

Dear Kerry,

As requested by the Inspectors before Christmas, we write on behalf of Story Homes to pick up a couple of action points, requested prior to Christmas.

Chapel Lane, Longton allocation

The Inspectors asked for confirmation that the site does not fulfil any role as functionally linked land.

Story Homes has a live application for part of this allocation which is in the late stages of assessment.

(Reference: 07/2025/00498/FUL - Full application for the erection of 140 no. dwellings).

Please find attached a link to the Council's ecology response to the application as prepared by the Greater Manchester Ecology Unit:

[07_2025_00498_FUL-ECOLOGY_RESPONSE_2_2-386409.pdf](#)

Page 2 states:

Given the survey results, the site is not deemed to be functionally linked to the SPA/RAMSAR and the overall distance from the SPA and RAMSAR sites, I am happy that there are no likely significant effects on the qualifying species in terms of reduction and/or fragmentation of species and habitat, disturbance and loss of individuals. This is the case for both the construction phase and once the site becomes occupied. The Local Planning Authority, as the competent authority in this matter, can note that the need for any further consideration under the Habitats Regulations (2019) is not necessary. It can be concluded beyond reasonable scientific doubt that there will be no likely effect on nearby National Sites Network (SPA/Ramsars/SAC) designated sites based on the objective information and analysis provided. It is recommended that the LPA record the conclusions of the Stage 1 HRA Screening Assessment within their delegated/Committee Report.

There are no outstanding matters that would prevent the application from being determined favourably. We are anticipating the application will be presented to planning committee in early Spring 2026.

Former Camelot Theme Park

The Inspectors requested an update on this planning application.

An outline planning application (reference 25/00577/OUTMAJ) was validated in June 2025, proposing development of:

Demolition of existing structures and outline planning application (with all matters reserved, including access to Parcel B, save for the principal means of access) for a residential development of up to 350 homes (Use Class C3) and a 186.9 sqm (2,012 sqft) community hub (Use Classes C3, E and F), with associated habitat creation,

landscaping, open space, parking, footpaths/cycleways, drainage and other infrastructure.

Link to Design and Access Statement:

[25_00577_OUTMAJ-DESIGN AND ACCESS STATEMENT.-1216299.pdf](#)

The application was due to be determined at Committee in December. However, this has not occurred. Except for a missing highway response, all other statutory consultees are satisfied. An appeal has now been lodged on grounds of non-determination.

Cuerden Garden Village application

The Inspectors requested an update on this application.

An outline planning application was validated in May 2022 (Reference 07/2022/00451/OUT), proposing the following:

Outline application with access for the mixed-use development at Cuerdale Garden Village, Environmental Impact Assessment (EIA) development, comprising up to 1,300 dwellinghouses, up to 164,000 sq m of employment floorspace and ancillary uses, a park and ride facility, outdoor recreational facilities and publicly accessible open space, a local centre and two form entry primary school.

Link:

[07/2022/00451/OUT | Outline application with access for the mixed-use development at Cuerdale Garden Village, Environmental Impact Assessment \(EIA\) development, comprising up to 1,300 dwellinghouses, up to 164,000 sq m of employment floorspace and ancillary uses, a park and ride facility, outdoor recreational facilities and publicly accessible open space, a local centre and two form entry primary school. | Cuerdale Garden Village Cuerdale Lane Samlesbury Preston Lancashire PR5 0XA](#)

Link to Design and Access Statement:

[07_2022_00451_OUT-DESIGN AND ACCESS STATEMENT REVISED AUG 25-380864.pdf](#)

Its submission in 2022 followed extensive discussions with the Central Lancashire Councils regarding the need for growth overall and the relationship with job growth in the A59/ Samlesbury corridor, linking new homes with job growth. The application pack was subsequently updated in Spring 2025 and now reflects NPPF 2024. At present, re-consultation is ongoing. A summary of this position is set out below.

There are no objections, subject to conditions, from the following:

- Environment Agency
- Natural England
- Historic England
- LLFA
- Police
- Cadent
- Tree Officer

Objections but no further engagement/responses proposed:

- Sport England – Final layout of playing pitches to be determined at Reserved Matter stage.
- Wildlife Trust
- CPRE

Ongoing dialogue:

Archaeology – Mitigation strategy

Education – S106 to be confirmed. Onsite primary school agreed.

LCC Highways – Updated access plans and Road Safety Audit provided. Response awaited.

National Highways – Further information provided.

Awaiting responses:

- United Utilities
- PROW Officer
- NHS
- LFRS
- GMEU
- Woodland Trust
- HSE

LCC's Economic Development team are supportive in principle but are not consultees to the planning application.

We trust the above notes are helpful to the Examination.

Thanks Dan

Dan Mitchell

Partner

Marrons