

**REDROW HOMES
(LANCASHIRE DIVISION)**

**Land East of Leyland Lane,
Leyland**

SITE ALLOCATION



DECEMBER 2010

TURLEYASSOCIATES

TA Ref: REDM2002
Office Address: 1 New York Street
Manchester
M1 4HD
Telephone: 0161 233 7676
Date of Issue: December 2010

*Plans reproduced by permission of Ordnance Survey on behalf of The
Controller of Her Majesty's Stationery Office. (c) Crown Copyright. All
rights reserved. Licence number AI 100002115.*

Contents

1.	Introduction	6
2.	Planning Policy Context	10
3.	Technical Analysis	18
4.	Appreciating the Context	22
5.	Creating Urban Structure and Connections	40
6.	Summary and Conclusions	50





01 | Introduction

01// Introduction

1.1 This statement has been prepared on behalf of Redrow Homes Ltd (Lancashire Division) in support of the inclusion of the site as a housing allocation within the South Ribble Borough Council Site Allocations DPD. It relates to approximately 30ha of land located adjacent to the southern edge of Leyland on the east side of Leyland Lane. The land is in three ownerships and includes land owned by the Homes and Communities Agency.

1.2 The site lies approximately 1.5km south west of Leyland Town Centre along Leyland Lane (B5253) to the south of the Schleswig Way and Leyland Way roundabout. The site is enclosed by Shaw Brook Road to the north, Altcar Lane to the South, Leyland Lane to the west and woodland/Worden Park to the east. M6 junction 28 is approximately 1 mile to the east of the site.

Purpose

1.3 The purpose of the statement is to set out the background and planning policy context in support of a site allocation for a sustainable housing development on the land. The statement also sets out the site analysis process leading to the preparation of a concept site masterplan for phased delivery in the short-medium term.



Redrow Homes

1.4 Redrow Homes have considerable experience of delivering major and complex developments. The Company has a particularly strong presence in Lancashire and past developments include Gillibrand Hall, Lostock Hall and Buckshaw Village where significant new infrastructure has been delivered.

Scope and Structure

1.5 This statement has been structured to provide a simple sequential understanding of the context of the site, related design principles and the resulting concept masterplan.

1.6 This statement is set out as follows:

- *Chapter 2 - Planning Policy Context*
- *Chapter 3 - Technical Analysis*
- *Chapter 4 - Appreciating the Context:* This section sets out the analysis of the proposed development site and the surrounding town context in order to inform the development of a locally responsive and sustainable design proposal
- *Chapter 5 - Creating Urban Structure and Connections:* This section brings forward the conclusions from the analysis and converts the emerging masterplan prompts into a series of 'mastersteps.' These mastersteps are then translated to provide a concept masterplan as an organisational structure for future development of the site

- *Chapter 6 - Overall Conclusions*

1.7 The statement is supported by the following technical and environmental background reports:

- Access Strategy by Singleton Clamp;
- Preliminary Ecological Assessment by ERAP Ltd;
- Preliminary Environmental Risk Assessment by WSP Environmental;
- Flood Risk Assessment Screening Study by WaterCo;
- Preliminary Drainage Assessment by WaterCo;
- Landscape Appraisal by Planning and Landscape Associates Ltd.

Overview

1.8 In summary, the statement and supporting reports demonstrate that the subject site is capable of accommodating a sustainable housing development which complies with national planning policy objectives, and is free from technical constraints that would prevent its development for residential purposes. The site is suitable, deliverable and achievable for housing development in the short term and would make a significant contribution towards meeting future housing requirements in the Borough; it should be allocated for this purpose in the emerging Site Allocations Development Plan Document.



Aerial Site Location





02 | Planning Policy Context

02// Planning Policy Context

National Planning Policy

2.1 National planning policy guidance most relevant to the identification of sites for new housing development is set out in Planning Policy Statements (PPSs) 1, 3, 9, 12 and 25 and Planning Policy Guidance (PPG) 13. A summary of the key aims and objectives of national policy is set out below:

Provision of Sufficient Land for Housing

2.2 Government is committed to ensuring a decent home for all at a price that is affordable and in a location where people want to live. New housing should be directed to previously developed land and buildings in sustainable urban locations as a first priority. LPA's should be pro-active in ensuring delivery of housing development which should be at appropriate densities to make the efficient use of land.

