

## 3. Site Description

### Introduction

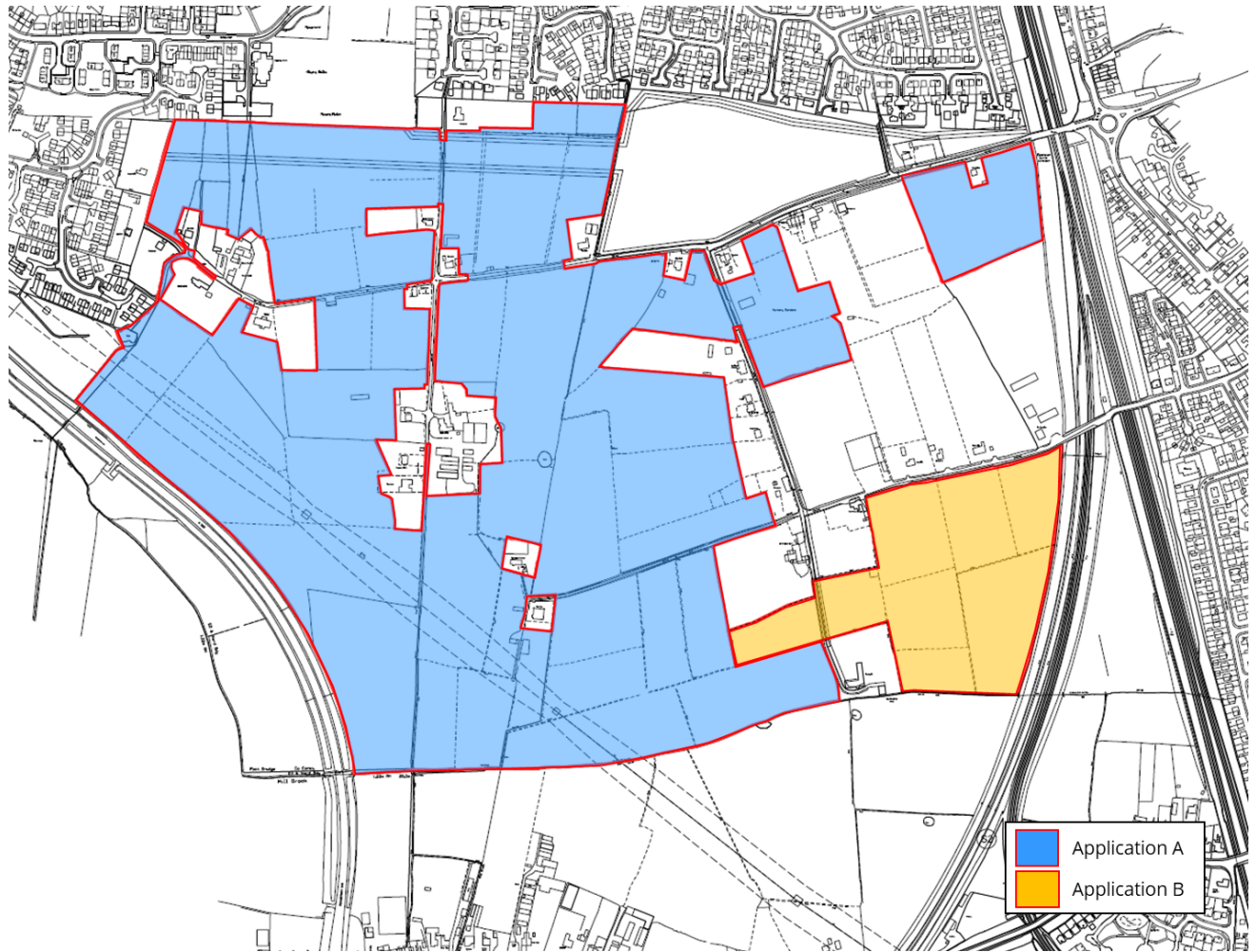
- 3.1 This chapter provides a description of the Proposed Development site including a brief site history and a description of its surrounding area. It also summarises the potential environmental constraints to the Proposed Development of the Site. The context of the Site is described to clearly present the baseline conditions across the Proposed Development area. For the purposes of the ES, 'the Site' refers to both Application A and Application B (as per **Figure 3.1** below).

