

Ms K Jones  
West Lancashire Borough Council  
52 Derby Street  
Ormskirk  
Lancashire  
L39 2DF

Date: 19 March 2024  
Our ref: 41295/12/SPM/JWoo/30512917v2

Dear Ms Jones,

## Planning Application: Land North of Tollgate Road, Former Yew Tree Farm, Burscough

On behalf of our client, Crompton Property Developments Ltd [CPDL], Nathaniel Lichfield & Partners [Lichfields] is please to submit a detailed planning application for the erection of one building (Use Class E/B2/B8) at Barracuda Business Park, former Yew Tree Farm [YTF], Burscough.

### Application Submission

The application has been submitted via the Planning Portal (ref: PP-12928396) and the requisite application fee of £5,202.00 has been paid by CPDL.

The application comprises the following:

- Covering Letter (this Letter);
- Completed Planning Application Form;
- 105-BBP-07-PL-L01 Location Plan;
- 105-BBP-07-PL-L02 Site Plan;
- 105-BBP-07-PL-G01 Unit 7 - Proposed Floor Plan;
- 105-BBP-07-PL-G02 Unit 7 - Proposed Elevations;
- 105-BBP-07-PL-S01 Material's Schedule; and,
- 105-BBP-07-PL-S02 External Material's Schedule.

## Background

The application site forms a small part of the wider YTF Strategic Site which is allocated for mixed use development under Policy SP3 of the West Lancashire Local Plan [WLLP].

In March 2017, CPDL secured outline planning permission (ref. 2015/0171/OUT) for a residential-led mixed use development relating to a large proportion of the YTF site:

“Outline planning permission (including details of access) for the erection of up to 580 dwellings (C3); Extra Care or Care Accommodation (C2); a Local Centre (comprising up to 500m<sup>2</sup> of A1, A2, A3, A4 and A5 floorspace; and community uses); the construction of 4.6 hectares of Employment Development (up to 13,800m<sup>2</sup> of B1, B2 and B8 floorspace); the provision of open space and associated recreation facilities (including parkland, allotments, play areas, a linear park, cycle and pedestrian facilities); together with the provision of related infrastructure including the construction of drainage works (including sustainable urban drainage systems), roads, services and related utilities; and associated works.”

An application to vary conditions 12 and 36 of the above permission pursuant to Section 73 of the Town and Country Planning Act 1990 [the Act] was approved on 5<sup>th</sup> August 2020 ref. 2019/1093/FUL and is the most recent outline planning permission [OPP].

Four subsequent applications for reserved matters approval have been granted and the OPP is almost fully delivered.

In 2018 CPDL submitted a further hybrid planning application and was subsequently granted. This included outline planning permission for employment land in the eastern part of YTF; and full planning permission granted for a west-east spine road through the site (ref. 2018/0525/HYB). Reserved matters approval for the second phase of employment development was granted in September 2021 (ref. 2021/0113/ARM). The current application site falls within the area that benefitted from outline planning permission.

The application site is located immediately south of Unit 6, Barracuda Business Park.

## The Site and Surroundings

### Site Location

The application site is located to the north of Tollgate Road, within the wider Barracuda Business Park. The site is allocated for employment development under Policy SP3 of the WLLP and the adopted YTF Supplementary Planning Document [SPD].

### Site Description

The application site is a rectangular piece of land, devoid of soft landscaping. The site is predominantly sand is not publicly accessible.

The site is wholly located within Flood Zone 1, the lowest flood risk designation. There are no trees the subject of Tree Preservation Orders [TPO] within or adjacent to the site. There is no known ecology value of the site.

The site is not located directly within, adjacent or in close proximity to any Site of Special Scientific Interest [SSSI] or Special Area of Conservation [SAC], Special Protection Area [SPA] and therefore, there are no ecological or environmental designations considered relevant to the Site. There are no known protected or notable species present within the site.

There are no designated or non-designated heritage assets in close proximity to the site.

## The Proposals

The application seeks full planning permission for:

“Erection of one building (Use Class E/B2/B8) with associated access, infrastructure, and boundary treatments”

The building would have a footprint of 513 square metres [sqm] (5,524 sq ft). The building would also have a mezzanine floor of 98.5sqm (1,060 sq ft). In total, the building would provide 611.5 sqm (6584 sq ft) of floorspace.