2.3 Planning for housing delivery should be done on the basis of Local Development Documents informed by a robust evidence base, particularly in terms of housing need and demand. The level of housing provision should be based on an approach which takes into account evidence of current and future demand as identified in Strategic Housing Market Assessments and Strategic Housing Land Availability Assessments, and the Governments household projections.

2.4 Following the recent High Court decision on the Cala Homes case, the Regional Spatial Strategy (RSS) remains as part of the development plan containing strategic planning policy and the housing targets for the City.

2.5 In considering sites for new housing growth, Local Development Documents should have regard to the spatial vision for the area, levels of need and demand, and opportunities to reduce carbon emissions; the suitability of specific sites should be considered in relation to physical, environmental, land ownership and investment risk or constraints. PPS3 recognises that options for growth may include a range of different locations, including expanding existing settlements.

2.6 Local Planning Authorities are required to identify locations and specific sites to enable a continuous delivery of housing land for 15 years from the adoption of Local Development Documents; this should comprise sites that are deliverable, available, achievable and suitable for development.

Sustainable Development

2.7 Through their development plans and in determining applications planning authorities should aim to address the four aims of sustainable development and seek to achieve outcomes that enable economic, social and environmental objectives to be achieved over time.

2.8 Development should be sustainable in terms of the efficient use of land and resources, and by integrating land use and transportation. It should contribute to the creation of safe, sustainable liveable and mixed communities with good access to jobs and key services for all members of the community.

2.9 Government is committed to promoting the use of renewable energies in order to meet targets for reducing CO₂ emissions and conserving fossil fuel resources.



Redrow housetype

Technical Considerations

- 2.10 National planning policy advice in PPSs 9 and 25 and PPG24 provide technical guidance regarding development proposals in respect of nature conservation and biodiversity, flood risk and noise. Relevant considerations for the subject site are summarised below:
- 2.11 Plan policies should take a strategic approach to the conservation, enhancement and restoration of biodiversity and geology and recognise the contributions that sites, areas and features, both individually and in combination, make to conserving resources. Opportunities should be taken for the incorporation of beneficial biodiversity and geological features in the design of development.
- 2.12 All forms of flooding and their impact on the natural and built environment are set out in PPS25 as being material planning considerations. Good planning avoids, reduces and manages flood risk. Flood risk should be taken into account at all stages in the planning process both in terms of the vulnerability of the development to flooding from other sources and the potential of the development to increase flood risk elsewhere.

Development Plan

- 2.13 The development plan is the starting point for the determination of planning applications. The development plan for the area currently comprises Regional Spatial Strategy for the North West (RSS) and the adopted South Ribble Borough Local Plan (SRBLP).
- 2.14 RSS was formally adopted as part of the development plan for the area in November 2008. It seeks to:

- Promote sustainable communities and economic development by making the best use of existing resources and infrastructure, reducing travel needs and promoting environmental quality in order to adapt to climate change (Policies D1 – 9).
- Ensure everyone can have a decent home, which they can afford, in a secure environment, with reasonable access to health care, educational provision and recreational facilities.
- Achieve a minimum housing provision (net of clearance replacement) of 417 dwellings per annum in South Ribble (Policy L4).
- Ensure that major new developments are located where there is good access to public transport, backed by effective provision for pedestrians and cyclists to minimise the need to travel by private car (Policy RT2).
- In the Central Lancashire City Region, to focus investment and sustainable development in the city of Preston and Key Service Centres defined in local plans (including Leyland) (Policy CLCR2).
- Expand the quality and choice of housing (Policy LCR3).