### Site Location

#### Site Description

- 3.2 The Site is irregular in shape and occupies approximately 52.27 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. **Figure 3.1** shows the location of each application within the Site.

Figure 3.1: Location Plan for Application A and Application B



- 3.3 The Site is currently occupied by a number of individual properties in private ownership which are accessed via Bee Lane, Flag Lane, Lords Lane, Moss Lane and Nib Lane which bisect the Site. Overhead Electricity Pylons pass through the western area of site running in a northwest-southeast direction.
- 3.4 The Site is bound by Penwortham Way to the west, existing residential development south of Kingsfold Drive to the north, the West Coast mainline railway to the east and agricultural fields (safeguarded for development) to the south.
- 3.5 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.
- 3.6 The Site surrounds a number of residential dwellings and light industrial buildings, some of which are controlled by the Applicants however none lie within the application boundary.

- 3.7 The Site lies within Flood Zone 1 meaning that the Site has a less than a 1 in 1,000 (1:1,000) annual probability of flooding from fluvial sources. Mill Brook forms a short section of the Site's southern border which is a tributary of the River Ribble, which itself is located approximately 1.5km north of the Site. The river Lostock is located approximately 1km southeast of the Site beyond Farrington.
- 3.8 There are a number of Ordinary Watercourse features (defined as a river, stream, ditch, drain, cut, dyke, sluice, sewer (other than a public sewer) through which water flows) present within the Site.
- 3.9 There are no foul or combined sewers present within the Site boundary. The existing properties encompassed by the Site are served by septic tanks and cesspits.
- 3.10 The bedrock geology is that of the Singleton Mudstone Member (Mudstone). This is overlain by Devensian Till (Diamicton) superficial deposits.
- 3.11 There are no active or historic landfills located either within the Site boundary or within 1km of the Proposed Development.
- 3.12 The Site has remained as undeveloped agricultural land since earliest mapping records.
- 3.13 There are no statutory ecologically designated sites either within the Site boundary or within 2km of the Site. No non-statutory ecologically designated sites are located within the Site boundary, however, Preston Junction Local Nature Reserve (LNR) is located approximately 0.8km northeast of the Site.
- 3.14 Within the Site there are 171 individual trees and 95 groups of trees; out of this population 11 individual trees and 4 groups of trees were categorised as high quality (Category A), 83 individual trees and 62 groups of trees were of moderate quality (Category B) and 77 individual trees and 29 groups of trees were of low quality (Category C) features. This is a reflection of the general good condition and relative maturity of the population.
- 3.15 There is a Tree Preservation Order present on the Site.
- 3.16 There are no statutory heritage designations (Scheduled Monuments, Grade I Grade II Listed Buildings, Conservation Areas, Registered Parks and Gardens or Registered Battlefields) within the Site boundary. There are a number of designated heritage assets located within the vicinity of the Site.
- 3.17 The predominant source of local noise originates from road traffic on Penwortham Way to the immediate west of the Site. The West Coast railway line located to the immediate east of the Site is also a source of noise and vibration.
- 3.18 The Site is not located within or in close proximity to an Air Quality Management Area (AQMA); the closest AQMA is located to the east of the Site on Leyland Road (approximately 0.4km east).

### Site History

- 3.19 A review of the historical mapping has shown that the Site has remained as agricultural land since the earliest available mapping, dated 1848.

## Environmental Characteristics

- 3.20 Features of the Site and the surrounding areas may form a constraint to development or be identified as a sensitive receptor with the potential to be affected by the Proposed Development. Identifying such constraints and receptors early in the design process ensures that appropriate mitigation measures are designed into the proposals progressively from the outset and are fully integrated into the design where appropriate. Details of environmental constraints and opportunities found at and around the Site are presented in the technical chapters in this ES (see Chapters 7 to 16).

### Ecology and Nature Conservation

- 3.21 As noted in paragraph 3.13, there are no statutory ecologically designated sites within the Site boundary or within 2km of the Site.
- 3.22 A Phase 1 Habitat Survey, undertaken by TEP (July 2021) identified habitats on site which comprise:
- Improved grassland;
  - Poor semi-improved grassland;
  - Arable;
  - Amenity grassland;
  - Dense/continuous and scattered scrub;
  - Hardstanding;
  - Bare ground;
  - Standing water;
  - Buildings;
  - Inundation vegetation;
  - Tall ruderal vegetation;
  - Marsh/marshy grassland;
  - Private garden;
  - Broad-leaved and coniferous trees (171 individual trees and 95 groups of trees);

- Species-rich hedgerows;
- Species-poor hedgerows;
- Dry ditches;
- Running water; and
- Plantation broad-leaved woodland (adjacent to the Site).

