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2 Priory Court,
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Lancashire
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12th February 2013

FAO Inspector Susan Heywood BSc (Hons) MCD MRTPI

Dear Ms Parker

**South Ribble Site Allocations & Development Management Policies DPD
Examination in Public – Issues and Matters
Homes and Communities Agency Submission**

Further to the publication of the Issues and Matters (16th January 2013) and a question raised at the Pre-Hearing meeting, I thought it would be of assistance to the Inspector to provide information about the Homes and Communities Agency (HCA) and our involvement in assisting the formulation of policies within the South Ribble Site Allocations & Development Management Policies DPD.

HCA supports the DPD and considers the document to be sound, therefore we have not been invited to attend the Examination in Public (EiP). Notwithstanding this the intention of this correspondence is to provide background to HCA land ownership within South Ribble, as well as highlighting work undertaken which directly assists in addressing a number of the questions raised in the Issues & Matters.

HCA has significant land assets within the Borough, inherited from its predecessor organisations, English Partnerships and the Commission for the New Towns. It has a strong record in the delivery and enabling of housing and building on this positive role the HCA is keen to assist the Council in delivering the housing and growth aspirations set out within the DPD. Given the number and size of sites within its ownership and / or influence, the HCA is an important delivery partner to the Council in the realisation of the housing growth targets.

HCA has been pro-active in engaging on the DPD and made representations in response to the initial Call for Sites (2007 and 2008), the Issues & Options (January 2011) and the Preferred Option (December 2011). For the purposes of clarity, the HCA representations relate solely to the HCA's land interests or areas of influence within the Borough.

HCA's strategy to promoting sites has been evidenced-based and has relied upon a collaborative approach working with partners, including SRBC, neighbouring landowners,

agents and housebuilders. The vast majority of the representations have been made in support of the choice of proposed allocations. The representations have been supported by the commissioning, either independently or working with other parties, of Development Statements (DS) to support the allocations. On those sites where the HCA are the sole landowner we have commissioned the DS's and worked with SRBC, on other sites where the HCA not the dominant landowner we have worked with the other parties.

The DS's are planning advocacy documents which provide a robust assessment of site constraints (including flood risk, ecology, transportation and access, utilities, etc), evidence of viability and deliverability / phasing, as well as high level masterplanning to provide an understanding of capacity and land use mix and layout. Summary details of the DS's are set out below in relation to the key HCA land interests / proposed allocations:

- **Policy C1 – Pickering's Farm, Penwortham – Residential Allocation**

HCA strongly supports the allocation of Pickering's Farm as a residential-led Major Development Site within the DPD as its selection is based on a sound evidence base. The HCA owns significant parcels of land within the allocation and within the Safeguarded Land to the south. The Agency is actively collaborating with Taylor Wimpey (TW) who both own and represent other significant landowners through a land options and consortia agreement to promote this project.

A DS has been produced for the site by TW and the HCA, which provides comprehensive analysis of environmental and technical issues, as well as viability, phasing, infrastructure delivery and masterplanning. The DS demonstrates that the site is deliverable in accordance with guidance contained within the National Planning Policy Framework and assesses in detail the site's availability, suitability, achievability and viability.

The HCA also fully support the Council's recognition that the Safeguarded Land to the south of the allocation, whilst coming forward in a future plan period, is appropriately considered in a holistic way. As such Policy C1 (a) is also strongly supported.

- **Policy C3 – Land between Heatherleigh and Moss Lane – Residential Allocation**

HCA supports the allocation of this site within the DPD as a major site for residential development. The HCA owns significant parcels of land within the allocation and have contributed to and funded two DSs for the site (land to the south of Bannister Lane and land to the north of Bannister Lane). Collectively the two DSs demonstrate (from a technical and masterplanning perspective) that the allocation is deliverable and justified, and provides a robust evidence base to support the policy.

In terms of land to the south of Bannister Lane the HCA owns a substantial proportion of the site and is actively collaborating with agents Lea Hough & Co, who represent a consortium of the majority of the remaining landowners. Following the production of a DS which was submitted to the Council at the Preferred Option stage, further detailed technical and environmental baseline work, masterplanning and public consultation has been undertaken to support the submission of an outline planning application. The application was submitted in September 2012, providing evidence of the sites deliverability and the commitment of the landowners to progress the site.

HCA are the main landowner north of Bannister Lane, and working with SRBC we commissioned AECOM to undertake a DS for this part of the allocation. The DS

includes a wider masterplan showing the linkages across Bannister Lane as well as text supporting the principles of connectivity within the allocation between land north and south of Bannister Lane. The extensive technical and environmental work undertaken provides a robust evidence base to support the allocation. The masterplanning work within the DS demonstrates that the number of residential units included within the policy can be comfortably achieved, and that there is scope for additional units to be accommodated if required by the Council.

Using the masterplan included within the DS as a framework Wainhomes (representing other landowner interests within the allocation north of Bannister Lane) have developed it in greater detail to support future planning applications on the site. This work accords in principle with the HCA masterplan and provides additional evidence of the commitment of all parties to progress the development of the site. I understand that this masterplan will be submitted to the Council. This work also supports the potential to accommodate additional housing capacity within the allocation.

Masterplan work across the allocation indicates that additional houses could be accommodated, above the current 600 figure included in the table in Policy D1. Land south of Bannister Lane can accommodate 320 units, and it is estimated that land north of Bannister Lane could accommodate at least 480 units (800 dwellings in total).

Both DSs include masterplans and were produced at a similar time and were developed in tandem in order to ensure that they worked in conjunction with one another, ensuring a joined-up approach to open space, the future development on Bannister Lane and the creation of effective pedestrian and cycle linkages across Bannister Lane linking the allocation. They jointly provide a sound evidence base to support the allocation, demonstrating that that it is deliverable.

- **Policy D1(P) – Land between Altcar Lane / Shaw Brook Road, Leyland – Residential Allocation**

HCA welcomes and supports the allocation of this site for residential development. The HCA owns a proportion of this site and is collaborating with Redrow and the Worden Estate, who control or own the remainder. Redrow has led on developing and procuring evidence, including the preparation of a development framework and phasing strategy, drawing together environmental and technical work which demonstrates that this site is appropriate, justified, deliverable. This work will be submitted by Redrow to the EiP.

The DS includes high-level masterplanning which shows that the site can accommodate 430 dwellings. In terms of the overall design concept for the site the HCA supports an approach which integrates with and seeks to enhance Worden Park, including facilitation of the park extension. The masterplan provides green links throughout the site, as well as incorporating sensitive boundary treatments. The masterplan approach reflects the urban edge on the northern boundary, contrasting with lower densities to the south of the site to reflect the Greenbelt edge. In terms of delivery it should be noted that the site has two access points which offer the potential opportunity for accelerated delivery.

- **Walton Park & Green Park, Todd Lane North – Central Park (G6) & Area of Separation (G5)**

HCA has promoted this site through the Call for Sites, Issues & Options and Preferred Option stages of plan production to be included as a residential allocation. A large proportion of the site is currently a housing allocation within the South Ribble Local Plan (February 2000) and identified in the Central Lancashire Strategic Housing Land Availability Assessment (September 2010) as site SA3 which is suitable, available and achievable. The DPD allocation for the site is for an Area of Separation (Policy G5), within a wider Central Park (Policy G6).

HCA owns the allocated land and a large area of the proposed Central Park and welcomes the concepts of the Proposed Central Park and Areas of Separation between Bamber Bridge / Lostock Hall. In supporting the aspirations of the Council the issue which requires further consideration is how the policies for the Central Park are to be delivered. Given the site's existing allocation for housing the HCA believe that the sensitive inclusion of housing within the park will enable and support the successful delivery of Policy G6 and create a new attractive environment.

HCA have instructed a range of environmental and technical work (within a DS) to support its residential proposals which provides a robust evidence base for a residential allocation. This work has been undertaken by Atkins and submitted to the Council at the Preferred Option stage. The accompanying masterplan is based on the provision of low density, predominantly detached dwellings within a parkland setting, retaining the principle of the area of separation and avoiding coalescence of adjacent areas. The overriding consideration with the production of the statement has been to retain the integrity of the park, via substantial green links and investment in open spaces. The HCA considers that allowing some residential development is the only realistic and viable option to achieve the Council's aspirations. The masterplanning work indicates the ability to accommodate approximately 140 dwellings alongside formal and informal open space.

HCA considers that there is merit in the Council giving further consideration to allowing an element of residential development to come forward to enable the Park to be delivered. This could be through a new residential allocation or revised wording of the final paragraph of Policy G6, with appropriate policy criterion which requires the provision of a Central Park and Areas of Separation around some residential development. This suggestion is based on extensive technical work provided within the DS and the Central Lancashire Strategic Housing Land Availability Assessment, demonstrating that the site is appropriate, justified, and deliverable. The DS illustrates how the site can be developed sensitively and deliver the Central Park vision, whilst at the same time provide critical enabling development.

The work set out above clearly demonstrates that the allocations are appropriate, justified and deliverable. In our view none of the comments / observations raised in our representations or the DSs affect the soundness of the plan.

The only areas of divergence between the HCA and SRBC relate to the potential for additional housing capacity on land between Heatherleigh and Moss Lane (Policy C3) north of Bannister Lane and the current partially allocated housing site at Limekiln Farm / Todd Lane (within the South Ribble Local Plan 2000), where the HCA believe there is merit in retaining a residential allocation in order to enable the Council's Central Park aspirations.

HCA continue to work with SRBC and other interested parties on assisting in providing evidence, based on the content of the DSs, in jointly answering the questions raised in the Issues & Matters, particularly in respect of the major sites. The DSs referred to above in relation to Pickerings Farm (Policy C1) and Heatherleigh (Policy C3) will be submitted to the Inspector by the Council. The DS produced by the HCA for Walton Park & Green Park, Todd Lane North is attached to this letter.

The HCA would be open to an invitation to attend the EiP, if it is felt that the DSs do not provide adequate information to address the questions raised in the Issues & Matters. If you have any questions in relation to this letter please do not hesitate to contact either myself or Stuart Sage (0161) 200 6130.

Yours sincerely

Tom Warburton
Head of Area – Lancashire & Cumbria

CC

Andrew Thorley – Taylor Wimpey
David Bailey – Lea Hough
Helen Hockenhull – South Ribble Borough Council
Robin Buckley – Redrow
Steve Robinson – Wainhomes

WALTON PARK AND GREEN PARK, TODD LANE NORTH

DEVELOPMENT STATEMENT
MARCH 2012



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1. Introduction

The Homes and Communities Agency

The HCA (formally English Partnerships) is the Government's national housing and regeneration agency for England. Through capital investment, the HCA contribute to growth by assisting communities to realise their aspirations for prosperity and to deliver housing that people can afford. The HCA also provide investment to enable the delivery of new affordable housing, in addition to regenerating Brownfield land.

Should this site be retained as a residential land allocation, the HCA will seek to secure planning permission on the site. If planning permission is successful the HCA will seek to sell individual development parcels on the open market through a Building Lease disposal process.

