental Statement (ES) which supported the outline application and informed the approved parameters plan, which met the requirements of the NPPF. It is not necessary or reasonable to require a detailed heritage assessment again. However, it is clearly important to ensure that the reserved matters details accord with the outline consent and the recommendations set out within the heritage chapter of the ES.

The heritage chapter of the ES provides the following at paragraphs 11.42 and 11.43:

"Rectory Farmhouse is situated on the north side of Rectory Lane, with open land to the north, east and west, part of which is included in the development site. The farm complex consists of the listed farmhouse, and two brick agricultural buildings, which although unlisted, form part of the historic setting. The buildings stand in a substantial area of land. This is bounded by hedging and trees, which form a good visual barrier. Immediately east of the farmhouse is a group of mature trees, partly within the curtilage of the farmhouse, and partly within the development site. These form an important aspect of the setting of the listed building, and should be retained, together with the creation of an appropriate landscape buffer and new tree planting to protect and enhance the existing setting, and mitigate any harmful impact at a point where development is at its closest.

Without the protection of the existing tree cover and without a landscape buffer, there is the potential for intermediate/minor adverse impact on the setting of the designated heritage asset. With the proposed mitigation in the form of protection of existing tree cover, creation of an acceptable buffer zone and enhanced planting along the eastern boundary of Rectory Farmhouse, the impact of the proposal will be minor adverse/neutral."

The extent of the landscape buffer to the east of Rectory Farm, as referred to above, is shown on the approved parameters plan. The proposed layout does not include any built development within this buffer. Plot 38 has been moved further north-east to accommodate the landscape buffer shown on the approved parameters plan and referred to within Section 11 of the Environmental Statement. The proposed landscaping scheme provides the buffer zone and enhanced planting, in addition to the existing screening, sufficient to comply with the approved parameters, thus ensuring that there is no adverse impact on the listed building as a result of the proposed development.

We therefore conclude that the proposed development fully accords with parameters set by the outline consent and the recommendations set out within the heritage chapter of the ES.

Acoustic information

I can confirm that the additional survey work has commenced today as expected, following confirmation that the trading estate is operating at normal capacity despite current COVID-19 restrictions. A full response on acoustic mitigation will be submitted next week following the additional survey work. All of the acoustic queries raised will be addressed in full through the response.

We trust that you now have all information required to proceed to re-consultation. We have previously agreed a formal extension of time until the 17th February to allow the application to be taken to the committee on the 16th February. There is sufficient time to allow for re-consultation and writing of the officer's report between now and the 16th to ensure the application is taken to this committee.

Should you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely
Emery Planning

John Coxon BSc (Hons), MRTPI
Director