

<b>REPORT TO</b>	<b>DATE OF MEETING</b>
Planning Committee	13 <sup>h</sup> March 2013

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<b>SUBJECT</b>	<b>PORTFOLIO</b>	<b>AUTHOR</b>	<b>ITEM</b>
Site Allocations and Development Management Policies DPD Site 'W' Masterplan: - Land between Heatherleigh and Moss Lane, Farington	Planning and Housing	Chris Sowerby / Helen Hockenhull	

**NOTE**

Copies of the Masterplans will be displayed for Members to view at the Planning Committee meeting.

**SUMMARY AND LINK TO CORPORATE PRIORITIES**

Site 'W' within the Site Allocations and Development Management Policies DPD relates to land between Heatherleigh and Moss Lane, Farington. This site, which measures 40 hectares, is currently allocated in the South Ribble Local Plan as D8: Safeguarded Land but is allocated as one of three major sites within the Borough for residential development in to the Site Allocations and Development Management Policies DPD (Policy C3)

The purpose of this report is to seek endorsement for the broad principles of the development of site 'W' for consultation purposes. Bannister Lane dissects site 'W' which results in the site being split into a northern section and a southern section.

This is linked to the corporate priorities of promoting a thriving and prosperous Borough; creating strong and healthy communities; together with a clean, green and safe environment.

**RECOMMENDATION**

That the Committee:

- 1) adopts the submitted Masterplan relating for the southern section of site 'W' (land between Heatherleigh and Bannister Lane) for development management purposes

and;

- 2) endorses the submitted Masterplan relating to the northern section of site 'W' (land between Bannister Lane and Moss Lane) for consultation purposes

**THE SITE**

The site measures 40 hectares, and is bounded to the west by Schleswig Way, the east by Croston Road and the north by Moss Lane. Bannister Lane dissects the site which results in a northern and southern section of similar sizes. The land is predominantly flat and used for agriculture, but abuts existing residential development. The site is currently allocated in the South Ribble Local Plan as D8: Safeguarded Land.

## **POLICY REQUIREMENTS FOR THE SITE**

The publication version South Ribble Site Allocations and Development Management Policies Development Plan Document (DPD) identifies and allocates land required over a 15 year period in order to achieve the vision for growth as outlined in the Central Lancashire Core Strategy. To maintain a ready supply of housing development land, to help deliver enough new housing to meet future requirements, the Council has allocated three major sites for residential development within the Borough (namely Pickering' Farm in Penwortham, Moss Side Test Track in Leyland and Land Between Heatherleigh and Moss Lane in Farington).

Policy C3 in the Site Allocations and Development Management Policies DPD relates specifically to the 'Land Between Heatherleigh and Moss Lane, Farington' site and sets out the following criteria which should be met prior to the granting of planning permission for the development of the land:

- a) an agreed Masterplan for the comprehensive development of the site, to include the provision of residential development with scope for community and leisure facilities if required by the Council within the plan period;
- b) a phasing and infrastructure delivery schedule;
- c) an agreed programme of implementation in accordance with the Masterplan and agreed design code

The policy continues to state that *"Access to the site must be from Croston Road, Heatherleigh and Moss Lane. There is to be no access to the site from Bannister Lane."*

The site, amongst others, is being discussed at the Examination in to the publication version South Ribble Site Allocations and Development Management Policies DPD with the Masterplans and supporting information by the landowners/developers submitted to the Inspector for consideration.

## **THE PROPOSED MASTERPLANS**

Two Masterplans prepared by landowners/developers have been submitted, one covering the area of the site between Heatherleigh and Bannister Lane and the other covering the area of the site between Bannister Lane and Moss Lane. The detail contained within the two Masterplans, which jointly cover the entirety of site 'W', can be summarised as follows:

### 1. Land between Heatherleigh and Bannister Lane (southern section of site 'W')

#### **Background**

In preparation for the submission of an outline planning application for a residential development on the southern section of the site a draft Masterplan was prepared by landowners/developers. This draft Masterplan was subject to a public consultation programme in August 2012 which included the delivery of approximately 1000 leaflets to nearby residents and a public exhibition held on the 14<sup>th</sup> August 2012. Substantive changes were made to the draft Masterplan following the representations received during the public consultation programme. A final version of the Masterplan was then submitted to the Local Planning Authority for consideration prior to the submission of outline planning application 07/2012/0627/ORM (with only the matter of 'access' applied for) in October 2012. This application, which proposes a maximum of 350 dwellings, covers the majority of the southern section of the site and is currently underdetermined whilst technical issues are being considered.

