

**AVISON
YOUNG**

S.78 Town and Country Planning Act 1990 (as amended)

Appeals Against the Refusal of Planning Permissions

07/2021/00886/ORM and 07/2021/00887/ORM

Land at Pickering's Farm, Penwortham

**Indicative Scheme Phasing and Implementation Plan – Draft for
Discussion with SRBC**

July 2022

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Appendices

Appendix 1 – Phasing Plans

Report title: Indicative Scheme Phasing and Implementation Plan

Prepared by: Taylor Wimpey and Homes England

Status: Draft for Discussion

Draft date: 19 July 2022

1. Introduction

1.1 A Phasing Plan was submitted with the Planning Applications, as was an Infrastructure Delivery Schedule which described all of the infrastructure that the Appellants expected the development to require, provided information on how each would be funded and gave an indication as to when it would be delivered. The Council concluded that the submitted phasing plan contained insufficient information and, in its Decision Notices, included the following reason for refusal:

Policy C1 of the South Ribble Local Plan requires the submission of a phasing and infrastructure delivery schedule and an agreed programme of implementation. The submitted documentation provides insufficient detail on how the site will be delivered and no detailed phasing plan has been submitted and no programme of implementation has been agreed. Therefore, the scheme is contrary to Policy C1.

1.2 This document builds on the plans and schedule provided with the planning applications. It provides additional information on how the Appellants envisage the development being delivered, including what each phase of the development is likely to contain and over what kind of period they would expect each phase to be delivered.

1.3 The information supplied in this document is indicative. The Appellants would expect there to be an obligation attached to each of the planning permissions which requires a fuller Delivery Strategy to be submitted and approved at an appropriate point before the development commences. Accordingly, and as is normal practice, a fully detailed Delivery Strategy will be produced after the outline planning permissions have been granted.

1.4 When it comes to matters of delivery, it is important to note that the Appellants comprise the Government's housing accelerator and one of the biggest housebuilders in the UK. Both are highly experienced developers and have delivered many schemes of this type and scale. They have also worked jointly on these proposals over a number of years and to ensure that the development proceeds and proceeds in a timely and appropriate manner, have entered into binding legal agreements. There should be no grounds for concern about the Appellants' ability to deliver this development in a manner and to a standard that achieves high quality, sustainable outcomes and satisfactorily manages impacts as the project progresses.

1.5 The phasing and implementation of the Appeal proposals is described in words and drawings. The words appear below and the drawings are contained within the pack attached at **Appendix 1**.

2. The Phases

Introduction

- 2.1 Immediately following the grant of the outline planning permissions, there will be a lead-in period during which Taylor Wimpey and Homes England will seek approvals for Reserved Matters, discharge relevant planning conditions and obligations, secure technical approvals (for matters such as roads and sewers), and prepare the site for construction. From the point that development commences, it is envisaged that it will proceed in five phases.
- 2.2 Phase 1 will deliver essential infrastructure, including roads, drainage, flood basins, footpaths and cycleways, and public open space. This will create key links within the development and will connect the development to the existing communities to the north, east and west. It will also deliver important open spaces and part of the public realm (including the Village Green) that will help create a sense of place from the outset. The road infrastructure provided within Phase 1 will enable bus operators to run services that either enter and exit the development by Penwortham Way or Bee Lane (i.e. in and out via each of those points), or through the site via the spine road, Bee Lane and a short road link which will be bus gated and connects the spine road and Bee Lane adjacent to the village green.
- 2.3 Phases 2-5 will each deliver a mix of homes, 30% of which will be affordable, as well as any additional infrastructure that each phase requires (i.e. infrastructure not already delivered as part of Phase 1). To create a community at the heart of the development as soon as possible, and to give early occupiers easy access into the existing urban area to the north, it is envisaged that the first homes will be delivered to the immediate east and west of the Village Green and that, to the south of the Green, where the Local Centre is proposed, an Interim Mobility Hub and Community Concierge will be established, either of which could also house a basic village shop. It is likely that, when fully operational, the site will have 4 sales outlets delivering approximately 150 dwellings per annum.
- 2.4 From the outset, land will be safeguarded for the primary school. As and when the County Council gives notice that it requires the land, it will be serviced and then handed over in accordance with the obligations agreed within the s106 Agreement. Land for the spine road will also be safeguarded from the outset, although work will commence on the delivery of that at the start of Phase 1 and will then continue as the development proceeds.
- 2.5 For each phase, we summarise below what it is expected to be delivered and over what period.