Redrow housetype

South Ribble Borough Local Plan (SRBLP)

- 2.15 The entire site is identified in the SRBLP as Safeguarded Land where Policy D8 seeks to protect from built development during the timescale of the plan (to 2006). Such land may accommodate the future development needs of the Borough.
- 2.16 The policies of the SRBLP will be superseded by emerging Local Development Plan Documents which will need to identify new sites for housing development, including land on the edge of the urban area. As a consequence, the plan is of limited relevance to this statement which promotes the subject site as a housing site allocation in the emerging development plan.
- 2.17 It is notable that the subject site was considered as a potential housing allocation at the time of the SRBLP inquiry. The Local Plan Inquiry Inspector concluded that the site is generally free of physical constraints, well-related to jobs and services, and housing development on the site would advance regional and strategic policy objectives for directing development to Leyland, the main town in the borough. The Inspector also commented that allocation of the site would increase choice in an area of high market demand for housing and help to underpin the Council's aspirations for the revitalisation of Leyland town centre.
- 2.18 The case for allocation was clearly strong; however, the Inspector concluded that only one additional large housing allocation was required at that time and whilst the argument was finally balanced, she eventually recommended that a competing site closer to Leyland town centre should be allocated instead and the subject site retained as Safeguarded Land to meet future development needs.

Local Development Framework

- 2.19 Emerging Development Plan Documents for the Borough include a Joint Core Strategy (with the other Central Lancashire authorities of Preston and Chorley) and a Site Allocations DPD. Those documents will need to set out the strategy for the location of new development (Core Strategy) and identify specific sites (Site Allocations DPD) to meet the development needs of the Borough for at least 15 years from adoption of the plan, including a deliverable five-year land supply.

Central Lancashire Core Strategy

- 2.20 The Core Strategy sets out an overall vision for neighbourhoods that are safe, clean and sustainable with healthy, high-skilled and diverse communities. The draft plan also refers to the importance of ensuring that residents have good access to public services, good jobs and decent affordable homes.
- 2.21 The draft Core Strategy aims to locate growth in 'the most sustainable way' and seeks to direct the right type and scale of development to suitable locations, including the Key Service Centre of Leyland. Consideration is given to the size of place and level of services available, together with the need to reduce travel. In this context, draft Policy 1 sets out the approach to locating development.
- 2.22 Draft Policy 4 of the Core Strategy sets out an objective of ensuring that there is enough deliverable housing land to provide 5 years of housing land supply in locations that are consistent with the Spatial Strategy Policy (Policy 1) and of a type suitable to meet the requirement in the local area. The policy also recognises the need to maintain a medium and long term housing land supply by identifying specific development sites through the



Redrow housetype

Site Allocations Document. However, the draft policy also indicated that a short term maximum housing requirement should be applied, equivalent to 334 dwellings per annum in South Ribble; that figure is unsubstantiated and contested.

2.23 In accordance with draft Policy 21, new development will be required to be well integrated into existing settlement patterns, appropriate to the landscape character type and designation within which it is situated and contribute positively to its conservation, enhancement or restoration, or the creation of appropriate new features.

2.24 The protection, conservation, and enhancement of biological and geological assets is advocated by Policy 22. Particular regard is to be given to the favourable condition, restoration and re-establishment of priority habitats and species populations.

Site Allocations DPD

2.25 The Issues and Options Paper for the emerging site Allocations DPD identifies the subject site as a potential housing allocation; this is supported.

Housing Land Supply

2.26 In accordance with recent DCLG advice, the Council will be responsible for establishing the right level of housing provision in the area in the emerging Core Strategy and identifying a long term supply of housing land. In doing so, it is important that the planning process is transparent and that the LPA should collect and use reliable information to justify housing supply policies in accordance with PPS3.

2.27 The minimum strategic housing requirement for South Ribble is 417 dwellings per annum net of clearance. These figures, which are set out in RSS,

were derived using an extensive evidence base including NHPAU population forecasts and central government household projections. The housing requirement was broadly supported by the Local Planning Authority at the Examination in Public of RSS; indeed, the Council requested a higher figure of 480 dwellings per annum in recognition of economic growth aspirations for the Borough.