All sites sold by the HCA are subject to a Developer's Brief and tender process. The process requires sites to be developed to criteria required by the Planning Authority and the HCA to ensure that the resulting developments reflect locally agreed quality and sustainable objectives. The Building Lease process will ensure compliance with quality, site specific requirements and the early provision and future maintenance of the 'Central Park' element.

The 'Central Park' Concept

South Ribble Borough Council proposes that Walton Park and Green Park will form an Area of Separation (proposed Policy G5) which will reinforce and support the Council's proposed 'Central Park' concept. The proposed 'Central Park' will be connected to the wider open space network to the River Ribble in the North and to the open countryside in the south through the retention of green corridors. The HCA support and endorse the concept of the proposed 'Central Park' forming an open space network as well as the identified Areas of Separation between Bamber Bridge and Lostock Hall. Being contiguous with Walton Park, the proposed Masterplan is intended to be complimentary and enable this green infrastructure, whilst achieving its current allocated residential use through quality development.

The concept could be extended to provide an area of bespoke executive housing reflecting the parkland setting subject to the demands and policies of South Ribble Borough Council.

These proposals would see 70% of the current allocated area retained for parkland use with 30% developed for enabling housing.

Walton Park and Green Park are being put forward by the Homes and Communities Agency (HCA) for quality residential development in a landscaped parkland setting to the south of the existing residential community at Walton Park.

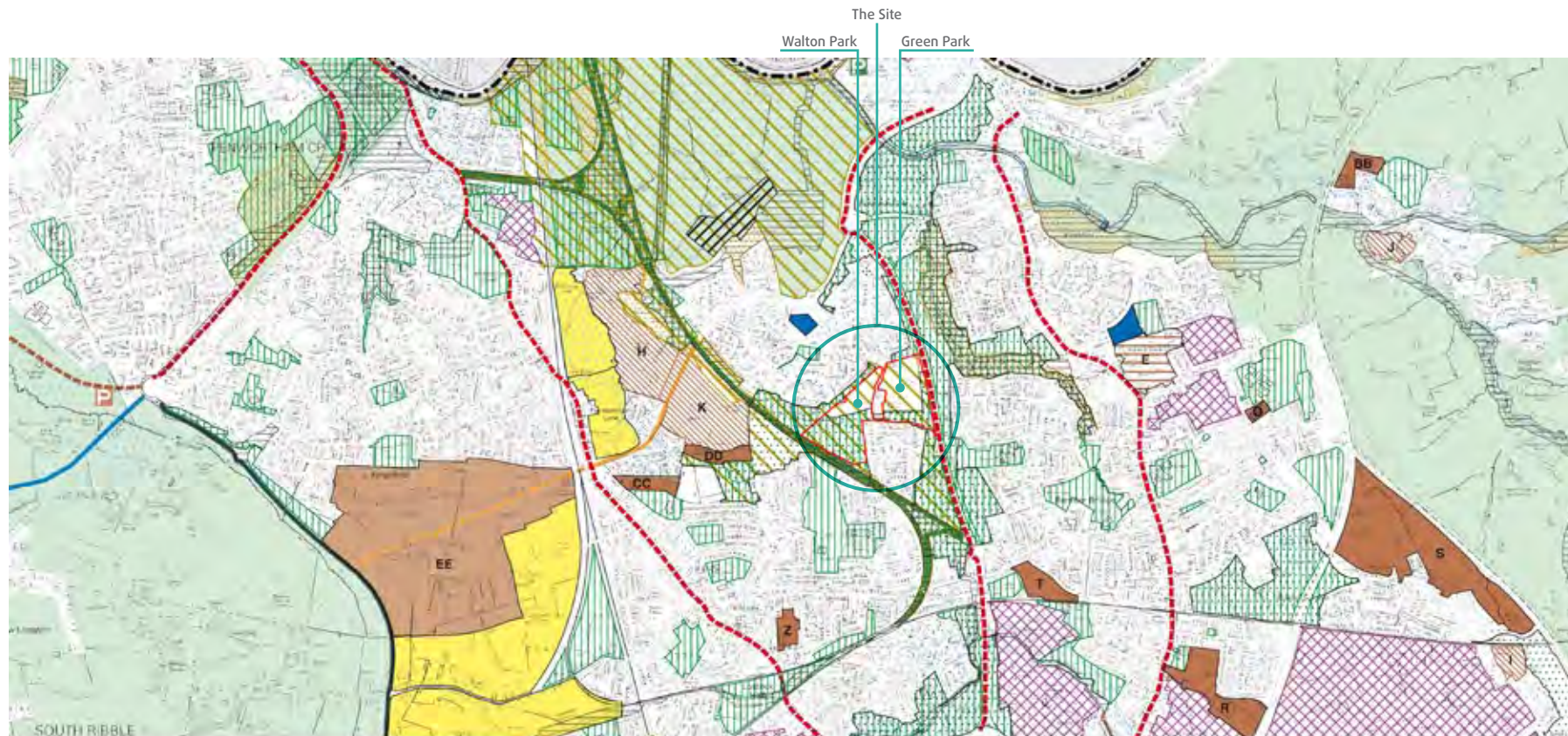
This statement responds to the proposals made in the Site Allocations and Development Management Policies DPD 'Preferred Options' paper. The Statement has been prepared by the Homes and Communities Agency (HCA) and is in support of South Ribble Borough Council's (SRBC) 'Central Park' concept.

The HCA acknowledges the sites sensitive location and are supportive of the Council's ambition to maintain a green space and a parkland setting with in this area. It is important to note that the HCA owns this allocated housing site in its entirety and has undertaken initial discussions on masterplanning with SRBC to promote the site for sensitive and 'enabling' development.

Whilst the HCA supports SRBC's concept they do have some concerns with regard to the delivery of a 'Central Park' and the removal of their site from the Site Allocations Development Management Policies DPD. The previous recognition of the site was as a suitable, available and achievable location for housing in the Council's Strategic Housing Land Assessment.

This statement presents a new Masterplan that demonstrates how a combination of quality residential development and new open space can be achieved simultaneously to create an attractive parkland environment that does not prejudice the aspirations of the Council but enables them.

Figure 1 – Proposed Site Allocations DPD



LEGEND

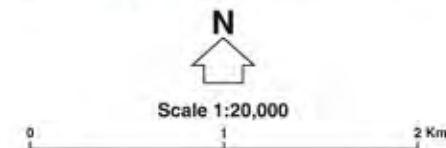
Allocations

- A1 - Cross Borough Link Road
- A1 - Potential Extension to Cross Borough Link Road
- A2 - Penwortham Bypass Protected Route
- A2 - Penwortham Bypass Potential Alternative Route
- B2 - Village Development
- C1/C2 - Major Sites for Development - Residential Led
- C3/C4 - Major Sites for Development - Employment Led
- D1 - New Residential Allocation
- Residential with Current Application
- Residential with Permission
- E2 - Protection of Employment Areas and Sites
- G1 - Green Belt
- G3 - Safeguarded Land
- G4 - Protected Open Land
- G5 - Areas of Separation
- G7 - Green Infrastructure - Existing Provision
- G8 - Worden Park Extension
- G11 - Green Corridors
- H1 - Land Reserved for New School
- Wildlife Corridors
- Geological Heritage Sites

- Local Nature Reserves
- Flood Zone
- SSSIs
- Borough Boundary
- Site Boundary
- Potential Park and Ride
- Existing Park and Ride
- Leyland Transport Hub
- Waste Water Treatment Works Improvements
- Proposed Bus Rapid Transit Route

- ### Infrastructure
- Potential Park and Ride
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The new 'Central Park' concept can be combined with an element of residential development to create an attractive, safe and sustainable facility. The site, previously known as Land at Todd Lane North/Lime Kiln Farm totals approximately 13.2 hectares (ha), and incorporates 6.8ha of land allocated for housing development (Housing Policy HP1: 'Allocation of Housing Land', site h: Limekiln Farm) in the South Ribble Local Plan (February 2000). The site is now divided into two and referred to as Walton Park and Green Park as illustrated on Figure 1.

The western part of the site forms the final phase of the existing Walton Park development, which comprises approximately 600 houses. Permission for the majority of the residential development was consented under Section 7 (1) of the New Towns Act 1981 and development commenced in the mid 1980's prior to the termination Central Lancashire Development Corporation. Walton Park developed over time and individual development parcels have been disposed of to a variety of house builders. Today Walton Park comprises a semi rural setting of detached and semi detached homes only 5.1 km away from Preston City Centre and 4.8km from Leyland Town Centre.

Walton Park and Green Park were not consented under Section 7(1) of the New Towns Act as these sites were reserved as an option for the Preston Southern Bypass. This scheme is now replaced by other highway options and the sites were carried forward as a housing allocation for development in the South Ribble Local Plan as the concluding development parcels of Walton Park.

Most recently, the site has been included within the Central Lancashire Strategic Housing Land Availability Assessment (SHLAA, September 2010) which identifies approximately 10.5ha of the site as suitable

for housing, with 6.57ha (approx. 90 dwellings) developable between 2010/11 and 2014/15 and a further 3.94ha (approx. 100 dwellings) between 2015/16 and 2019/20.

The proposed allocation of Walton Park and Green Park as an 'Area of Separation' is a significant change in direction to the existing Local Plan and the Council's SHLAA. The HCA believe that Walton Park and Green Park could be developed in a way that delivers SRBC's objectives but also delivers quality homes that contribute to the housing supply in the short to medium term. Against this background, this statement and proposal seeks to respond to the Site Allocations and Development Management Policies Development Plan Document (DPD) 'Preferred Options Stage' and demonstrate that:

1. The sites are situated between the urban areas of Bamber Bridge (the centre of which is 1.5 km away) and Lockstock Hall (1.2 km away). The sites present a sustainable location for new development growth;
2. The proposals accord with the planning principles of PPG 17 relating to areas of new open space and provides an ideal location for the creation of a sustainable and viable landscaped 'Central Park', as identified within the Central Lancashire Publication Core Strategy DPD;
3. The proposal would provide an opportunity for new development to be fully integrated into the wider open space/green network and surrounding pedestrian/cycle route network from Walton Park through to the A6;
4. The residential element would relate to the character of the local landscape in terms of scale, design and layout, and would financially enable

the delivery of the landscaped 'Central Park', creating a fully integrated sustainable community;

5. The sites are in a sustainable and serviced location for new housing, being located in proximity to key employment areas, a broad range of shops and services, and major transport routes;
6. The sites are surrounded by logical defensible boundaries on all sides, with built development on two sides, including established residential areas to the north west and south east; a National Foot/Cycle Path to the south and the A6 (London Way) to the east;
7. The sites could provide in the region of 150 quality residential dwellings and thus deliver an important and sensitive component of the Borough's housing land supply;
8. The development could provide a choice of housing types, tenures and sizes and would make an important contribution towards the provision of affordable housing as required;
9. There are no technical, physical or environmental constraints to the development and delivery of the site for housing;
10. The site is available, suitable and achievable for residential development in Planning Policy Statement 3: Housing (PPS 3) terms and, accordingly, should be regarded as a deliverable housing site that can provide an important component of the Borough's housing land supply during the LDF period; and
11. The sites will ultimately benefit from access to the proposed Cross Borough Link Road.