Summary of Phase Content and Timelines

Phase 0 (October 2022 – December 2024)

- Prepare and Secure Approval for Delivery Strategy (up to 6 months)
- Prepare Reserved Matters for Phases 1 and 2 (or parts of Phase 2) (6 Months)*
- Secure Approval for Reserved Matters (6 Months)
- Discharge Pre-Commencement Conditions as Required (6 Months)
- Safeguard land for Primary School
- Safeguard land for spine road
- Secure Technical Approvals (6 Months)
- Site Preparation (9 Months)

[Note: it is anticipated that some of the above workstreams will run in parallel rather than sequence. For example, it is likely that RMs for at least parts of Phase 2 (if not the whole of it) will be prepared alongside the RMs for Phase 1 and that, at the same time, work will be undertaken on the discharge of pre-commencement conditions. If the permission allows, some preliminary site preparation work could also be progressed during the early stages of Phase 0. The overall timeframe estimate for Phase 0 allows for the developers to obtain the approvals they will need to commence the Phase 1 works and, as and when the necessary infrastructure is in place, commence the delivery of new homes within Phase 2 parcels. RMs for any outstanding parcels within Phase 2 and RMs for subsequent Phases will be programmed to ensure that the development is built out in a seamless and continuous manner].

Phase 1 (January 2025 – December 2027)

- Construct spine road junction with Penwortham Way
- Construct offsite foul and surface water connections to Pope Lane and Penwortham Way culvert respectively

- Construct spine road from junction with Penwortham Way to point just beyond the village green space proposed adjacent to the Local Centre
- Construct bus only link between the spine road and Bee Lane to the immediate east of the village green
- Construct village green (see total quantum and breakdown of open space for this Phase below)
- Construct swale system alongside spine road
- Construct surface water attenuation basin adjacent to Penwortham Way
- Construct flood basin to the north and north west of school land
- Construct public open space and footpath and cycleway connecting the spine road to Cloughfield
- Construct footpath and cycle links from spine road to Bee Lane and Moss Lane
- Enhance footpath link from Nib Lane to Moss Lane as it crosses spine road corridor
- Enhance footpath link from Moss Lane to Mill Brook and then Penwortham Way
- Enhance adopted highway along Moss Lane north of Bee Lane
- Improvements to active travel infrastructure at Bee Lane/Leyland Road junction
- Improvements to pedestrian and traffic management infrastructure at Bee Lane bridge
- 4.5ha of amenity green space
- 0.075ha of equipped play areas
- 4.41ha of natural and semi natural green space

Phase 2 (June 2026 – December 2029)

- Enhance remainder of footpath link from Nib Lane to Moss Lane
- Construct road / footway and cycleway infrastructure from spine road into development parcels to east and west of spine road

- Make road / footway and cycleway connections between the east and west development parcels and adjoining networks and green infrastructure delivered as part of Phase 1
- 0.99ha of amenity green space
- 0.053ha of equipped play areas
- 1.09ha of natural and semi natural green space
- Approximately 410 homes (30% affordable)
- Deliver interim mobility hub and community concierge located to immediate north of the Dairy, on site of Local Centre
- Continue to safeguard land for spine road in future phases to the east of Phase 2
- Continue to safeguard land for Primary School if not required by LEA

Phase 3 (June 2029 – June 2032)