Central Lancashire Strategic Housing Land Availability Assessment 2010

2.27 As part of the evidence base to the emerging Core Strategy the Central Lancashire authorities published a joint Strategic Housing Land Availability Assessment (SHLAA) in September 2010. The SHLAA refers to the strategic housing requirement in RSS and acknowledges that the evidence base used to prepare that plan is sound. It then goes on to comment on the Growth Point bid that was submitted by the Central Lancashire and Blackpool authorities to increase housing development by 2017 (above RSS requirements) by more than 30% indicating that:

“The Growth Point uplift in housing delivery remains an aspiration of the authorities but may not now be achievable”

2.28 In terms of meeting the housing land requirement, the SHLAA identifies a number of sites both within the existing urban area and on the edge of the main towns in Central Lancashire. This includes the subject site which is identified as being suitable, viable and available to accommodate housing development and capable of delivering up to c.760 dwellings in the medium – long term (from 2015 onwards). The supporting text indicates that it is ‘extremely likely’ that the site will be brought forward for development given that it is allocated as

Safeguarded Land in the SRBLP.

2.29 The SHLAA also includes an assessment of 5-year land supply based on the (accepted) strategic housing land requirement in RSS. That assessment concludes that there has been a modest shortfall of housing development in South Ribble, particularly in the year to April 2010 when there was an addition of just 171 net dwellings to the housing stock. Current deliverable land supply is 5 years (at best), indicating that there is an urgent need to identify and bring forward additional housing sites.

Design Policy and Guidance

- 2.30 In terms of design and the importance of design quality, at the highest level the principles for the development of housing on land east of Leyland Lane, Leyland will need to have regard to the advice contained in PPS1: Delivering Sustainable Development (2005), PPS1: Planning and Climate Change (Supplement to PPS1-2007), PPS3: Housing (2006), PPS5: Planning for the Historic Environment (2010), PPG13: Transport (2001), PPS25: Development and Flood risk, as well as the following urban design guidance:
- By Design - Urban Design in the Planning System: Towards Better Practice (DETR/CABE, 2000);
 - Urban Design Compendium (English Partnerships and the Housing Corporation, 2000);
 - Creating Successful Masterplans: A guide for clients (CABE, 2008)
 - Better Neighbourhoods: Making Higher Densities Work (CABE, 2005)
 - Sustainable Urban Extension: Planned Through Design (The Prince's Foundation, English Partnerships, DETR, CPRE, 2000);
 - Building a Greener Future - Towards Zero Carbon Development (DCLG, 2006);
 - Building For Life (CABE, 2008);
 - Manual for Streets (Communities and Local Government, Department of Transport, 2007);
 - Manual for Streets 2 (2010)
- and

- Safer Places: The Planning System and Crime Prevention (ODPM, 2004).

2.31 It will also consider the following legislation:

- The Disability Discrimination Act (DDA) 1995.

Policy Documents PPS1

2.32 Paragraph 27 emphasises the need for local planning authorities to bring forward sufficient land of suitable quality, and in appropriate locations, to meet the expected needs for housing, for industrial development and for retail and commercial development. Moreover, paragraph 27 identifies the need to take into account issues of accessibility and sustainable transport needs, provision of essential infrastructure and the need to avoid flood risk.

PPS3

2.33 Paragraph 15 states "Local Planning Authorities should encourage applicants to bring forward sustainable and environmentally friendly new housing developments, including affordable housing developments, and in doing so should reflect the approach set out in the forthcoming PPS on climate change, including on the Code for Sustainable Homes.

PPG13

2.34 Sets out the Governments objectives on transport, particularly in promoting sustainable forms of transport.

PPS5

2.35 Establishes the role of the planning system in the preservation of all heritage assets including

historic buildings, conservation areas, and sites of archaeological importance.

PPS25

2.36 Sets out Government policy on development and flood risk. It's aims are 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 of highest risk.

