

Statement of Common Ground between:
Wigan Council (on behalf of the 9 Places for Everyone Districts)
and

Peel L&P Investments (North) Ltd

**With regard to: Places for Everyone Policy JP Allocation 35 North of
Mosley Common**

20 March 2023

Site allocation information

Site name	North of Mosley Common
Allocation reference number	JPA35
Allocation area	c.61.26 hectares
Type of development	Housing
Quantity of development	c.1,100 dwellings Expected start of development: 2024 Expected completion of development: 2037

1. Representors

1.1 The representor for the site allocation is:

- Turley (on behalf of Peel L&P Investments (North) Limited)

1.2 Peel L&P Investments (North) Limited (herein referred to as Peel) is the principal landowner of the allocation land and controls the areas most important to its delivery and capacity.

1.3 A representation in support of the development of the site was also submitted at Regulation 19 stage by The Trustees of the Dame Dorothy Legh's Charity who own land in the north-east of the allocation.

2 Common Ground – Peat

2.1 During the Places for Everyone (PfE) hearing session on Policy JPA 35 held on 7 March 2023, the matter of whether peat is present across the allocation site was raised. To aid the Inspectors' understanding of this, this Statement of Common Ground sets out the agreed position between GMCA and Peel with regards to peat.

2.2 It is common ground that:

- 2.3 The Natural England Datasets¹ in relation to peat do not show that peat or peaty soils are present on the allocation site.
- 2.4 The agreed masterplan for Land North of Mosley Common was informed by a Desk-Based Preliminary Risk Assessment, prepared by LK Group (March 2019). As reflected in the masterplan², this assessment³ identified a small area as ‘possible-peat deposit’ present along the Honksford Brook in the southern portion of the allocation site; however, that this should be subject to further investigation at the appropriate time. A Geotechnical Constraints Plan taken from the Preliminary Risk Assessment is shown at Appendix A, which shows the location of potential peat deposits. These deposits constitute alluvial deposition of organic material and would not constitute a formal peatland habitat. Nevertheless, it is proposed to implement an 8 metre offset from the watercourse bank to development across the allocation site. This has been enshrined within the controlling parameter plans⁴ associated with the planning applications⁵ that have been submitted to Wigan Council by Peel.
- 2.5 The two Peel planning applications⁶ for the development of the allocation site have been informed by the LK Group Desk-Based Preliminary Risk Assessment (March 2019), with the Phase One scheme being informed by more detailed investigative works⁷. These detailed assessments confirm that there are two shallow (c. 200mm) localised areas⁸ of reworked organic peat material along Honksford Brook which lie outside of the Phase One boundary. This material is overlain by ~1.50m of reworked made ground (fill) from open cast operations and in no way could constitute a peat bog type material. Similarly, due to the shallow nature of these localised areas, the peat could not be restored.
- 2.6 Both Peel and Wigan Council (on behalf of the 9 Places for Everyone districts) consider that Policy JPA 35, as set out in Examination Document GMCA 74, is sufficient to effectively protect areas of possible peat on the basis that it requires development to be in accordance with a comprehensive masterplan that is agreed by the council.
- 2.7 It is therefore Common Ground that the allocation site can be developed without disturbance to areas of ‘possible peat’ through further investigation work at the detailed planning application stage and the implementation of the

¹ [Peaty Soils Location \(England\) | Peaty Soils Location \(England\) | Natural England Open Data Geoportal \(arcgis.com\)](#)

² Page 23, Chapter 3 ‘Understanding Land North of Mosley Common’, Land North of Mosley Common Masterplan Document, July 2022

³ Page 409, Phase 1 Preliminary Risk Assessment for North of Mosley Common (10.10.04), Geotechnical Constraints Plan

⁴ Parameter Plan (North) Land Use and Green Infrastructure, drawing ref. 01941_PP_N02 Rev P1; Parameter Plan (South) Land Use and Green Infrastructure, drawing ref. 01941_PP_S02 Rev P1.

⁵ LPA ref. A/23/95156/MAJES; A/23/95155/OUTMES

⁶ *Ibid*

⁷ Phase I Geo-environmental Site Assessment, prepared by e3p (ref. 15-930-R1-3); Phase II Geo-environmental Site assessment, prepared by e3p (ref. 15-930-R2-3)

⁸ TP118 and TP119 – see Exploratory Hole Location Plan, drawing no. 005, page 134 of report ref. 15-930-R2-3 (Phase II Geo-environmental Site Assessment)

8 metre offset between Honksford Brook and areas of proposed built development.

3 Confirmation of common ground

- 3.1 This Statement of Common Ground has been prepared in response to queries raised during the PfE hearing session for Policy JPA 35 on 7 March 2023. It represents the current position between Wigan Council (on behalf of the Places for Everyone districts) and the representors listed in Section 1 above.

**On behalf of Wigan Council (on behalf
of the 9 Places for Everyone Districts)**

Name: David Proctor

Position: Assistant Director, Planning and
Regeneration, Wigan Council

Date: 20/03/2023

Signature:



**On behalf of Peel L&P
Investments (North) Ltd**

Name: David Diggle

Position: Senior Director, Turley

Date: 20/03/2023

Signature:



Appendix A: Geotechnical Constraints Plan