Given the above, the for the southern section of the site takes precedent and the Masterplan for the northern section of the site must fit in with the southern section.

## **Layout**

The submitted Masterplan proposes an informal layout for this section of the development with a spine road serving a series of cul-de-sacs. At the centre of the development is an area of public open green space and a pond with landscape buffering present throughout the development.

The Masterplan proposes that development along the boundaries with Croston Road and Bannister Lane provides 'urban grain continuation' (follows the existing buildings lines and form). The elevations of the properties fronting Heatherleigh are to be designed to a high standard to provide an 'arrival frontage'. Attention is given to creating different character areas within the development to provide variation and interest.

## **Access**

Vehicular access to serve the southern section of the site is proposed from two points, one directly onto Croston Road close to the junction between Croston Road and Barn Hey Drive and the other onto Heatherleigh. Only those properties fronting Bannister Lane are proposed to have vehicular access onto Bannister Lane in the form of private driveways.

## 2. Land between Moss Lane and Bannister Lane (northern section of site 'W')

### **Layout**

The submitted Masterplan includes a spine road with numerous secondary roads and cul-de-sacs leading from it. Several areas of public open green space are shown directly off the spine road along its length together with two ponds. Landscape buffering is present throughout the development. A 'green link' for pedestrians and cycles is shown to run along the length of the site providing a link from Bannister Lane to Moss Lane.

### **Access**

Vehicular access to serve the northern section of the site is proposed from two points, one directly onto Croston Road and the other onto at extension from the Flensburg Way roundabout. No permanent vehicular access is proposed to serve the development from Bannister Lane.

## **CONCLUSION**

The two Masterplans, which jointly cover the entirety of site 'W', supports the aims and objectives of the Central Lancashire Core Strategy and South Ribble Site Allocations and Development Management Policies DPD (publication version) in that they propose a comprehensive development for the whole of the site. The informal layouts and pockets of greenspace designed into both Masterplans provides correlation whilst pedestrian and cycle links between the two section ensures cohesion.

The Masterplans accord to the general principles of Policy C3 in the Site Allocations and Development Management Policies DPD in that no vehicular access to serve either section of the site is proposed from Bannister Lane.

## **WAY FORWARD**

The adoption of the submitted Masterplan relation to the southern section of site 'W' would, following the consideration of technical issues, allow outline planning application 07/2012/0627/ORM to brought before the Planning Committee for determination.

In relation to the northern section of site 'W', following the Committee's endorsement it is proposed that the submitted Masterplan be the subject of public consultation for a period of 6 weeks. The responses will then be considered and reported back to the Planning Committee with a view to the approval of the Masterplan for development control purposes.

## WIDER IMPLICATIONS

In the preparation of this report, consideration has been given to the impact of its proposals in all the areas listed below, and the table shows any implications in respect of each of these.

<b>FINANCIAL</b>	The infrastructure provision and improvements, together with any off-site Public Open Space contribution, will require funding from a number of sources including S.106 monies and CIL.		
<b>LEGAL</b>	None		
<b>RISK</b>	None.		
<b>CORPORATE PLANS AND POLICIES</b>	The Masterplans aims to maintain a ready supply of housing development land in line with the Central Lancashire Core Strategy and the NPPF.		
<i>Asset Management</i>	<i>Corporate Plans and Policies</i>	<i>Crime and Disorder</i>	<i>Efficiency Savings/Value for Money</i>
<i>Equality, Diversity and Community Cohesion</i>	<i>Freedom of Information/ Data Protection</i>	<i>Health and Safety</i>	<i>Health Inequalities</i>
<i>Human Rights Act 1998</i>	<i>Implementing Electronic Government</i>	<i>Staffing, Training and Development</i>	<i>Sustainability</i>