2. Vision Statement

At Walton Park and Green Park the HCA propose a phased residential development which would be sensitive to the existing urban fabric and adjacent dwellings buildings. The character of the semi-rural surroundings would be protected through sensitive and extensive landscape and housing design. It would provide a sustainable location for quality family housing in a natural parkland setting that complements the existing development at Walton Park. The development would furthermore provide a managed and deliverable approach to the provision of an important part of the 'Central Park' philosophy.

This vision for the site is underpinned by the following goals:

- Creating a desirable place to live
The development would provide a safe and attractive environment of new housing set within attractive managed parkland.
- Integrating the development with the wider open space network
The landscape proposals would integrate public open space and linkages within the development into the broader network of open spaces and pedestrian/cycle links in the Todd Lane area.
- Enhancing the Todd Lane area
The development would provide an integrated and non-intrusive community within a sustainable environment which would benefit and complete the area as a whole.
- Delivering quality homes
The development would deliver new homes sensitive to the character of the surrounding area and to a density which would be agreed locally.

- Offering a mixture of housing types, tenures and sizes
The development can offer a wide choice of housing to cater for the needs of the community and for future generations. This can be agreed locally to achieve local aspirations.
- Promoting ecological conservation
The development would preserve and enhance features of biodiversity value through the enabling development.
- Supporting the community
The development would serve to support the local community by providing more places to live and sustaining the vitality of existing facilities.

The vision for the site accords with the existing and emerging planning policy framework.

The HCA's proposal for development of this site supports and contributes to the overall aspirations of the 'Central Park' concept through the provision of residential development that will be set within a parkland environment. The provision of selective residential development on the site would support the financial viability and delivery of the wider 'Central Park' concept.

The suitability of the site for residential development is supported by the following suite of assessments, which have also informed the preparation of the Masterplan (See Figure 2):

- Assessment of Potential Land Contamination Issues
- Archaeological Assessment
- Drainage Feasibility Study
- Ecological Constraints Assessment
- Tree Survey and Constraints Report
- Flood Risk Assessment
- Assessment of Access and Highway Layout

The summary findings of these assessments are presented within this statement.

Given its accordance with the locational priorities in the emerging Central Lancashire Core Strategy DPD, the suitability of the site more generally and its availability, the HCA encourages South Ribble Borough Council to consider the site as a reduced area of separation which, will be delivered in tandem with a residential element as a component of its housing land supply in the emerging Local Development Framework (LDF).

Figure 2 – Masterplan



- Key**
- Residential
 - Roads
 - Path
 - Grass
 - Allotments
 - Trees
 - Water
 - Public Accessibility Improvements
 - Site Boundary
 - Pedestrian + cycle links
 - N

The Masterplan provides an illustration of how 140 dwellings could be accommodated on the sites in a parkland setting. A range and mix of house types and sizes could be provided on the sites, the exact mix and size would be subject to further detailed design work.

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3. Site Context

1. The site is divided into two distinct areas separated by Todd Lane North, which is a road that runs north to south through the middle of the site.
 - Walton Park lies to the west of Todd Lane North and covers an area of approximately 7.2ha adjacent to Walton Park and the existing development and linear park.
 - Green Park lies to the east of Todd Lane North and covers approximately 6.2ha.

2. A small existing residential development is located on the former Limekiln Farm, located on the eastern side of Todd Lane North and does not lie within the site boundary.

The sites are surrounded by existing development on three sides. There is a variety of detached, semi-detached and bungalow style residential dwellings beyond the southern, eastern and north western boundaries. The sites are also bound by a dismantled railway line (public footpath/cycleway) to the south west and the A6 (London Way) to the east (See Figure 2).

The proposed development respects these areas of existing development through appropriate stand offs and areas of separation.

3. Other notable local surroundings, taken from the centre of the site:
 - The remnants of the former gas works are situated 675m to the south west;
 - Lostock Hall Community High School and Arts College is situated 650m to the south;
 - Walton-le-Dale Primary School is 600m to the south east; and
 - There are a range of shops and services supporting the area, the majority of which are concentrated at Lostock Hall.

The Amenity Open Space located immediately to the south of the site, beyond the Preston Junction Local Wildlife Site (LWS), is currently part of a pending application for the principle of residential development for 79 dwellings, new vehicular access and provision of an open space (Planning Ref. 07/11/0320).

National Cycle Route 55 runs along the western boundary of Walton Park, the route provides pedestrian and cycle access along the former Preston to Wigan railway line linking areas of open space along its route. The proposal will seek to support the existing open space provision.

The site lies in close proximity to the M6 / M65 junction and is accessible by a range of modes of transport, including bus and rail.



Bridges over sustainable urban drainage systems

Figure 3 – Site Context Plan

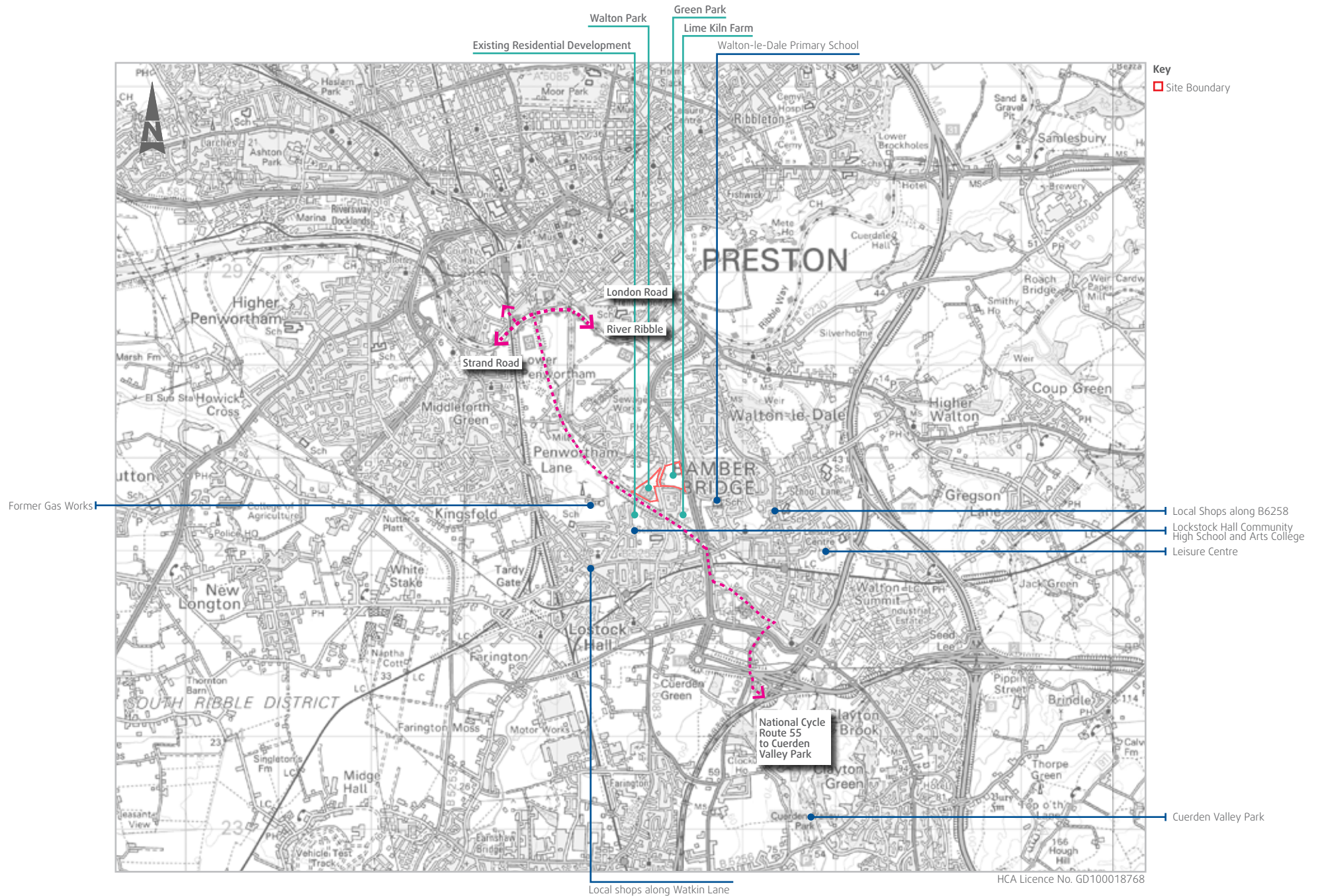


Figure 4 – Visual Appraisal



4. Planning Policy

Introduction

The development of Walton Park and Green Park would respond positively to planning policy at the national, regional and local level. This response is summarised below, with further detailed technical responses provided in the following section.

National Policy Context

Draft National Planning Policy Framework (NPPF) (July 2011)

A new framework for planning, it is intended as a tool for streamlining national planning policy into a consolidated set of priorities and principles to help communities enjoy a better quality of life, both now and in the future.

The NPPF encourages local authorities to be positive and proactive and makes a presumption in favour of sustainable development.

In terms of housing, the framework states that local authorities must be ambitious in delivering the much needed new homes that their communities need. The framework maintains the expectation that local authorities should have a rolling five year supply of deliverable sites to meet their housing needs with at least a 20% additional allowance to create competition and choice in the land market.

Planning Policy Statement 1 (PPS 1): Delivering Sustainable Development (Jan 2005)

PPS 1 sets out the core principles underpinning the delivery of sustainable development through the planning system. It outlines the Government's commitment to promoting sustainable and inclusive patterns of urban and rural development by making suitable land available for development; contributing

to sustainable economic development; protecting and enhancing the natural environment; ensuring quality development through good and inclusive design; and ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities for all.

The site falls adjacent to the existing urban area and can effectively integrate with it. The Lostock Hall area, along with Bamber Bridge, has been identified in the emerging Central Lancashire Publication Core Strategy DPD as being a priority location for accommodating growth, focusing primarily on the regeneration of brownfield sites during the plan period. The relationship with the Bamber Bridge, Lostock Hall and Cuerden areas will ensure the site has ready access to public transport and amenities, plus employment opportunities. The analysis and initial design concepts provided in this statement illustrate that the site can be developed in a sustainable manner.

Planning Policy Statement 3 (PPS 3): Housing (June 2011)

PPS 3 establishes the national planning policy framework for delivering the Government's housing objectives. It aims to support the necessary step-change in housing delivery through a new, more responsive approach to land supply at the local level. It also reflects the Government's commitment to improving the affordability and supply of housing in all communities, including rural areas.

PPS 3 seeks to ensure that sufficient housing is developed in suitable locations which offer a range of community facilities and with good access to jobs, key services and infrastructure. In particular, the guidance requires local planning authorities to identify and maintain a rolling five-year supply of deliverable land

for housing. To be considered deliverable, sites should be:

- Available now;
- In a suitable location for residential development; and
- Achievable within five years.

PPS 3 also requires local planning authorities to identify a further supply of specific, developable sites beyond five years to enable the continuous delivery of housing for at least 15 years.