The colour of the external cladding of the building would be White, with Blue brickwork, and Anthracite aluminium fenestration.

Vehicular access to the building would be provided via an existing private two-way estate road leading from Tollgate Road providing access to existing units at Barracuda Business Park. Parking for the building would be located to the south. A total of 23 spaces would be provided.

## Planning Policy Review

Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

## Local Planning Policy

The Development Plan for the site comprises the WLLP which was adopted in October 2013.

### West Lancashire Borough Council Local Plan 2012-2027 DPD

The site is located within the YTF Strategic Development Site in Burscough. The most pertinent policies are as follows:

Policy SP3 (Yew Tree Farm, Burscough - A Strategic Development Site) sets out the delivery requirements for the wider Yew Tree Farm strategic development site, including up to 1000 dwellings, 20ha of employment land, a town park, and primary school. An indicative plan is provided within the Local Plan and identifies the application site as safeguarded land beyond 2027.

Policy GN3 (Criteria for Sustainable Development) sets out the criteria for assessing design/setting, accessibility and transport, reducing flood risk, landscaping and the natural environment, and other environmental considerations.

## National Planning Policy Framework

The most recent iteration of the National Planning Policy Framework [the Framework] was published in December 2023 by the Department for Levelling Up Homes and Communities [DLUHC]. The overarching aim of the Framework is to proactively deliver sustainable development to support the Government’s economic growth objectives.

Paragraph 81 of the Framework states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

## Other Material Considerations

### Emerging Local Plan

In February 2024, the Council updated their Local Development Scheme [LDS] which sets out the timetable for the preparation and adoption of the new Local Plan. The Council now anticipate that the new Local Plan is intended to be adopted in late 2027.

The Council are currently working through the responses to the ‘Scope, Issues and Options’ consultation which took place in late 2021-early 2022. The LDS advises that the Council will consult on a ‘Preferred Options’ document in late 2024.

Given the early stage of the emerging Local Plan, it is considered limited weight can be afforded to it.

### Planning Practice Guidance

The National Planning Policy Guidance [PPG] was initially published in March 2014 and it brings together many areas of English planning guidance. Reference is made to this guidance where relevant in subsequent sections of this Statement.

### Supplementary Planning Documents

The Council has adopted the following Supplementary Planning Documents [SPD] which are particularly relevant to the consideration of the current application pursuant to policies within the current development plan:

Yew Tree Farm Burscough Masterplan (February 2015) [YTF SPD]

## Assessment of the Application

This section deals with the main planning issues pertinent to the consideration of this application. These can be summarised as:

Compliance with Policy SP3 of the Local Plan;  
Design;  
Highways; and,  
Amenity.

These issues are assessed below. In all respects, the starting point for the assessment is compliance with the Development Plan (in accordance with Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004), and then other material considerations.

### Compliance with Policy SP3 of the Local Plan

The proposals comprise the erection of one building (Use Class E/B2/B8) on land south of Barracuda Business Park. The site is allocated for employment development under Policy SP3 of the Local Plan, although Policy SP3 also allows for infrastructure and facilities necessary to support the wider development.

On the latest iteration of the approved Site Wide Masterplan for the second phase of employment development (Seafire and Barracuda), the site was edged in blue and labelled 'Proposed Retail Site'.

Whilst a condition was imposed upon units at Seafire and Barracuda Business Park to restrict traditional retail uses, this application seeks planning permission for a building capable of accommodating the full range of uses which fall within Use Class E.

The Indicative Masterplan for the original outline approval at YTF showed an area for retail/community facilities on land just north of Chancel Way. As this consent has been built out through subsequent reserved matters approvals, it is considered necessary to revisit the location for retail/community facilities. In light of this, the application site is considered to be a suitable and appropriate location.

It is considered that the proposed development would comply with Policy SP3 of the Local Plan and the principle of the development would be acceptable.

## Design

The proposals comprise the erection of one building on land south of the Barracuda Business Park. The building would be traditional in design, with a simple dual-pitched roof and external cladding, reminiscent of industrial buildings in close proximity to the site.