- Construct foul and surface water pumping stations to facilitate drainage of land parcels to the north of the spine road and to the immediate south in the vicinity of the Local Centre with connections to culvert and sewer system to north respectively
- Create footpath and cycle links to existing link to Kingsfold Drive
- Construct additional length of spine road and road / footpath / cycleway connections between existing and Phase 3 development parcels
- Enhance footpath links from Nib Lane to Mill Brook, the southern end of Moss Lane to Mill Brook and Mill Brook to Penwortham Way
- 0.58ha of amenity green space
- 0.079ha of equipped play areas
- 2.37ha of natural and semi natural green space
- Approximately 426 homes (30% affordable)
- Deliver permanent Local Centre including mobility hub before the end of Phase 3

- Continue to safeguard land for spine road in future phases to the east of Phase 3
- Continue to safeguard land for Primary School if not required by LEA

Phase 4 (January 2031 – December 2033)

- Construct additional length of spine road and road / footpath / cycleway connections between existing and Phase 4 development parcels
- 0.17ha of amenity green space
- 0.084ha of equipped play areas
- 1.43ha of natural and semi natural green space
- Approximately 224 homes (30% affordable)
- Continue to safeguard land for spine road in Phase 5 land
- Continue to safeguard land for Primary School if not required by LEA

Phase 5 (June 2033 – December 2033)

- Construct foul and surface water connections into infrastructure provided on land lying between Phases 4 and 5
- 0.11ha of amenity green space
- 0.009ha of equipped play areas
- 0.14ha of natural and semi natural green space
- 40 homes