The site is available, suitable and achievable and can contribute to housing land supply within the Borough; thereby providing an opportunity for the delivery of new housing to meet the Borough's needs across a broad spectrum of housing types, tenures and densities.

Planning Policy Statement 9 (PPS 9): Biodiversity and Geological Conservation (August 2005)

PPS 9 sets out the national planning policy framework for the protection of biodiversity and geological conservation. The guidance states that development proposals should seek to conserve or enhance biodiversity and geological conservation interests. It also aims to sustain the quality of natural habitat and protect species from the adverse effects of development.

The site is capable of development whilst preserving and enhancing biodiversity interests on the site.

Planning Policy Guidance 13 (PPG 13): Transport (January 2011)

PPG 13 provides guidance on the integration of development and transport objectives. It aims to promote more sustainable transport choices; promote accessibility to jobs, shopping, leisure facilities and

services by public transport, walking and cycling; and reduce the need to travel, especially by car.

The site is accessible by a range of transport modes.

Planning Policy Guidance 17 (PPG 17): Planning for Open Space, Sport and Recreation (May 2006)

PPG 17 sets out the Government's objectives of setting out well designed and implemented planning policies in order to facilitate open spaces, sport and recreation, all underpinning people's quality of life.

Planning Policy Statement 25 (PPS 25): Development and Flood Risk (March 2010)

PPS 25 aims to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk. Where new development is exceptionally necessary in such areas, the guidance seeks to make it safe without increasing flood risk elsewhere and, where possible, reducing flood risk overall.

Initial investigations confirm that the site lies within Flood Zone 1 and is at a low risk of flooding.

Throughout, this statement seeks to demonstrate that the proposals for the site are underpinned by the principles of sustainable development and thus in accordance with national planning policy.



Paths through parkland

The Statutory Development Plan

The statutory Development Plan for the site comprises the North West of England Plan Regional Spatial Strategy and the 'saved' policies of the South Ribble Local Plan. The relevant 'saved' policies will continue to apply in the decision-making process until replaced, merged or deleted as appropriate by the emerging Local Development Framework documents.

Regional Policy Context

The North West of England Plan Regional Spatial Strategy (RSS) to 2021 (September 2008)

Despite the Government's plans to abolish RSS's under the provisions of the Decentralisation and Localism Bill, it remains part of the statutory Development Plan at the time of drafting this statement. The following policies are relevant to the proposals for Land off Todd Lane North:

Policy DP2 seeks to promote sustainable communities where people want to live and work; it also fosters community consultation and engagement;

Policy DP7 aims to protect and enhance environmental quality by promoting good quality design in new development and ensuring that development respects its setting;

Policy L4 provides for 7,500 new homes in South Ribble between 2003 and 2021, an annual average of 417 new homes; and

Policy L5 requires local planning authorities to secure the provision of affordable housing; the type, size and tenure of which should be supported by evidence.

Throughout, this statement seeks to demonstrate that the proposals for the site are in compliance with the statutory provisions of the RSS.

Local Policy Context

Saved Policies (September 2007) of the South Ribble Local Plan (February 2000)

Within the South Ribble Local Plan the overall site is split into two allocations. The immediate areas to the east and west of Todd Lane North are allocated under Housing Policy HP1: 'Allocation of Housing Land', with the remainder of the site area, South of Limekiln Farm and towards the disused railway, allocated under Open Space and Recreation Policy OSR3: 'New Sites'.

Paragraph 4.33 of the Local Plan states that the development of this area will complete in the longer term the comprehensive development in this area, of which Walton Park is the main component. Development of both parcels of land (Site h – Limekiln Farm, 6.8 ha) for housing will enable the provision of sweeping parkland to be formed across the southern part of the development area (South Walton Park, 3.2 ha), integrating into the existing network of space and linking with the existing open space and footpath network to the east and west. This would also complement the open space provision referred to as land to the east of Leyland Road, Lostock Hall, which is owned by the HCA.

Figure 5 illustrates the boundaries of the site relative to the aforementioned 'Housing Land' and 'Open Space and Recreation: New Sites' allocations.

Local Plan Policy D1 (New Development) identifies the main urban areas of Lostock Hall and Walton-le-Dale as key locations for "the majority of new development" in the Borough (together with the main urban areas of Penwortham, Bamber Bridge and Leyland).

Interim Planning Policies: Housing

This statement sets out the criteria for the consideration of new residential development. The policies refer to a series of material considerations which the Council will have regard to alongside the saved policies of the Local Plan in determining planning applications for residential development, and in giving advice prior to submission of a formal planning application.

Policy H1 R is an interim measure responding to the requirement for a 5 year housing land supply whilst the Council pursue the adoption of a plan-led approach to accommodating new development.






Policy H2 R states that sites over 0.4 hectares should be on previously developed land within the existing built up area, and, exceptionally, on greenfield sites allocated in the Local Plan – both of which should be in sustainable locations. All sites must conform to saved Local Plan policy QD1 – Design Criteria for New Development and respect the character of the local area and have regard to any traffic impacts. Developments must also conform to all other relevant Local Plan policies.

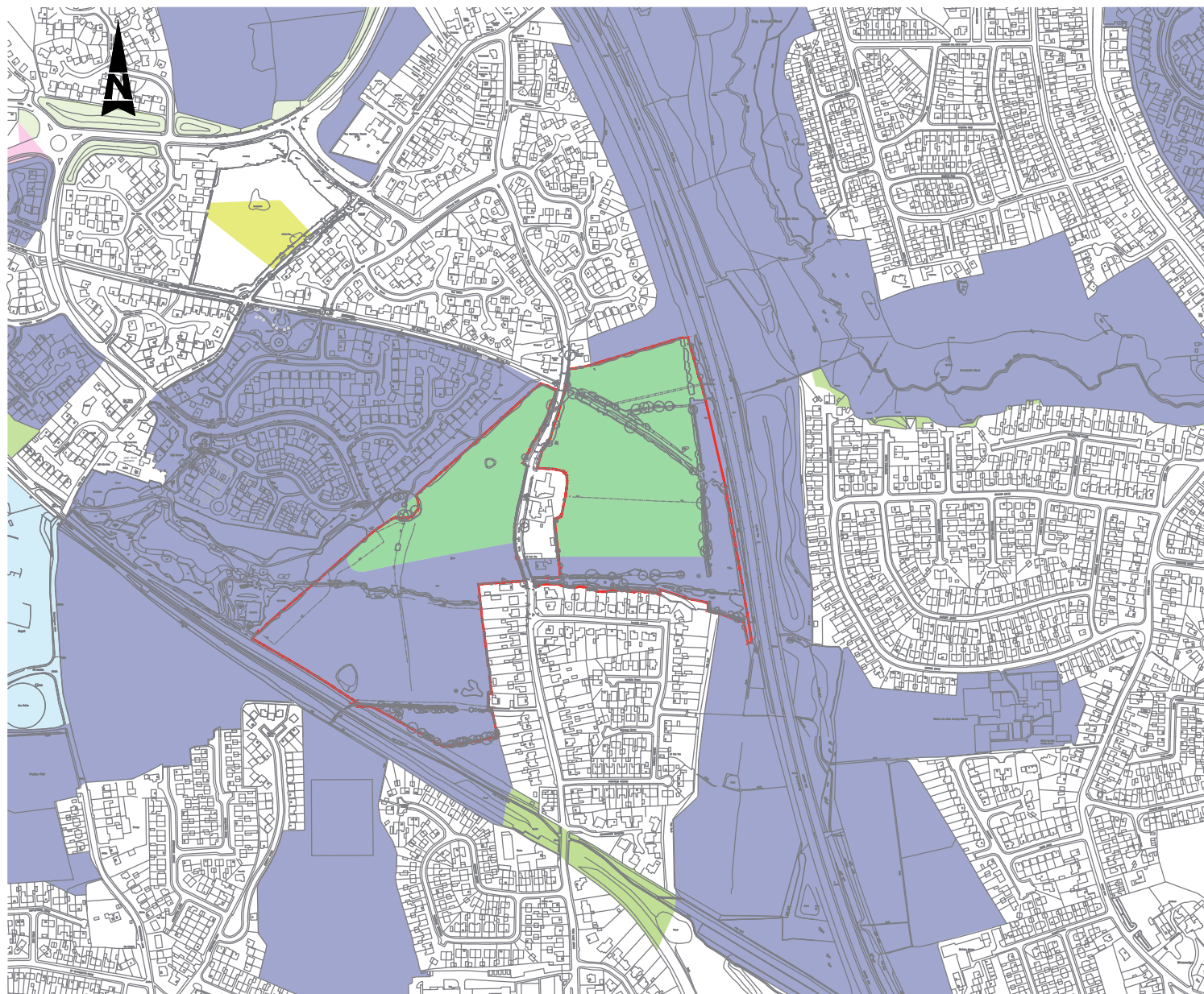
Policy H5 R sets high standards for the construction of new homes and encourages developments to meet the following criteria:

The design and layout should minimise energy use and maximise energy efficiency; and

Appropriate energy sources should be installed and implemented to reduce carbon emissions. In relation to waste recycling facilities, the Council requires all new housing developments to incorporate adequate indoor and outdoor storage space for non-recyclable waste and recyclable household waste.

Figure 5 – Local Plan Allocation

-  Development
-  Employment
-  Housing
-  Environment
-  Community and School
-  Transport
-  Site boundary



Todd Lane North forms part of the five year housing land supply as identified in the Central Lancashire SHLAA (2010). Whilst the site is wholly Greenfield in nature its location adjacent to the existing urban area and facilities within, in addition to the pedestrian and cycle links emphasise its sustainable location for housing.

In line with the Central Lancashire Core Strategy (Publication Version) Policy 27 (Sustainable Resources and New Developments) the design of the new homes will meet the minimum requirements of the Code for Sustainable Homes (CSH).

Interim Planning Policies: Open Space

The Interim Planning Policy for Open Space has been produced due to the requirements of Planning Policy Guidance Note No. 17 (PPG 17): Planning for Open Space and Recreation (2002).

Policy OS1 sets out standards for open space provision in new residential development of 5 dwellings or more. It states that open space will normally be provided on site, with off-site provision being at the Council's discretion. In these instances, commuted sum payments may be accepted in lieu of on-site provision to enhance open space facilities in the area.

Based on PPG 17 the key objectives of this interim policy are:

- To meet the open space, sport and recreation needs generated by new development;
- To ensure that, whenever possible, open space, sport and recreation facilities are made accessible to everyone, including people with disabilities;
- To protect and enhance the character of the green spaces within the Borough;
- To increase leisure opportunities for young people;

- To deliver a wide range of quality open space that is fit for purpose, throughout the District;
- To provide an appropriate balance between the provision of new open space and the enhancement of existing open space, so that the needs and aspirations of local communities are met.

Although not part of the statutory Development Plan, both Interim Planning Policy documents set out a series of material considerations reflecting updated regional and national policy. These interim policies will apply until the Council adopts the Central Lancashire Core Strategy in conjunction with Preston and Chorley local planning authorities.

The new residential development will enable the creation a new parkland which will provide both formal and informal open space to be used by a variety of people. New footpaths and cycle ways will connect existing routes and play space and allotments will be integrated into the development.