3.23 The majority of the Site is formed of intensively managed agricultural land used for grazing, horsiculture and arable farming which is of low conservation value and therefore there are opportunities to significantly enhance the Site for local wildlife within the scheme. There are, however, several habitats which are of higher quality including hedgerows, wet ditches, ponds and mature trees.

3.24 Invasive species of Japanese Knotweed and Japanese Rose are located within the southern extents of the Site.

3.25 Protected species of native bluebell have also been recorded in the survey area.

3.26 Protected species surveys have also been undertaken by TEP to identify the presence / absence of badgers, bats, breeding birds, wintering birds, Great Crested Newts (GCN), and water vole.

3.27 No evidence of great crested newts, badgers or water voles was found during the surveys and the Site is considered to be unsuitable for reptiles. The hedgerows and trees on the Site provide abundant nesting opportunities for local bird populations as well as foraging habitat for bats. A large number of the trees contain features which could be used by roosting bats, although no evidence of roosts was found during the surveys.

3.28 An assessment of the impact of the Proposed Development on ecology and nature conservation has been undertaken and is presented in **Chapter 7: Ecology and Nature Conservation**.

### Archaeology and Heritage

3.29 There are no Scheduled Monuments, Registered Battlefields, Registered Parks and Gardens or Conservation Areas recorded within the study site. Whilst no Listed Buildings are recorded within the Site itself, five Grade II Listed Buildings are recorded within the study area (i.e. within 1km of the Site). The closest to the study site is Nutters Plat Farmhouse, located approximately 650m to the west. There is no inter-visibility between the Site and any of the Listed Buildings and the Site does not form part of their settings.

3.30 Three non-designated heritage assets are encompassed by the Site. All are the sites of former farmsteads. These structures are not considered to impose any constraints on the development of the Site.

3.31 The Site is generally considered to have low potential for the presence of currently unknown significant non-agricultural archaeological remains of all periods.

- 3.32 An assessment of the impact of the Proposed Development on archaeological and heritage assets has been undertaken and is presented in **Chapter 8: Archaeology and Heritage**.

### Landscape and Visual

- 3.33 The Site is not located within or near to an Area of Outstanding National Beauty (AONB) or Special Landscape Area (SLA). The Site lies south of the built-up area of Preston, to the immediate east of the Penwortham Way. The Site comprises agricultural land with a small number of agricultural buildings.
- 3.34 The surrounding area comprises a mix of agricultural land to the east 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 settlement of Penwortham is to the north and Tardy Gate to the east beyond the railway line.
- 3.35 An assessment of the impact of the Proposed Development on the landscape setting and visual amenity has been undertaken and is presented in **Chapter 9: Landscape and Visual**.

### Ground Conditions

- 3.36 Ground conditions across the Site comprise topsoil to depths ranging between 0.3 and 0.6 meters below ground level. As noted above, this is underlain by Devensian Till (Diamicton) superficial deposits. The British Geological Survey (BGS) indicates that the bedrock geology is that of the Singleton Mudstone Member (Mudstone).
- 3.37 The Site has remained largely as undeveloped agricultural land since earliest mapping records with the exception of residential properties and light industrial activities. Numerous drainage ditches, tertiary water courses and ponds are present across the Site, including infilled pond features.
- 3.38 There are no active or historic landfills located either within the Site boundary or within 1km of the Proposed Development.
- 3.39 Topographically, the Site is relatively flat with occasional areas of undulation including one mounded area of note in a field on the western portion of the Site and it is unlikely that bulk earthworks will be required for the creation of development platforms.
- 3.40 An assessment of the impact of the Proposed Development on ground conditions has been undertaken and is presented in **Chapter 10: Ground Conditions**.

### Drainage and Flood Risk

- 3.41 As noted at paragraph 3.7, the Site is located in Flood Zone 1.