By Design and Better Places to Live

2.37 Provides the Government's guidance on the fundamental principles that are common to good design and how they could be applied. Key objectives of urban design identified include - Character; Continuity and Enclosure; Quality of the Public Realm; Ease of Movement; Legibility; Adaptability; and Diversity. Also, community safety is promoted.

Urban Design Compendium

2.38 The Compendium promotes the assessment of the roles and relationships of an area or site to its strategic context, together with the development of an appreciation of the individual characteristics of form and the way the place is used, in order to lay the foundations for a unique design response.

Creating Successful Masterplans a Guide for Clients (CABE)

2.39 The guide outlines the different stages of thinking that culminates in a masterplan which sets out proposals for buildings, spaces, transport and land use in three dimensions.

Better Neighbourhoods: Making High Densities Work

2.40 This report discusses that higher densities are sometimes controversial, and are not always appropriate. However, when well designed and built in the right situation they can be a means of creating better neighbourhoods.

Sustainable Urban Extension: Planned Through Design

2.41 This document describes the work undertaken to radically improve the social, economic and environmental sustainability of new housing development on greenfield land. The document also sets out the “Enquiry by Design” process.

Building a Greener Future - Towards Zero Carbon Development

2.42 This publication is a consultation document seeking views on the Government’s proposals to reduce the carbon footprint of new housing development. It sets out the Government’s views on the importance of moving towards zero carbon in new housing. It explores the relationship between the planning system, Code for Sustainable Homes and Building Regulations in delivering the Government’s ambitions for zero carbon.

Building for Life

2.43 Building for Life provides a national standard for well designed homes and neighbourhoods. In total there are 20 criteria that will lead to a functional, attractive and sustainable development.

Manual for Streets

2.44 This document provides advice for the design of residential streets and represents a strong Government commitment to the creation of sustainable and inclusive public spaces.

Safer Places: The Planning System and Crime Prevention

2.45 Secured by Design was established by the Association of Chief Police Officers and focuses on crime prevention at the design, layout and construction stages of homes and commercial premises. A number of design guides are provided for the design of homes, and also external areas such as car parks and play areas.







03 | Technical Analysis

03// Technical Analysis

Introduction

3.1 A number of preliminary technical reports have been prepared to assess the site and support allocation of the land for housing development. These are summarised below:

Access Strategy

3.2 Singleton Clamp and Partners has prepared a preliminary access strategy assuming a theoretical site capacity in excess of 600 units; that strategy has full regard to guidance contained within Manual for Streets.

3.3 In summary, the Access Strategy recommends that at least two vehicular access points are provided together with additional pedestrian and cycle routes linking in to the surrounding area. A number of access options from Leyland Lane are identified and preliminary analysis carried out to demonstrate their suitability to serve the proposed development.

3.4 It is clear that whilst further detailed highways design work will be required the site is capable of accommodating the necessary accesses for all vehicles, including public transport to provide convenient links to existing routes to and from Leyland town centre and other urban areas.

Flood Risk

3.5 Waterco has carried out a preliminary Flood Risk assessment for the site confirming that the majority of the land falls within Flood Zone 1 where the risk of flooding from rivers and seas is less than 1 in 1000. Parts of the northern edge of the site lie within Flood Zones 2 and 3 due to the proximity of Shaw Brook which abuts the northern boundary and is classified by the Environment Agency as a 'main

river'; further (tertiary) water courses are identified on the north-western and eastern boundaries.

3.6 The Strategic Flood Risk Assessment for Central Lancashire indicates that there has been serious flooding in Leyland in the past; but that this has been mitigated by recent flood alleviation works. Some localised flooding also occurs from culvert restrictions and surface water drains and sewers; however, there are no recorded instances of flooding affecting the subject site. The preliminary assessment recommends that the north-eastern 'corner' of the site is kept free from new housing development due to the fluvial flood risk. Other parts of the site are at risk of pluvial flooding (surface water flooding due to rainfall) at the site during the 1 in 75, 100 and 1000 year storm events. It is possible to mitigate this risk by careful consideration of levels and hydraulic modelling, including incorporating areas of landscaping which can safely hold shallow depth flooding without risk to dwellings. The drainage design should take this modelling into account.