Policy SP3 of the Local Plan requires development within the Strategic Development Site to be of a high quality of design, and the scale and massing of development to be appropriate given the site's edge of built-up area location, and in accordance with the Council's Design Guide SPD. Policy GN3 of the Local Plan also requires development to be of high-quality design and have regard to the Council's Design Guide SPD.

The Council's Design SPD provides detailed guidance on achieving good design, including addressing scale, massing and built form, and materiality and detailing.

The site and surroundings are allocated for employment development and the building is complementary and of a style which is expected within an employment area. As such, the design is considered to be acceptable. A full Materials Schedule has also been provided which, if the Council are minded to approve the application, should allow for the imposition of a compliance condition in relation to materials.

It is considered that the proposed development would be compliant with Policy SP3 and GN3 of the Local Plan, the NPPF and the Council's Design Guide SPD.

## Highways

The proposals comprise the erection of a single building with associated access and parking.

Policy GN3 of the Local Plan requires development to incorporate suitable and safe access and road layout design.

## Trip Generation

In terms of trip generation, the proposed building would be modest in size and it is considered that the traffic impact of the building could be accommodated on the local highway network and as such would not cause adverse harm to highway safety or the free flow of traffic in the local area.

## Access

Access to the site would be provided via the existing shared two-way road off Tollgate Road.

Appropriate visibility splays would be provided at the entrance to the site as the proposed gated access is set back from the highway.

Similar access arrangements have been previously considered to be acceptable in relation to the wider Seafire and Barracuda Business Park. Further, given the size of the building, it is likely that the size of the vehicles accessing the site would be smaller than vehicles using larger units which operate more traditional employment uses, falling with Use Classes B2 and B8.

Taking this into account, it is considered that safe and suitable access into the site would be provided.

## Parking Provision

With regards to parking provision, parking for the building would be located to the south and east.

The proposed end use of the building is unknown.

The Council's Parking Standards are set out in Appendix F of the Local Plan, which pre-dates the legislative changes to the Use Classes Order. The standards for a retail use, formerly A1, are 1 car parking space per 15sqm. The standards for a B8 use are 1 car parking space per 100sqm. As such, the standards deviate significantly within the range of uses for which planning permission is sought.

The GEA of the proposed building would be 611.5sqm and the proposed development would provide 23 car parking spaces which is equivalent to 1 car parking space per 26.6sqm. This accords with the Council's parking standards in respect of uses A2, B1, B2 and B8.

It falls slightly short in respect of non-food retail (A1) and short in respect of food retail (A1). However, given the overall size of the unit and the presence of Booth's and Aldi supermarkets to the south and Spar to the north-east on the A59, it is considered unlikely that this application site would be a suitable location for a food retail unit. With regards to non-food retail uses, the application site is located in close proximity to a large residential catchment at YTF. It is considered unlikely that people will visit the site from outside of YTF, given the presence of the retail park off the A59 to the south. As such, it is considered reasonable to assume a large number of visitors would walk and therefore a minor shortfall in car parking would not result in an adverse impact on highway safety.

On the basis of the above, it is considered that sufficient parking would be provided on site.

## Pedestrian Access

There would be no changes to the network of pedestrian footpaths to the site and a pedestrian footpath would be provided to the front of the building which would ensure safe access into the building.

With the above assessment in mind, the proposals are considered to comply with Policy GN3 of the Local Plan, the NPPF and the Council's Design Guide SPD.

### **Amenity**

From an amenity perspective, the proposal comprises a single building on a site adjacent to a wider business park. As such, it is considered that there are no sensitive noise receptors in close proximity to the application site with the nearest residential properties c.200m to the east. As such, it is considered that the proposals would be acceptable.

### **Summary**

The application seeks full planning permission for the erection of one building (Use Class E/B2/B8).

This letter has assessed the merits of the application in comprehensive detail above and it is considered that the proposals would be acceptable with regards to principle, design, residential amenity and highways. It is therefore considered that the proposals would be acceptable and planning permission should be granted without delay in accordance with paragraph 11 of the NPPF.

We trust that the enclosed information is sufficient to allow you determine this application at the earliest opportunity. However, please do not hesitate to contact me should you require clarification on any aspect of the information submitted.

Yours faithfully



**Josh Woollard**  
Senior Planner