Appendix I

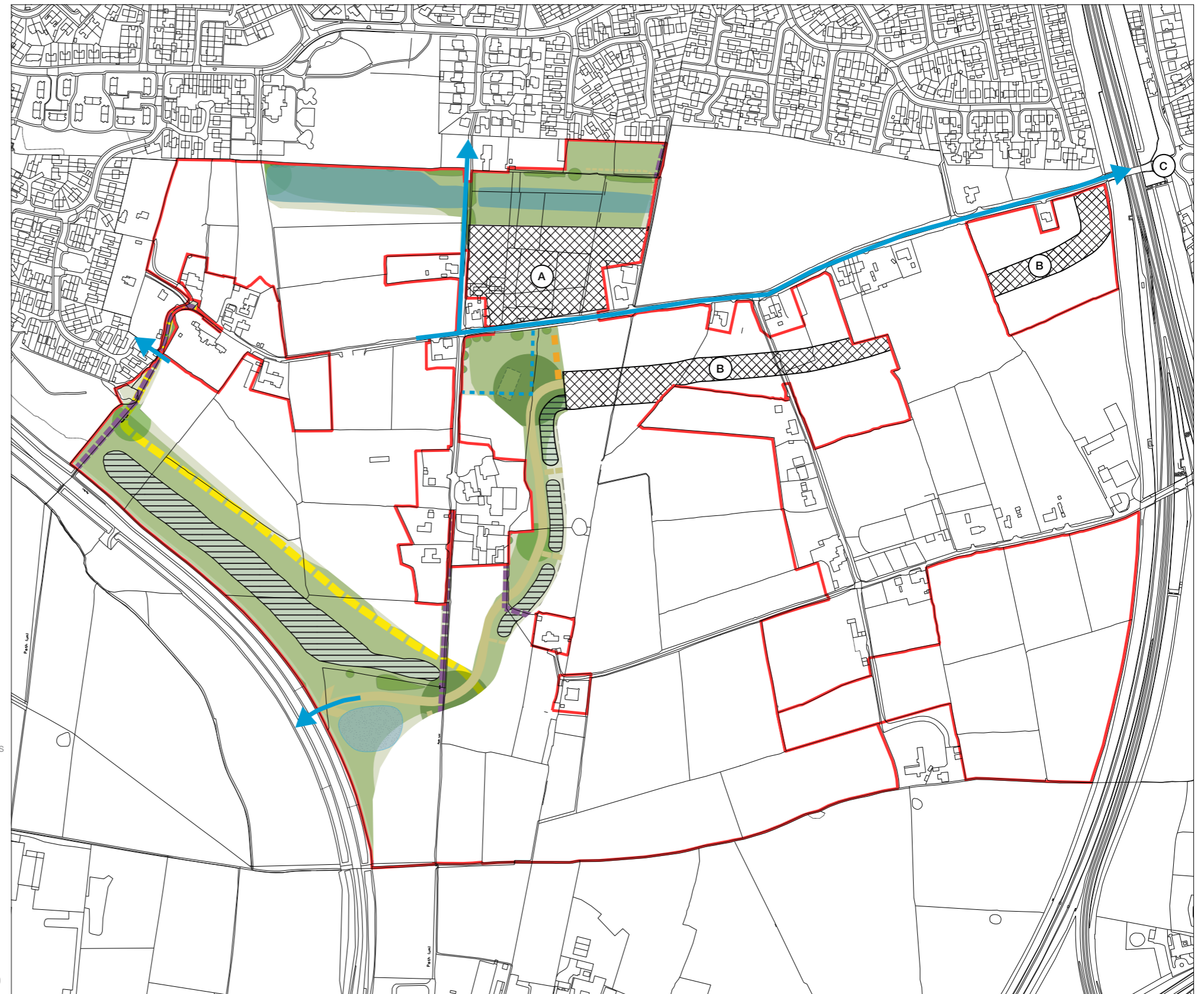
Phasing Plans



Indicative Phasing Plans

July 2022

Indicative Phasing Plans Phase 01



Key

Application Boundary A+B

Spine Road

Enhanced Streets

Informal Streets

Pedestrian Prioritised Streets

LEAPS

Network of Public Open Space

Flood Basin Area

Attenuation Basin/ Swale

Pedestrian/ Cycle Exercise Track (using existing lanes and infrastructure where available)