Preliminary Drainage Strategy

3.7 Waterco has also produced a preliminary drainage strategy for the residential development of the site. Initial enquiries to United Utilities confirm that the proposed development of the site would be acceptable in terms of the drainage network but it would be necessary to extend/enhance the capacity of the receiving waste water treatment works in Leyland. Funding may be available for this post 2015; development in advance of that date may require developer contributions to ensure that the necessary drainage infrastructure is in place. . A connection route to the foul sewer running along



Public footpath access from Leyland Lane

Leyland Lane has been investigated and further discussions with United Utilities are expected to take place to confirm the most suitable route.

- 3.8 The surface water strategy has been based on the hierarchy of soakaway, watercourse, sewer. As the site is predominantly underlain by impermeable Glacial Boulder Clay it would be largely unsuitable for soakaways. In the circumstances, the next consideration is for connection to the Shaw Brook watercourse subject to agreement of a discharge rate with the EA. Highway drainage is expected to combine with the surface water drainage system.
- 3.9 Consideration will be given to attenuation storage and discharge control devices such as an attenuation pond, or other Sustainable Drainage Systems (SUDS). Rainwater harvesting measures may be incorporated to further reduce the amount of surface water run-off.

Ecology

- 3.10 A desktop and walkover survey has been undertaken by ERAP Ltd. It identifies a number of habitat features including Shaw Brook, mature trees and hedgerows, and field drains. It recommends that these features are retained within the development as far as possible.
- 3.11 There is high potential for the brook to support water voles which are an internationally protected species; this requires further investigation. There is no evidence of Great Crested Newts on site but further surveys are recommended to determine whether they are present. The ecological report goes on to comment that the presence of either species does not, however, preclude development. Rather, suitable protection measures will need to

be incorporated into the scheme and through the construction phase.

- 3.12 The retention of mature trees, hedgerows and field drains as habitat features and creation of green corridors is recommended as integral to the development.

Ground Conditions

- 3.13 A desktop study by WSP Environmental has considered historic uses of the site and the potential for such uses to contaminate the land. It finds that the site has predominantly been used for agriculture and, as a consequence, the potential for contamination is very low.
- 3.14 As with all sites, the potential for contamination to nearby controlled waters exists but is considered to be low. The report concludes that no further site investigations are required.

Conclusion

- 3.15 It is clear from the preliminary analysis that the site is free of technical and environmental constraints that would prevent residential development; this is consistent with the conclusions of the SHLAA and the previous Local Plan Inquiry Inspector.
- 3.16 It is clear from emerging policy documents and the Council's own evidence base (SHLAA) that additional housing sites are now required to meet the housing land requirements for the plan period. The subject site is a prime candidate for early allocation. The following sections go on to consider, in more detail, how this could be achieved.



Hedgerows and mature trees along Altcar Lane





04 | Appreciating the Context

04// Appreciating the Context

Introduction

4.1 This chapter considers the setting of the site at two scales of context. Firstly, the site is considered at the wider town setting including an appreciation of key historic stages of growth and development. Secondly, the site is considered at the more immediate site setting in relation to a number of themes including:

- Townscape and Visual Structure
- Landscape
- Movement and Access

4.2 Under each theme, a set of masterplan prompts are identified which will be taken forward to inform the form and structure of the site which is presented in Chapter 5.

Town Setting

4.3 Analysis of the wider town setting of the site considers the site's proximity to sustainable transport links and nearby services.

4.4 The site lies approximately 1.5km south west of Leyland Town Centre along Leyland Lane (B5253) to the south of the Schleswig Way and Leyland Way roundabout. The site is enclosed by Shaw Brook Road to the north, Altcar Lane to the South, Leyland Lane to the west and woodland/Worden Park to the east. M6 junction 28 is approximately 1 mile to the east of the site.

4.5 Beyond the east, west and southern boundaries lies mainly agricultural, open spaces and woodlands. To the north of the site are residential areas including Wade Hall, Broadfield and Moss Side.