Local Development Framework

The Central Lancashire authorities of Preston, South Ribble and Chorley are jointly preparing a Local Development Framework (LDF). The authorities issued for consultation in December 2010 / January 2011 the Central Lancashire 'Publication' Core Strategy Development Plan Document (DPD) and separate Site Suggestions 'Issues and Options Discussion Paper' DPDs; the latter will inform the 'Preferred Options' Stage of emerging Site Allocations DPDs for each authority.

The Central Lancashire Publication Core Strategy DPD was deemed 'unsound' by the Planning Inspectorate on 12th July 2011. The Inspector announced that he did not consider that soundness had been achieved in respect of the Council's housing policies. In concern

over Preston's housing supply the Inspector stated that due regard should be given to the provisions of the draft National Planning Policy Framework and that additional sites should be allocated for housing. Whilst the Inspectors recommendations were aimed at Preston, both South Ribble and Chorley should consider this when selection their portfolio of housing sites.

The examination of the Central Lancashire Publication Core Strategy was subsequently suspended.

Central Lancashire Publication Core Strategy DPD (December 2010)

The Central Lancashire Publication Core Strategy DPD sets out the strategic priorities for development in the area. Of relevance to the proposals for the Land off Todd Lane North, a main objective of this DPD is to help make available and maintain within Central Lancashire an adequate supply of housing land over the plan period "so as to help deliver sufficient new housing of appropriate types to meet future requirements; this should also be based on infrastructure provision, as well as ensuring that delivery does not compromise existing communities."

Policy 1 (Locating Growth) sets out the spatial strategy for growth in Central Lancashire. The policy seeks to focus new housing development within Preston, the Key Service Centres of Chorley and Leyland, and the other main urban areas in South Ribble; it further states that some greenfield development will be required on the fringes of the main urban areas.

Lostock Hall, is identified as a location for growth within the Preston/South Ribble Urban Area; 45% of all new housing development in Central Lancashire will be focused in this urban area. In the context of Lostock Hall and Bamber Bridge, the policy states that the

regeneration of the district centre and brownfield sites will be the focus for growth.

Lostock Hall is clearly a priority location for new housing development. Whilst the HCA acknowledge that growth will be focused on the regeneration of Bamber Bridge (as a district centre) and brownfield sites, Todd Lane North falls within, and relates well to, the urban areas of Lostock Hall and Bamber Bridge. As housing supply requirements and the availability of deliverable sites dictate, the site provides an opportunity to create a sustainable extension that can deliver an important component of the Borough's housing land supply during the LDF period; this is reinforced throughout the remainder of this statement.

Policy 4 provides for 334 dwellings per annum in South Ribble between 2010 and 2012, or until such a time as new locally-derived housing targets are established; this interim measure equates to a 20% reduction in RSS housing targets. The policy seeks to ensure that sufficient housing land is identified in the short term (i.e. 0-5 years); in the medium term through the Site Allocations DPD; and in the longer term by identifying specific developable sites or broad locations for future growth.

The policy acknowledges a need for the continuous delivery of new housing over a 15 year supply period. This statement demonstrates that Land off Todd Lane North is suitable to form a component of this supply. The Inspector did not favour this policy at the recent Examination in Public and urged the Central Lancashire Local Authorities to consider the provisions in the draft NPPF when formulating their local policies.

Policy 7 sets out requirements for the provision of affordable and special housing; the policy states that the target sought will be 30% in Preston, South Ribble and Chorley.

The HCA are committed to the provision of affordable housing and have acknowledged that a 30% target could be achievable on Todd Lane North, thereby creating new affordable homes for local people.

The Central Lancashire Open Space, Sport and Recreation Study (2010) highlights the need to provide more inclusive play areas on single, large sites and acknowledges that there is a widespread lack of provision for young people, while opportunities to increase play provision in all areas should be explored.

The Core Strategy has identified the areas between Bamber Bridge and Lostock Hall (proposed 'Central Park') as an 'Area of Separation'.

Core Strategy Policy 18 (Green Infrastructure) looks to manage and improve the environmental resources within Central Lancashire, protecting and enhancing where it already provides benefits, but also investing and improving, in particular "the River Ribble at Penwortham and south to Lostock Hall and Bamber Bridge, to create a 'Central Park' area incorporating footpaths, cycleways and a Local Nature Reserve."

The development proposals include the provision of a 'Central Park' which would integrate with the existing open space network through footpaths and cycleways.

Proposed Housing Related Changes Paper (December 2011)

Following the inspector's comments at the Examination in Public, the Central Lancashire Authorities have revised their approach to housing provision to reflect Policy L4 of the RSS. The Examination in Public of the Central Lancashire Publication Core Strategy (December 2010), the Proposed Housing Related Changes Paper and the Resumption of Examination Proposed Minor Changes

(February 2012) resumed on 6th March 2012. The Inspector's Report is anticipated in April 2012.

Site Allocations and Development Management Policies DPD

Issues and Options

The 'Developers' and 'Landowners' Site Suggestions 'Issues and Options' Discussion Paper represents the first stage in preparing the DPD. Produced by South Ribble Borough Council, this discussion paper considers the location of new housing, employment, retail, community or leisure uses.

The housing element of the site is identified as a site of potential 'residential' use in the emerging DPD (site ref. SR083: Limekiln Farm); this is based upon its existing 'Housing' allocation and its inclusion in the Central Lancashire Strategic Housing Land Availability Assessment (SHLAA) (September 2010).

The SHLAA forms part of the evidence base to inform the Council's emerging Site Allocations DPD; the site was put forward by the HCA (SHLAA ref. TG6) consistent with the 'Housing' allocation.

The SHLAA comments that although planning policies recognise that the priority is to develop brownfield sites, some greenfield sites will be appropriate for development. The assessment considers the site to be suitable, available and achievable for housing with an estimated net housing capacity of 190 dwellings during the 2010-2023 supply period.

Preferred Options Policies See Figure 1

Four of the key Preferred Option policies relate specifically to this proposed site, these include:

- Policy G5 – Areas of Separation: Bamber Bridge and Lostock Hall (area of the proposed 'Central Park' Policy G6) is one of three areas across the Borough proposed to protect built-up areas from merging into each other. Development must not adversely impact on the visual or spatial continuity of the green infrastructure in the area.

The HCA Support Policy G5. However given the information presented in this statement it is considered that Walton Park and Green Park could accommodate an element of residential development whilst also delivering the objectives of the 'Central Park'. The Masterplan demonstrates how a sympathetic development could be achieved in this location. New residential development would provide an attractive 'face' to the new 'Central Park', ensuring that the area is well overlooked, thereby increasing the perception of safety and security. New residential development will also enable the provision of formal recreation and leisure facilities in this location including play areas and allotments.

HCA recommend that the area of Walton Park and Green Park (Bamber Bridge/Lockstock Hall) are removed from this policy or that the policy is reworded to include 'a limited amount of new residential development will be permitted in this location in order to provide a frontage and environmental enhancements to the 'Central Park''.

- Policy G6 – 'Central Park': The creation of a new park for the Borough that is protected under Policy G5 (Area of Separation) as discussed

above. The Park would increase the opportunity for public enjoyment of the countryside and be developed as comprehensive parkland, to protect existing green infrastructure and ensure the delivery of further new green infrastructure. The Vision for the park is the improvement of the visual appearance and amenity of Lostock Hall and Bamber Bridge.

The HCA fully support the provision of a 'Central Park', and believe that by allowing limited residential development (on their land) fronting onto the park a new open space attraction will be enabled, thereby reducing the reliance on contributions from other developments. At present the area is not overlooked and rear gardens back onto the space. New residential development in this location will provide a frontage onto a new 'Central Park' creating an attractive and safe environment in which people can walk, play, sit and enjoy.

- Policy G7 – Green Infrastructure (Existing Provision): Development will be permitted that seeks to protect and enhance the existing green infrastructure and is essential to improve connection to a facility which will ensure greater public use and access. Any proposals would be required to demonstrate that the benefits of the development would outweigh any conservation or nature consideration in an environmental statement submitted as part of the application. Alternative provision could be secured through the negotiation of a Section 106 Agreement or CIL contribution.

The HCA accepts the above Policy, however limited residential development at Walton Park and Green Park would create a new attractive environment on the HCA's land. New

residential development would overlook the new footpaths, play area and allotments providing a safe and functional open space for the new and existing residents. In addition the new residential development could enable funding of environmental enhancements that would include the provision of play equipment, new footpaths, picnic areas and allotments in addition to biodiversity improvements. This could not be achieved on the HCA's land without allowing limited residential development.

- Policy G11 – Green Corridors: Focus on enhancement and extension to deliver a network of green corridors which act as buffers between urban areas. Development would not be permitted in these areas where it would compromise open character and visual amenity. In exceptional circumstances development may be permitted if it is demonstrated that the development would bring significant community and environmental benefits, thus compensating for the loss of green space.

The HCA support this Policy and this statement demonstrates that limited residential development would bring significant community and environmental benefits on land that would otherwise be left as pastoral farmland, with limited public access.

- The HCA recommend that Walton Park and Green Park are added to the list of housing sites within Policy D1 – Allocation of Housing Sites as sites that are suitable, available and achievable for a limited amount of residential development to provide an attractive setting to the 'Central Park' and enable the delivery of environmental enhancements for the new and existing community. The development

of land at Walton Park and Green Park could provide approximately 150 new homes in two deliverable phases, the first being Walton Park and the second being Green Park, along with environmental enhancements.

- At Table 7.1 the North West Plan recommended that South Ribble deliver 7,500 homes between the period 2003 – 2021. More recently, the Draft NPPF recommends that Councils identify land for housing to account for an additional 20% increase in dwelling numbers and (in the context of Preston's approach to allocating land for housing) this was enforced at the recent Core Strategy Examination.
- Paragraph 7.14 of the Preferred Options DPD states that as of March 2011 the Council have identified that there is a shortfall of 313 units. Retaining the HCA's allocation at Walton Park and Green Park would assist the Council in meeting this shortfall, and would also address the requirements of the Draft NPPF on a suitable, available and achievable site for housing.

The sites are available for development given that it is in full ownership of the HCA, identified in the Central Lancashire SHLAA as an available site and allocated in the existing South Ribble Local Plan as an existing housing allocation. The area is also identified as being within an area for growth in the Central Lancashire Core Strategy DPD.

The sites are suitable for development given that development would facilitate the achievement of the wider 'Central Park' vision, residential development would be developed in a clear parkland setting. The development would support the area of separation through provision of the wider park concept and allow for integration of the wider park/ green infrastructure network.



Examples of homes fronting onto open space

5. Suitability of Site for Development

Settlement Hierarchy

As outlined in the previous section, Lostock Hall, along with Bamber Bridge, is identified as a key location for new residential development in the existing and emerging planning policy framework. The sites, by virtue of the location on the fringes of this urban area, is aligned with this spatial priority for growth. The proposals also meet further spatial principles in that they relate well to existing built development, are accessible by a range of modes of transport, and are served by a broad range of shops and services. The development potential of the sites is therefore suitable and sustainable in the context of the Borough's settlement hierarchy.