Bus only access

Footpath/ Cycle Links

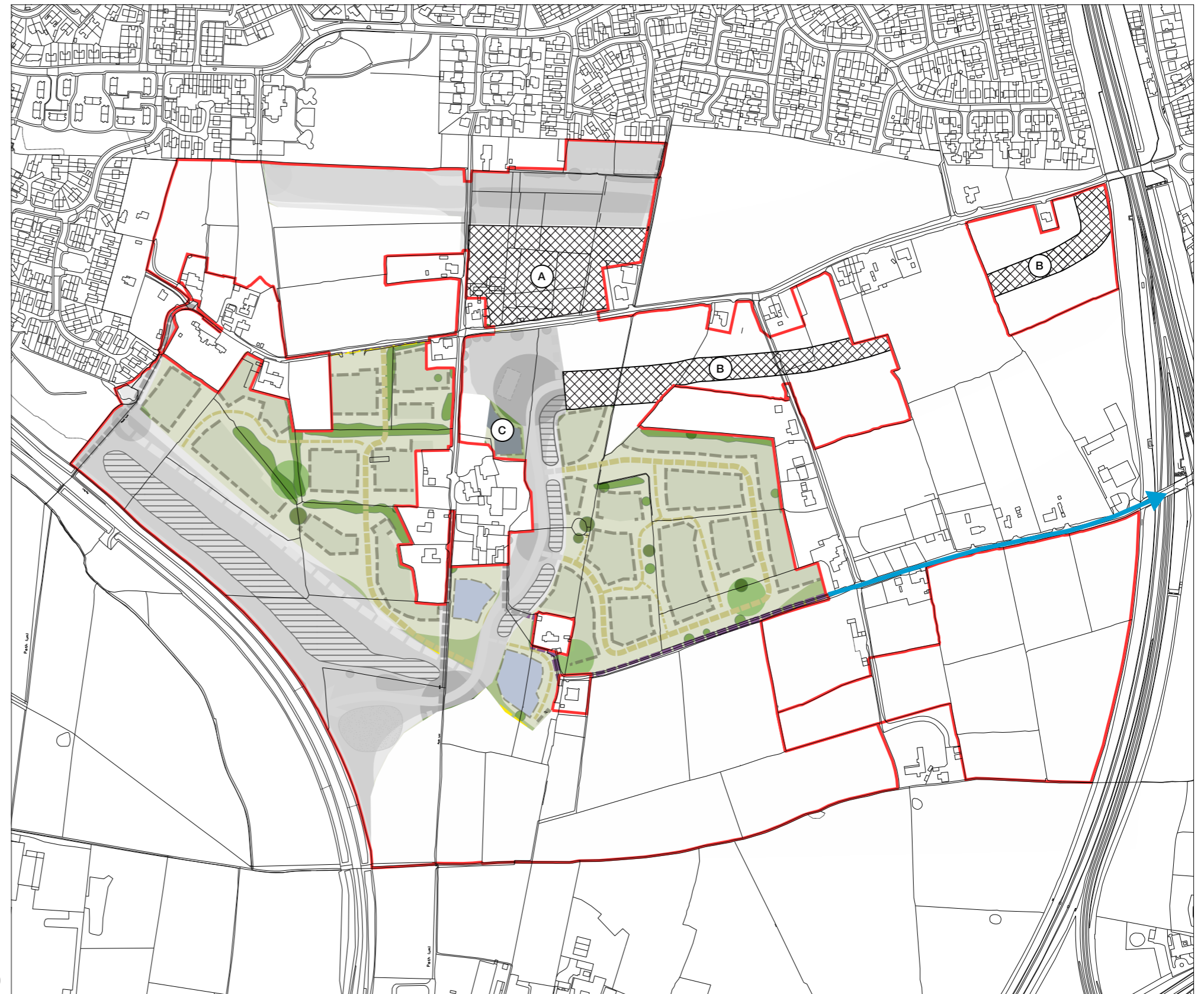
Public Rights of Way

Pedestrian/ cycle connections into the existing network

Key

- A. Land safeguarded for Primary School
- B. Land safeguarded for future phases of the Spine Road
- C. Pedestrian bridge crossing safety improvements and new signalised junction & pedestrian crossing at Bee Lane/ Leyland Road to be provided in Phase 01