- 3.42 There are a number of Ordinary Watercourse features present within the Site itself which generally drain to the south and east of the existing site. These are primarily open channels located along field boundaries adjacent to hedge and fence lines. Mapping also identifies sections of culvert within the Site linking these open channels.
- 3.43 With regards to drainage, there is limited existing drainage infrastructure present within the vicinity. Surface water runoff from the Site is managed through a network of existing ordinary watercourses and limited natural infiltration. There are no foul or combined sewers present within the Site boundary and the existing properties are served by Septic Tanks and Cesspits.
- 3.44 Sporadic areas of surface water flood risk are located around the Site and within the Site becoming more concentrated to the west alongside Penwortham Way and, more significantly, extending centrally north towards and beyond the Kingsfold boundary.
- 3.45 An assessment of the impact of the Proposed Development on drainage conditions has been undertaken and is presented in **Chapter 11: Drainage and Flood Risk**.

### Transport and Access

- 3.46 The Site is located to the immediate east of Penwortham Way (A582) which connects Penwortham to the north of the Site with Leyland to the south. To the west the Site is bound by the West Coast mainline railway. The Site is located approximately 3.4km south of Preston City Centre.
- 3.47 In addition to Penwortham Way adjacent to the Site's western boundary, the Site is in close proximity to Leyland Road (B5254) (approximately 100m east of the Site) and Liverpool Road (A59) (approximately 2.2km northwest) which are two of the main commuter routes in and out of Preston.
- 3.48 The nearest bus corridor is located along the Leyland Road (approximately 60m east of the Site). The nearest bus stops to the application site are the Bee Lane, Flag Lane and Fir Trees Road stops along Leyland Road, situated approximately 80m northeast, 120m east, and 315m east of the Site respectively. Additional bus stops are located along Kingsfold Drive at 'Meadowfield and Hawksbury Drive'.
- 3.49 The bus stops in close proximity to the Site provide between 8 and 20 services in peak periods to Preston, Lostock Hall and Moss Side.
- 3.50 The nearest railway station is Lostock Hall Station, which is located approximately 1km southeast of the Site. Arriva Trains Northern operate at this station providing hourly services between Colne and Preston. Preston Railway station is located approximately 2.5km north of the Site which offers services across the north of England and also services to London Euston and Edinburgh.
- 3.51 An assessment of the effect of the Proposed Development on transport and access has been undertaken and is presented in **Chapter 12: Transport and Access**.

### Air Quality and Dust

- 3.52 The Site is not located within an Air Quality Management Area (AQMA). The closest AQMA is the Leyland Road / Brownedge Road, Lostock Hall AQMA, located approximately 370m east of the Proposed Development.
- 3.53 Background annual mean concentrations of NO<sub>2</sub> and PM<sub>10</sub> (the pollutants of greatest concern for compliance purposes for the UK), as obtained from DEFRA's ambient air quality maps, are 10.12 µg/m<sup>3</sup> and 10.83 µg/m<sup>3</sup> respectively at the Site, which are well below the relative to Air Quality Strategy objective levels of 40 µg/m<sup>3</sup>.
- 3.54 An assessment of the effect of the Proposed Development on air quality and dust emissions has been undertaken and is presented in **Chapter 13: Air Quality and Dust**.

### Noise and Vibration

- 3.55 The existing noise climate on site is dominated by the local highways network. The most prominent source of which is Penwortham Way, adjacent to the Site's western boundary, and the West Coast mainline railway, adjacent to the Site's eastern boundary.
- 3.56 An assessment of the effect of the Proposed Development on noise and vibration conditions has been undertaken and is presented in **Chapter 14: Noise and Vibration**.

## Summary

- 3.57 This chapter has presented a description of the Site including a description of the location, a brief site history and a description of its surrounding area. Based on the information presented in this chapter, the main environmental characteristics of the Site have been identified as follows:
- The Site is not located in close proximity to any statutory ecological designations;
  - High voltage electricity pylons cross the Site;
  - The noise climate on site is dominated by traffic and rail noise from the surrounding road network and railway;
  - Views of the Site are possible from the adjacent road network and residential dwellings within and adjacent to the Site;
  - The Site is located in an area that is not at risk from pluvial flooding; and
  - The Site contains hedgerows and trees which are potential habitats for birds and bats.
- 3.58 These identified constraints have been taken into account in the development of the proposals to ensure a thorough iterative design process and through the identification of appropriate mitigation measures as presented in Chapter 5: The Proposed Development.