4.6 To the east of the site is Worden Park, a large area of parkland situated on the outskirts of Leyland comprising areas of woodland and Shaw Brook, a tributary of the River Lostock. Features of the park include Worden Hall at its centre, Ice House, cafe, Arts and Craft Centre, formal gardens, miniature railway and maze. A number of well-used public footpaths run through the site providing links to the rural hinterland to the south and north to residential areas at the edge of Leyland Town centre.

4.7 The site is well positioned within easy access of public transport. Within 400m (5mins walking distance) there are a number of bus stops along Leyland Lane which provide local connections to Seven Stars, Farington, Leyland Town Centre, Euxton and Clayton-le-Woods as well as further north to Preston City Centre. The nearest train station is Leyland Train Station, within 2 miles of the site.

4.8 The site is well connected in terms of pedestrian and cycle access. A public footpath runs north to south from Shaw Brook Road to Altcar Lane through the centre of the site. A further public footpath runs east from Leyland Lane to join the north south footpath in the centre of the site. Access to Worden Park is via Shaw Brook Road to the north of the site.

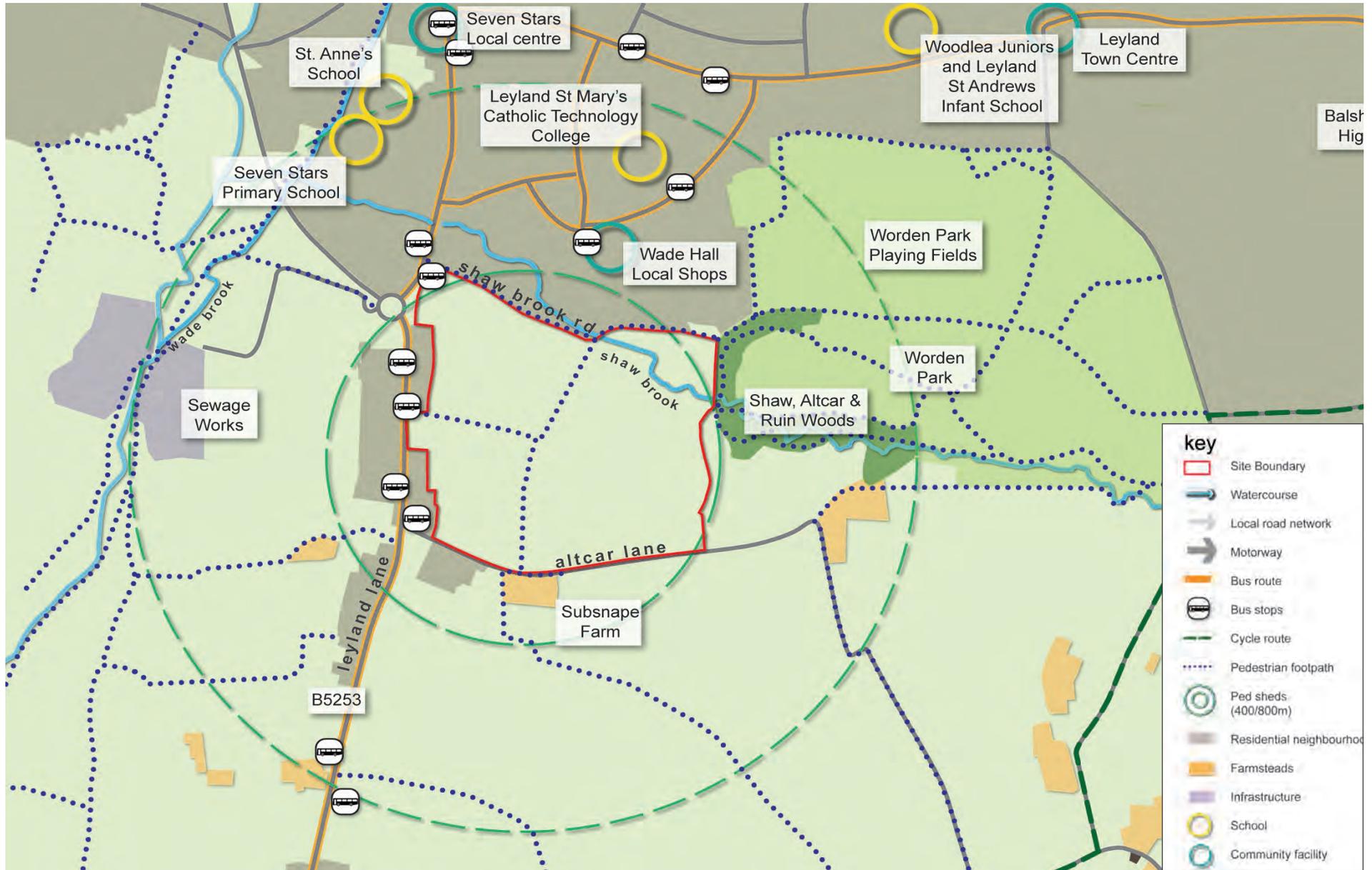
4.9 In summary the site is highly sustainable and sufficiently accessible by public transport and other non-car modes.