Indicative Phasing Plans Phase 02



Key

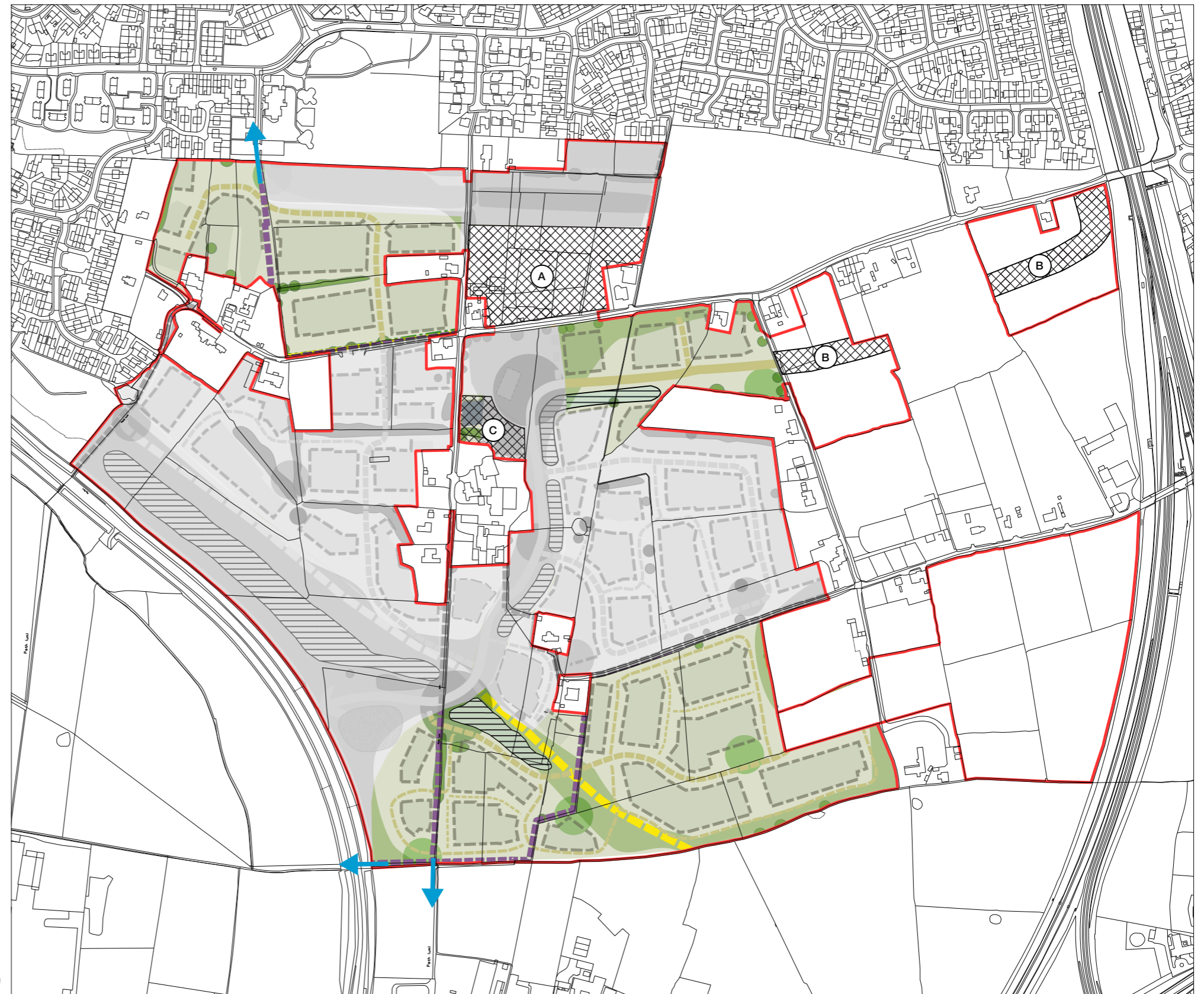
- Application Boundary A+B
- Enhanced Streets
- Informal Streets
- - - Pedestrian Prioritised Streets
- LEAPS
- Network of Public Open Space
- Public Rights of Way
- Dwelling Frontages
- Development Parcels
- Potential residential sales hubs

Key

- A. Land safeguarded for Primary School
- B. Land safeguarded for future phases of the Spine Road
- C. Interim mobility hub

