



# Section 6 Summary & Conclusion



Summary and Conclusion

25.1 This application seeks outline planning permission for the development of green field land for residential purposes. The site is safeguarded for development in the extant Local Plan (2000) and is a proposed allocation as a major development site within the Site Allocations & Development Management DPD. All matters are reserved except for access. The application is accompanied by a full suite of supporting documents.

25.2 The application site comprises of land within a predominantly residential area in the main urban settlement. The site lies in a highly sustainable location and is accessible by public transport and within close proximity to a wide range of shops, services and community facilities. The site's proximity to the local infrastructure provides an ideal opportunity to create strong links from the development to the wider surroundings.

25.3 The illustrative Masterplan demonstrates how a future detailed layout should deal with the constraints and opportunities presented by the site and its context.

25.4 The illustrative Masterplan demonstrates a sensitive approach to development with the retention of existing features. The protection of the existing hedges and trees within the pattern of the existing fields is of great importance and the Masterplan aims to retain these features within the visible public realm.

25.5 Large areas of green space have been set aside for public open space use. Linear bars of green links connect these spaces allowing pedestrians to navigate through the development via safe and well landscaped environments with segregated footways. These connections are significant asset for surrounding residents allowing the wider community to traverse the site across previously private land.



Illustrative Master Plan





**25.6** The illustrative Masterplan has been informed by interaction with the local community. This important feed back from local residents has led to significant alterations to the proposed scheme. These alterations are: the removal of landmark building, removing accessway from Bannister Lane, incorporation of a left hand turn lane at the junction of Heatherleigh and Croston Road, the incorporation of suitable play equipment in the form of trim trails and the incorporation of fishing stakes to the existing pond. During the consultation process an overwhelming majority requested the reduction of the substantial amount of affordable homes. Any subsequent detailed application, should consider reducing the amount of social rented tenure affordable homes, due to this community response.

**25.7** During the course of the design process, numerous meetings have been held with South Ribble Borough Council. These meetings and subsequent feed back have informed the current proposals with substantial changes to access around Bannister Lane and land to the North.

**25.8** The design team have consulted with other statutory consultees, such as, Lancashire County Council regarding highway issues and the Environment Agency regarding ecological habitat, watercourse and flood risk.

**25.9** The illustrative Masterplan and accompanying information demonstrate that the proposed development can be accommodated within the site, in accordance with planning policy and to a high design standard. The development will deliver an important provision to the housing need in the local area.

**25.10** This Design and Access statement is in support of an Outline application for up to 350 new dwellings. After a detailed design process, whilst aiming to provide much needed new homes, the proposal shows a sensitive approach to the development site and its features. Great care has been taken to reduce the impact on the local environment.

**KEY**

-  • Green Corridors
-  • Bus Loop
-  • Secondary Loop
-  • Accessways
-  • Maximum 1.5 storey heights
-  • Maximum 2 storey heights
-  • Maximum 2 + 2.5 storey heights
-  • Maximum 2, 2.5 + 3 storey heights
-  • Footpaths / Cycleways
-  • Water
-  • Primary Access Point
-  • Secondary Access Point
-  • Emergency Access



**Parameters Plan**

**25.0 Summary & Conclusion**



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