Location & Accessibility

The sites and their locality are well-served by public transport with bus stops along the length of Todd Lane North, serving Lostock Hall and Bamber Bridge to the south and Preston to the north.

Lostock Hall railway station is situated approximately 1.25 km to the south of the site; this railway station is on the East Lancashire Line and provides regular services to Blackburn, Blackpool, Burnley, Colne and Preston. Bamber Bridge railway station and Preston railway station are 1.6 km to the south east and 5 km to the north west respectively. The sites are also accessible on foot and by cycle. Figure 6 illustrates their location relative to existing transport links.

The development proposals create a number of opportunities for improving the pedestrian/cycleway assets within and surrounding the sites:

Old Tram Road Cycleway – Opportunity to extend existing pedestrian/cycle route to the east of the site, linking with Public Footpath No. 65 and No. 62;

The southern part of Walton Park is identified as an opportunity to provide quality public open space connecting into the wider pedestrian and open space network;

The development proposals will create an opportunity to connect with the existing National Cycle Route (No. 55) and establish improved access to the wider route network;

Improvements to the existing pedestrian link to the south of Limekiln Farm will allow improved visibility and security and better connect the sites and surrounding area to the wider network;

Open Space improvements between Lyndale Avenue and London Way will provide formal and informal opportunities to connect into the wider pedestrian network; and

Proposed alteration of Public Footpath No. 65 from under London Way (A6) to connect with Public Footpath No. 62 will provide greater security in terms of visibility, negating the use of an underpass.

Proposals for new housing should, in accordance with PPG 13, be accessible to a range of services and facilities. Preston City Centre and Bamber Bridge both provide a broad range of local shopping and employment opportunities. There are also a range of services and facilities in nearby Lostock Hall / Tardy Gate, a designated 'local centre' situated approximately 1 km to the south of the site.

Figure 7 illustrates the site's location relative to existing services and facilities within 2 km; such provisions are summarised below under the following themes:

- Education
- Health

- Employment
- Retail
- Community/Leisure
- Education

There are 17 schools (and nurseries) within a 2 km radius of the sites, the closest secondary school being Lostock Hall Community High School and Arts College, approximately 650m to the south. The nearest primary school is Walton-le-Dale Primary School, located approximately 600m south east of the site. The nearest nursery is Townley House Nursery School, approximately 700m to the south west.

Health

There are 6 medical centres within 1.5 km of the sites, the nearest being Roslea Surgery located approximately 1.2 km to the east. The area is well-served by nursing homes, whilst both Euxton Hall Hospital and Chorley and South Ribble Hospital are located approximately 6 km to the south.

Employment

There are a number of employment areas in proximity to Walton Park and Green Park, particularly to the south (refer to Figure 5) between Bamber Bridge and Leyland. Areas around Bamber Bridge include Lostock Hall Mills, Walton Summit, Wesley Street Mill, Middleford Green, Cuerden Way, South of School Lane, Holland Slack, Club Street, South Rings, Matrix Park, Aston Moss, and the Major Inward/Regional Investment Site at Cuerden. Areas surrounding Leyland include Lancashire Business Park, Leyland Business Park and Braconash Road Industrial Estate.

Leyland Town Centre (3.3 km to the south east) and Preston City Centre (5.5 km to the north) also comprise centres for business.

There is an existing employment use (Lostock Hall Gas Works) located immediately to the west of Walton Park, although this site is proposed for residential development in the emerging LDF.

Retail

There are a number of shops within 2km of the sites, selling a range of goods and services to meet local needs. The majority of these shops (including a Spar convenience store) can be found at Lostock Hall / Tardy Gate, a designated 'local centre' to the north east of the sites.

Walton Park and Green Park are also in close proximity to Leyland Town Centre, Bamber Bridge and Preston City Centre, all of which comprise a broad retail offer serving the surrounding hinterland.

Community

There are a number of Community Centres and Village Halls within 2km of the sites including those used by the Scouts, Guides and Air Cadets.

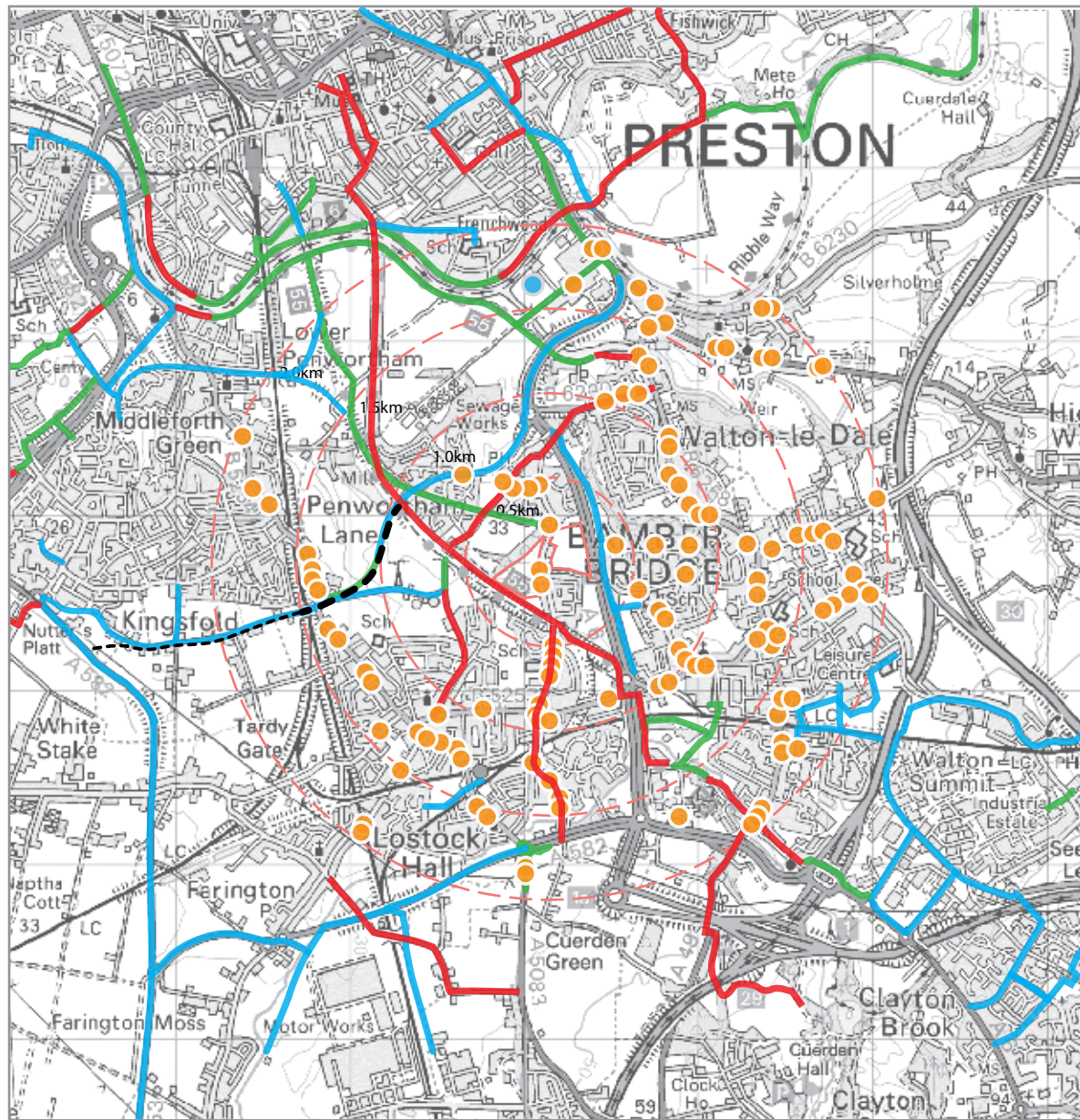
There are two Sure Start children's centres within 2km of the sites; these are located at Lostock Hall (Watkin Lane) and Bamber Bridge (Brindle Road).

The area is also served by five Post Offices and a number of public houses within 2km of Walton Park and Green Park.



Children's Play Area

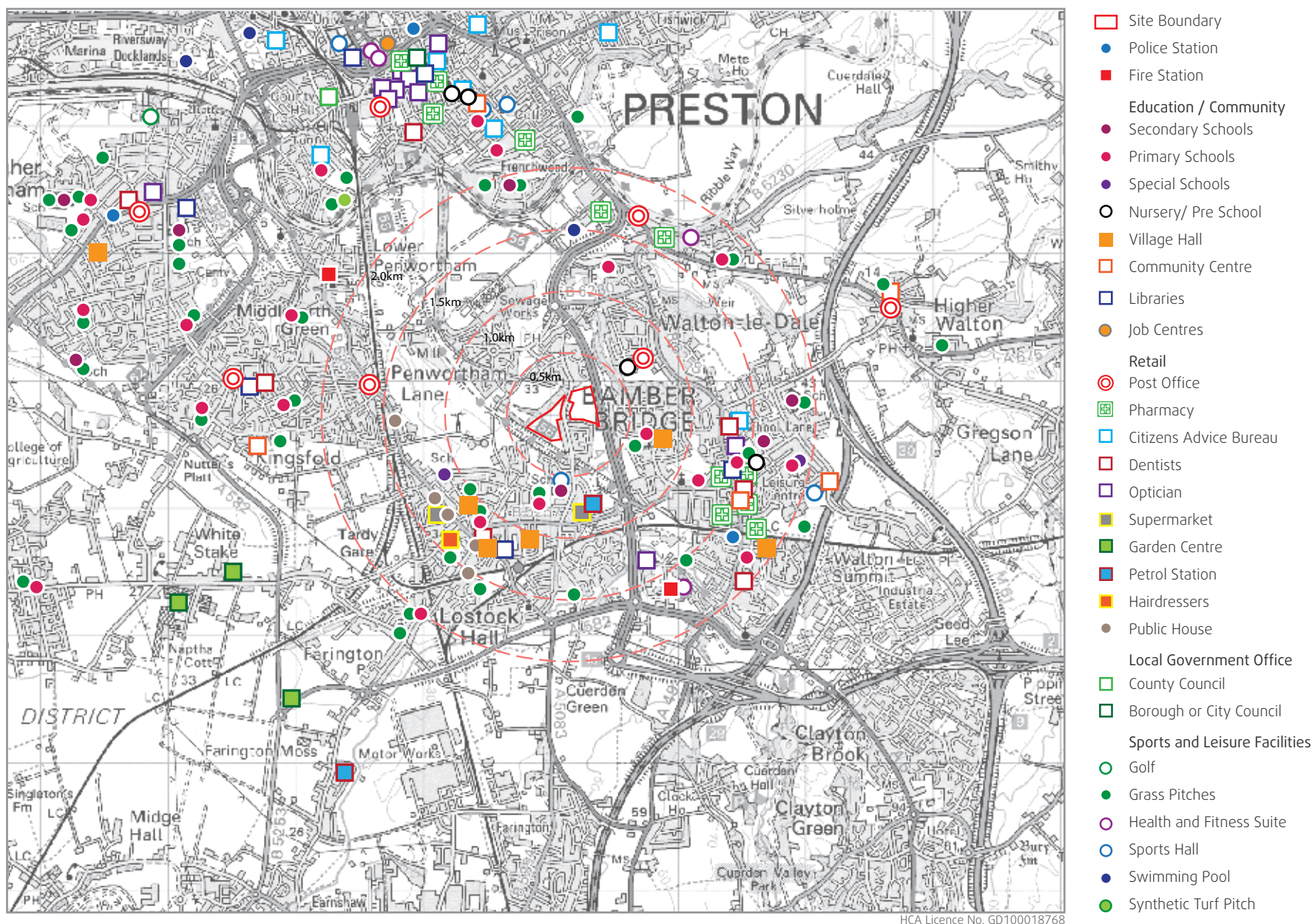
Figure 6 – Transport Links



- Bus Stops
 - Live Information¹
 - No Information¹
- Cycle Routes
 - On Road
 - Off Road
 - Proposed
- Site Boundary
 -
- Proposed Cross Borough Link Road
 - - -
- Potential extension to Cross Borough Link Road
 - - -

¹ Bus Stops only plotted within 2km of site

Figure 7 – Local Facilities Plan



HCA Licence No. GD100018768

6. Site Technical Analysis

The following assessments have been undertaken in support of the development of Walton Park and Green Park for residential uses:

- Assessment of Potential Land Contamination Issues
- Archaeological Assessment
- Drainage Feasibility Study
- Ecological Constraints Assessment
- Tree Survey and Constraints Report
- Flood Risk Assessment
- Assessment of Access and Highway Layout

This section provides a summary of the investigations undertaken to date. All of the full site assessments can be made available upon request.