- ➔ Pedestrian/ cycle connections into the existing network

Indicative Phasing Plans Phase 03



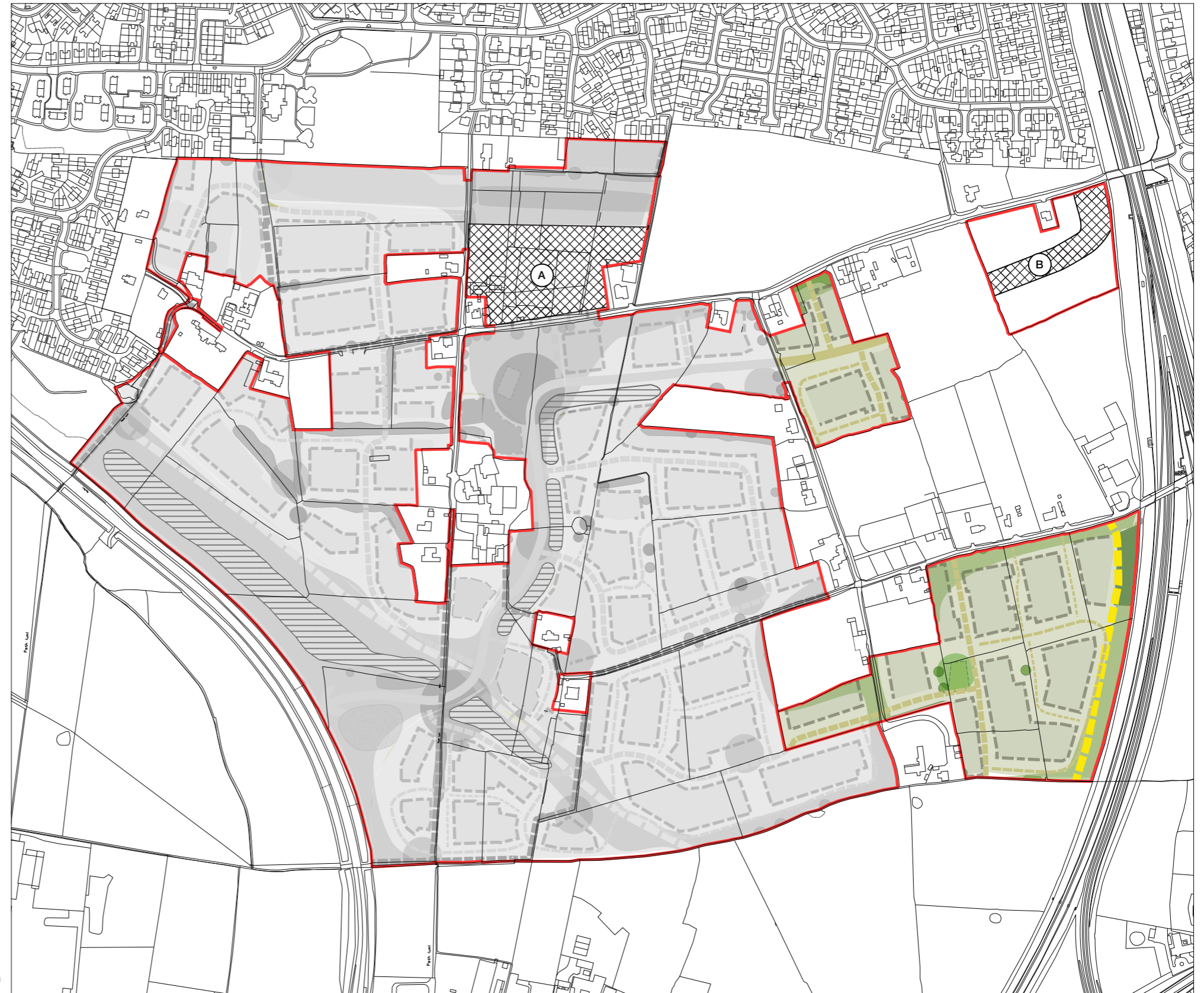
Key

- Application Boundary A+B
- Spine Road
- Enhanced Streets
- Informal Streets
- Pedestrian Prioritised Streets
- LEAPS
- Network of Public Open Space
- Attenuation Basin/ Swale
- Pedestrian/ Cycle Exercise Track (using existing lanes and infrastructure where available)
- Public Rights of Way
- Dwelling Frontages
- Development Parcels
- Pedestrian/ cycle connections into the existing network

Key

- A. Land safeguarded for Primary School
- B. Land safeguarded for future phases of the Spine Road
- C. Full Local Centre delivered by the end of Phase 3

Indicative Phasing Plans Phase 04



Key

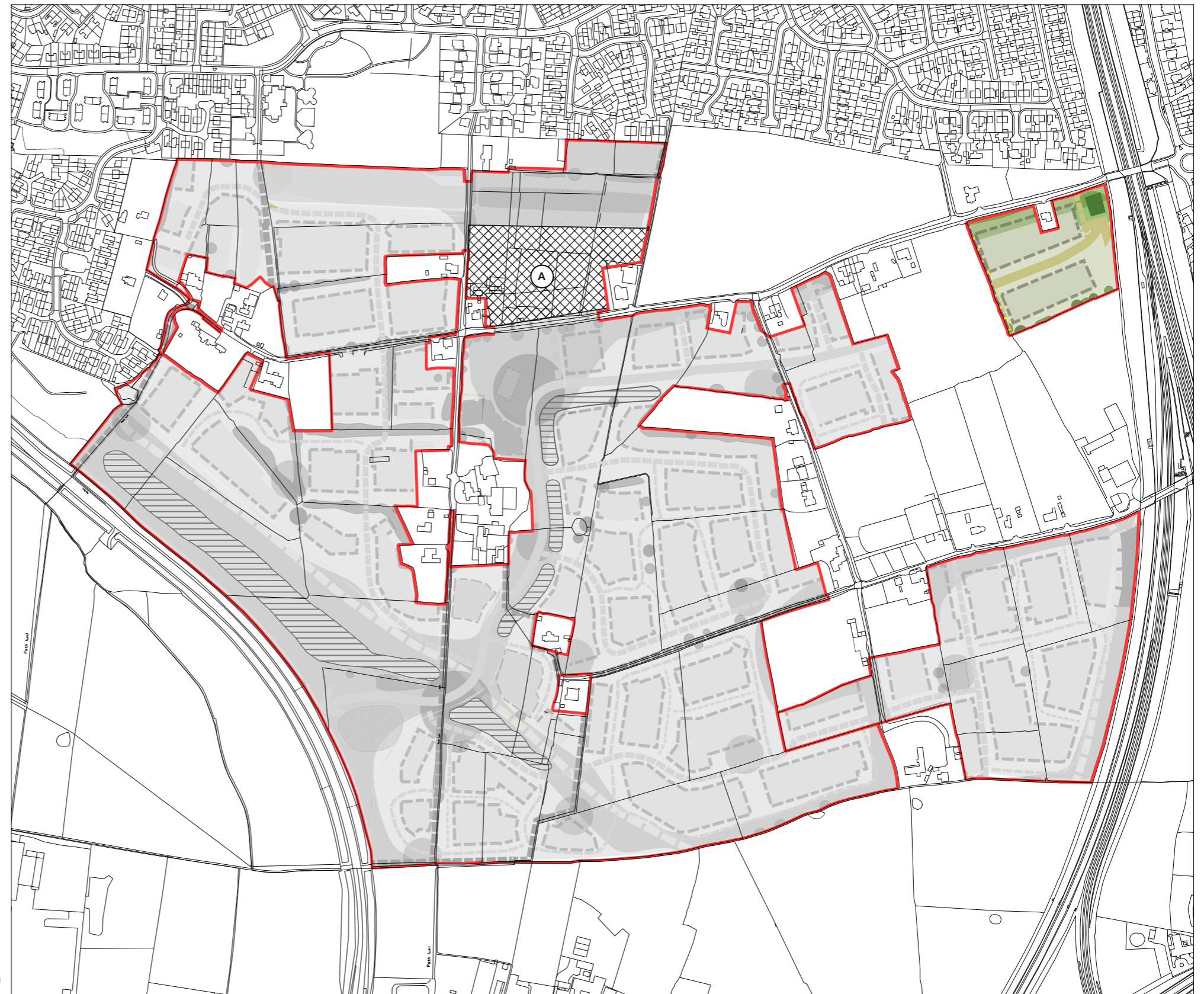
- Application Boundary A+B
- Spine Road
- Enhanced Streets
- Informal Streets
- Pedestrian Prioritised Streets
- LEAPS
- Allotments
- Network of Public Open Space
- Pedestrian/ Cycle Exercise Track (using existing lanes and infrastructure where available)
- Dwelling Frontages
- Development Parcels

Key

- A. Land safeguarded for Primary School
- B. Land safeguarded for future phases of the Spine Road

Indicative Phasing Plans

Phase 05



- Key**
- Application Boundary A+B
 - Spine Road
 - Enhanced Streets
 - Pedestrian Prioritised Streets
 - Allotments
 - Network of Public Open Space
 - Dwelling Frontages
 - Development Parcels

Key
A. Land safeguarded for Primary School



THE
LANES

PENWORTHAM



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