Ground Conditions

A geo-environmental desk study to assess potential environmental and geotechnical constraints has been undertaken. The assessment has identified limited potentially contaminative activities/sources of contamination on the sites. These comprise four discrete potential sources of contamination arising from former land use as a limekiln, farm, tramway and infilled ponds. Several potentially contaminative off-site activities/sources of contamination have been identified, although the likelihood of contamination migrating to the sites are low. These sources include a former railway along the south-western boundary, the A6 road to the east and Local Authority Pollution Prevention Control (LAPPC) authorised activity/garage approximately 50m to the north.

On the basis of the current limited information on the site, the geotechnical risk to the proposed development is low. Spread foundations in the prevailing firm or stiff glacial till are likely to be

suitable for low rise buildings. These may need to be locally deepened, for example through areas of soft clay, and piles may be necessary for larger buildings. Geotechnical investigation is required to confirm foundation design.

Shallow groundwater is expected and the presence of sand bands and lenses presents the hazards of running sand or uplift of excavation bases where sub-artesian or artesian pressures are prevalent. The risk of these hazards increases below a depth of 2m where the majority of the sand bands have been encountered.

Archaeological Assessment

A desk based assessment of the known and potential Cultural Heritage Resource has been undertaken. The value of the Cultural Heritage Resource within the boundary of the sites, both identified and potential, is low to negligible. The potential effects of development are therefore considered to be of only slight significance within the boundaries. The low value of the Cultural Heritage Resource within the boundaries, and its low archaeological potential suggests that no further assessment of the archaeology prior to development is required. However, the discovery of unknown buried archaeological remains is always a possibility, and an archaeological watching brief should be carried out during construction phases which disturb the ground.

Limekiln Farm farmhouse lies on Todd Lane North, situated centrally between Walton Park and Green Park. The farmhouse is a Grade II Listed Building of medium value and, although not included within the site boundary, its setting could be affected by insensitive development proposals. South Ribble Local Plan Policy ENV 14: Setting of a Listed Building states that "Planning Permission will not be granted for

development which would have an adverse effect on the setting of a listed building". The design proposals have been developed with this in mind, and respond positively to Limekiln Farm and adjacent buildings, highlighting this attractive cluster of buildings through the sensitive design of layout, the relationship of frontages and key views.

This matter will be discussed further with SRBC at the detailed design stage to ensure that the development proposals enhance the setting of the farmhouse.

Drainage Feasibility Study

A feasibility study identifying existing drainage systems within and in close proximity to the sites has been undertaken. An existing 750mm diameter surface water sewer is located to the west of the sites within the Walton Park development. Although this sewer is outside the land parcel it is understood that it was originally designed to be available as the surface water outfall for unrestricted flows from some of the proposed development.

In addition, there are two combined sewers within the site boundary:

- 225mm diameter sewer runs along Todd Lane North and further along and across the watercourse in a westerly direction towards Walton Park Balancing Pond; and
- 1,000mm diameter sewer runs just to the north along the watercourse and flows across the Walton Park development along the aforementioned 750mm surface water sewer.

Proposed Surface Water Drainage

In accordance with current planning guidance, and Planning Policy Statement 25: Development and Flood Risk (PPS 25) in particular, surface water arising from the sites will be managed using Sustainable Drainage Systems (SUDS). Through initial consultation with the Environment Agency (EA) the surface water drainage strategy has been agreed and it was confirmed that the surface water would need to be restricted to greenfield runoff.

The attenuation should be provided by a combination of plot level and site level storage. The plot level storage could consist of features such as green roofs, grassed strips, filter drains or storage under the hard standing areas. Site level storage will consist of the use of new or existing ponds.

Proposed Foul Water drainage

The site will be served by way of a separate drainage system with all foul water flows discharging unrestricted to the 1,000mm diameter combined public sewer that crosses the site. No foul water flows will be permitted to discharge to the 225mm diameter combined public sewer that crosses the site.

Flood Risk Assessment

As part of the planning process, PPS 25 requires a Flood Risk Assessment (FRA) to be prepared for all proposed developments which lie within Flood Zone 2 or 3 or are in excess of 1ha in area. The sites are approximately 13.2ha in area and, therefore, require an assessment of flood risk.

Figure 7 highlights the flood risk potential of the site and surrounding area.

As prescribed by the Environment Agency (EA), the site lies within Flood Zone 1 (Low Probability), which

means that there is less than 0.1% annual probability of fluvial flooding in any year (equivalent to a return period of 1 in 1,000 years). The EA has no record of flooding at this location and is not aware of any nearby flood defences. In accordance with PPS 25 the sites are appropriate for all land uses, including residential development.

Groundwater flooding is not considered to be a significant issue in this location. The EA has no record of any groundwater flooding within close proximity of the sites. Foul and surface water sewers will be designed and installed in accordance with current design and construction standards and will have sufficient capacity for the proposed development. Therefore, no mitigation measures are required.

The proposed development may result in an increase in surface water runoff but this can be mitigated

through sustainable urban drainage techniques. There is no anticipated risk from reservoir failure, canal failure or other artificial sources.

To reduce residual risk relating to the failure of a drainage system, the proposed development should incorporate features that mitigate any residual risk by providing flow paths which divert flows away from the buildings.

Access and Highways

Extensive discussions have been undertaken with Lancashire County Council (LCC) Highways officers regarding the means of access to Walton Park and Green Park in advance of the preparation of a Transport Assessment in support of a future application for outline planning permission. The



internal highway layout has also been the subject of preliminary discussions with LCC Highways.

An agreement in principle has been reached with LCC Highways for a proposed priority junction on Todd Lane to access Green Park. To highlight the presence of the new junction LCC Highways recommended new signage and road markings to warn drivers of the new junction. The proposed access would impact on existing hedgerows on the eastern side of Todd Lane North and require new kerbline to the immediate south of the junction (replacing the existing layby). Visibility splays either side of the junction would be adopted and hard surfaced as standard footway.

Walton Park would be accessed from the terminus of Carrwood Way. Carrwood Way currently runs southwards from a roundabout junction with Carrwood Road and serves an extensive residential area. The terminus of Carrwood Way is currently gated to vehicles although an opening is provided for pedestrians and cyclists to access the existing Public Right of Way running alongside the northern boundary of Walton Park. The existing Carrwood Way cul-de-sac will be continued into the western site to provide access to new residential dwellings.

A new pedestrian and cyclist access to Walton Park would be provided from Todd Lane North. The access point would also provide access for emergency vehicles should there ever be a blockage on Carrwood Way. An uncontrolled pedestrian crossing point would be provided on Todd Lane North to connect to Footpath Route 65 and the wider footpath network. A second uncontrolled pedestrian crossing point would be provided on Todd Lane North to continue the Old Tramway route into Green Park on the eastern side of Todd Lane. Following the continuation of the Old Tramway footpath and cycleway through the Green Park, the route would be extended southwards to

connect with improved rights of way to the rear of Lyndale Avenue providing onward links towards the roundabout junction of the A6 London Way with Browndedge Road and associated pedestrian/cycle crossing facilities and underpass.

At the request of LCC Highways no vehicular link is proposed between Carrwood Way and Todd Lane North. Consequently, traffic will be unable to rat-run through the western development site. However, permeability will be maximised for pedestrians and cyclist through the provision of walking and cycling routes between Carrwood Way and Todd Lane North, and external links to the existing Public Rights of Way network (including the Old Tram Road and cycle route NR55). The internal layout of the development will be further progressed in line with LCC's Creating Civilised Streets Policy and Design Guidance (revised June 2010).

To support the preparation of a Transport Assessment for the development, morning and evening peak traffic surveys were conducted in May 2010 at the following junctions:

- Todd Lane / B5257 Browndedge Road;
- A6 London Way / Carrwood Road;
- Carrwood Road / Millwood Road; and
- Carrwood Road / Carrwood Way.

A scope of assessment was issued to LCC Highways in June 2010 and comments were received in August 2010 both in terms of the scope of Transport Assessment and Residential Travel Plan. Following the agreement of a Masterplan the Transport Assessment will be finalised to demonstrate that the development will not have a significant impact on the local highway network.

Ecological Constraints Assessment

Field surveys and desktop studies were undertaken to inform the arboricultural and ecological assessments, which set out baseline information with regards to features of conservation value on and within close proximity to the sites.

There are no nationally or internationally designated wildlife sites on or within 1km of the site. However, there are two County Wildlife Sites:

- Preston Junction Local Nature Reserve (LNR), is just outside the southern boundary of the site; and
- Dog Kennel and Cockshott Woods, Biological Heritage Site (BHS) – lies within 200m east of the site.

Development of the sites could potentially have an impact on Preston Junction LNR. Although Dog Kennel and Cockshott Woods BHS are within 200m of the sites, the busy A6 acts as a buffer. It is therefore unlikely that any development of the site would affect the BHS.

Important habitats include:

- Native hedgerows which qualify as Biodiversity Action Plan (BAP) priority habitats and as 'Important' under the Hedgerows Regulations, 1997;
- Walton Park Balancing Pond (off-site) which supports common toad;
- Two areas of broad-leaved woodland habitat on site that are priority habitat on the Lancashire BAP;
- Mature trees due to their potential to support roosting bats;

- The areas of broad-leaved plantation due to potential association with birds, amphibians and invertebrates; and
- The watercourse.

During the 2006-2009 surveys, there was no evidence to suggest that protected species use the sites. Several Birds of Conservation Concern (BoCC) were found on site, although only the Dunnock and Song Thrush are likely to breed.

The development proposals have considered the existing hedgerow habitats, semi-natural broad-leaved woodland habitats, the adjacent LNR, UKBAP habitats and species and a design has been developed that incorporates them as an asset, providing a natural setting. It is recommended that the species rich 'Important' hedgerow should be retained. Any tree, hedge or shrub removal should take place during the period September to February to avoid disturbing nesting birds. If any future proposals include development of the land near the southern boundary, adjacent to the LNR, the provision of planting a buffer habitat along this boundary to protect the reserve should be considered.

Tree Survey and Constraints Report

Based on an objective assessment made in accordance with BS 5837:2005 Trees in relation to construction - Recommendations, there are 18 Category A tree features, 28 Category B tree features, 30 Category C tree features and 3 Category R tree features on or within close proximity to Walton Park and Green Park.

The tree categorisation method identifies the quality and value of the existing tree stock but it is not meant to be interpreted rigidly and is presented in order to form a balanced judgement on tree retention and removal.

A minimum structural standoff will need to be considered for retained trees. In respect of the woodland belts situated on the northern and eastern peripheries, a minimum distance of 15 metres is recommended.

Trees identified as having features of a size desirable to bats and/or owls are listed in within the report. If works are proposed on any of these trees it will be necessary for a licensed bat handler to inspect them prior to works commencing.

A definitive Construction Exclusion Zone (CEZ) dictated by Root Protection Area (RPA) and crown spread will need to be identified for all trees in an Arboricultural Implication Assessment.

The extent of mitigation planting for the loss of trees will be determined in agreement with South Ribble District Council.

Following development, regular (annual or biannual) inspections of all retained trees should be undertaken by a qualified Arboricultural Consultant.



Example of Allotments

7. Deliverability of Development

PPS 3 requires local planning authorities to identify sufficient specific deliverable sites to deliver a five year supply of housing. To be considered deliverable, PPS3 states that sites should be available, suitable and achievable.

This section aims to demonstrate that Walton Park and Green Park are deliverable in PPS 3 terms.

They are AVAILABLE: The HCA owns the land (freehold) and has commenced discussions on masterplanning and investigations with partners to secure agreement for bringing development forward within the LDF period and as requirements demand. There is no ownership constraint to delivery. Further to this, whilst extensive site investigations have demonstrated that the sites include certain environmental constraints, these have been carefully considered through various mitigation measures incorporated into the design and therefore present no constraint to development.

The sites have already been considered as AVAILABLE for housing in the Central Lancashire SHLAA, as an existing allocation in the South Ribble Local Plan, is situated in a location for growth in the Central Lancashire Publication Core Strategy DPD.

The site is therefore available in accordance with PPS 3.

The sites are SUITABLE: The preceding sections have confirmed that Bamber Bridge and Lostock Hall are identified as locations for growth and a focus for new housing development, as set out in the Central Lancashire Publication Core Strategy DPD. The sites relate well to the existing and emerging spatial strategy for growth, and are considered suitable for housing by virtue of their setting relative to adjacent built development, their accessibility by public transport, their proximity to major transport

routes, and their sustainability credentials with numerous shops and services within 2km of the sites. It has been established that existing infrastructure (highways and utilities) is capable of accommodating the development proposals with limited off-site improvements, although the Central Lancashire Publication Core Strategy DPD highlights further improvements are in the pipeline in the form of a new road between Walton Park and Lostock Hall.

The sites are considered suitable for housing in the Central Lancashire SHLAA, South Ribble Local Plan and Central Lancashire Publication Core Strategy DPD.

The sites are therefore suitable in accordance with PPS3.

The sites are ACHIEVEABLE: They are undeveloped and controlled by the HCA, and capable of delivery. There are no physical, environmental or technical constraints that cannot be mitigated as part of development proposals. In accordance with Publication Core Strategy Policy 5 the proposals accord with the housing density requirements of the local authority as well as meeting the affordable housing delivery target of 30% set within Publication Core Strategy Policy 7.

The site is considered ACHIEVABLE for housing in the Central Lancashire SHLAA, South Ribble Local Plan and in the Central Lancashire Publication Core Strategy DPD.

The development proposals are ACHIEVABLE in accordance with PPS3.

In accordance with Policy 18 of the Central Lancashire Publication Core Strategy this residential element will be part of the surrounding parkland and integrated into the wider open space/green network. It will essentially enable the provision of environmental enhancements to the surrounding landscape and

the creation of a 'Central Park' area incorporating footpaths, cycleways and the integration of the Preston Junction Local Nature Reserve.

Whilst the landscape proposals provide an attractive setting for the residential element, the residential scheme would also ensure that the parkland is overlooked, ensuring that crime and safety issues are addressed.

The HCA welcomes the concepts of the Proposed 'Central Park' and 'Areas of Separation' at Bamber Bridge/Lostock Hall which are contiguous with these sites. The area surrounding the residential allocation are designated as 'Green Wedges' and 'New Sites of Public Open Space'; in the South Ribble Local Plan and Central Lancashire Publication Core Strategy respectively.

The Masterplan within this promotion document emphasises that the development will complement and support such green infrastructure, aiding integration into the surrounding landscape whilst achieving its allocated use.

Paragraph 20 of PPG 17 considers planning for new open space and sets out various general principles, the following of which will be met by the development proposal:

- Promote accessibility by walking, cycling and public transport;
- Avoid any significant loss of amenity to residents, neighbouring uses or biodiversity;
- Improve the quality of the public realm through good design;
- Add to and enhance the range and quality of existing facilities;
- Carefully consider security and personal safety, especially for children;

- Consider the scope for using any surplus land for open space, sport or recreational use, weighing this against alternative uses;
- Assess the impact of new facilities on social inclusion; and
- Consider the recreational needs of visitors and tourists.

The site therefore accords with the planning objectives of PPG 17.



8. Design and Form of Development

The HCA has developed the scheme shown in this section to demonstrate how the design and form of development could respond sensitively to the characteristics of the site and the wider area.

The vision for the land at Walton Park and Green Park is based on the delivery of quality homes, responding sensitively to surrounding existing residential development and former farm buildings and creating an attractive natural environment which is integrated into the wider open space and pedestrian/cycle network across the area and city.

Key Design Considerations

The key design considerations for the sites are reflected in Figure 8, which illustrates the constraints and opportunities to development.

The HCA considers the following opportunities arising from the development:

- To create a thriving new residential community that benefits from a natural environment;
- To deliver a varied and attractive residential environment with a mixture of housing types at a range of scales in keeping with surrounding built development;
- To create enhanced pedestrian connections to surrounding neighbourhoods and connecting into the wider network of linkages across the area and city as a whole;
- To ensure active frontages and good levels of overlooking onto streets, reinforcing a sense of place and distinctiveness;
- To provide a range of open spaces including a significant area of quality parkland and the retention of significant existing landscape assets;
- To effectively mitigate the impacts of built development on the natural environment;
- To maximise the positive impact of adjacent characterful buildings such as Limekiln Farm; and
- To provide a positive and soft edge between the open space and development which takes account of topography and views across the sites.

On this basis, Figure 9 presents the key concepts of the development proposals.

The indicative Masterplan has been prepared to illustrate the development capacity of the area that can be delivered when adopting a place specific and

environmentally sensitive approach to the design. The key aspects of the Masterplan, illustrated in Figure 10, are:

- A strong green character retained, providing a low density development in keeping with the semi-rural surroundings and mitigating the impact of the development;
- The semi-rural character of Todd Lane North in particular retained at this point;
- A green space network linked into the wider open spaces in the area and the city as a whole to support the delivery of the 'Central Park';
- Improved accessibility and overlooking of open spaces which are attractive and useable resources for the community;
- Landscape buffers adjacent to existing buildings, in particular behind Limekiln Farm and buildings near it;
- Existing trees and hedgerows carefully integrated throughout the sites and the large pond and watercourse as focal point in Walton Park;
- Existing vegetation safeguarded by placing it as the focal point of public areas;
- A walkable network of streets that tie in with the surrounding landscape and provide easy access to the wider open space network;
- A mix of residential types;
- Improved amenity provision with a new play space and new allotments in Walton Park; and
- A carefully organised movement network with pedestrian friendly streets, a new extension to an existing pedestrian/cycle route and new or improved pedestrian routes.

Figure 8 – Constraints and Opportunities Plan



Figure 9 – Concept Plan



- Key**
- Residential
 - Roads
 - Path
 - Grass
 - Trees
 - Water
 - Public Accessibility Improvements

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Figure 10 – The Masterplan



The Masterplan provides an illustration of how 140 dwellings could be accommodated on the sites in a parkland setting. A range and mix of house types and sizes could be provided on the sites, the exact mix and size would be subject to further detailed design work.

9. Conclusions

The HCA encourages South Ribble Borough Council to consider the Walton Park and Green Park as a component of its housing land supply in the emerging LDF, as part of wider proposals to facilitate a landscaped 'Central Park' on the site through 'enabling' development.

Whilst this statement seeks to promote this HCA land for the creation of a landscaped 'Central Park', it also seeks to incorporate a residential element as a delivery tool in order to make this concept a practical and manageable reality.

This statement has, therefore, sought to respond to the Site Allocations and Development Management Policies DPD 'Preferred Options Stage'. It has demonstrated that the sites, an existing housing allocation in the South Ribble Local Plan and most recent SHLAA, within a wider area of open space on the fringes of the Lostock Hall/Bamber Bridge urban area, are aligned with the Council's existing and emerging spatial strategy for growth. They relate well to existing built development, are accessible by a range of modes of transport, and are served by a broad range of shops and local services.

As set out within of this statement, we have shown that:

- The sites are located between Bamber Bridge and Lostock Hall, a district centre and location for growth, and the proposed development would, therefore, accord with the Council's spatial strategy for growth;
- The development would be sensitive to the character of the local landscape in terms of scale, design and layout, and would enable the appropriate design and delivery of a landscaped 'Central Park', creating a fully integrated sustainable community;

- The proposed landscaped 'Central Park' accords with PPG 17 and would provide formal and informal open space to be used by both existing and new residents;
- The sites are in a sustainable location for new housing, being located in close proximity to key employment areas, a broad range of shops and services, and major transport routes;
- The sites are surrounded by defensible boundaries on all sides, with existing built development on two sides, established residential areas to the north and south east; a National Foot/Cycle Path to the south and the A6 (London Way) to the east;
- The development would provide a choice of quality housing types, tenures and sizes;
- The development would make an important contribution towards the provision of affordable housing;
- There are no physical or environmental constraints that cannot be mitigated as part of residential development proposals; and
The sites could provide in the region of 190 residential dwellings, however approximately 140 are proposed as part of this Masterplan. The sites are available, suitable and achievable for residential development in PPS 3 terms.

Summary

Accordingly, Walton Park and Green Park should be regarded as a deliverable housing site potentially for executive dwellings that can provide an important component of the Borough's housing land supply during the LDF period and facilitate the ambitions of the 'Central Park' concept. The HCA encourage SRBC to support the continued allocation of Walton Park and Green Park (formally Todd Lane North/Lime Kiln Farm) in their Site Allocations and Development Management Policies DPD.

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