1

2

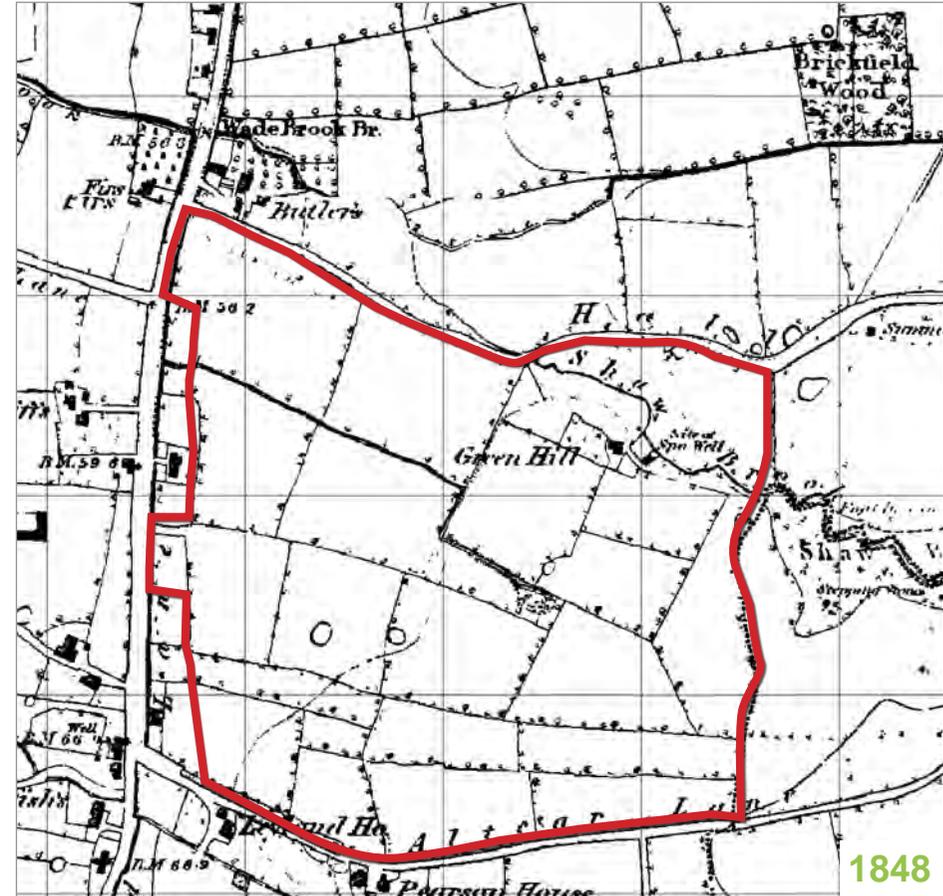
1. View north along Leyland Way
2. View to Local Centre at Seven Sisters



Town Setting

Stages of Growth

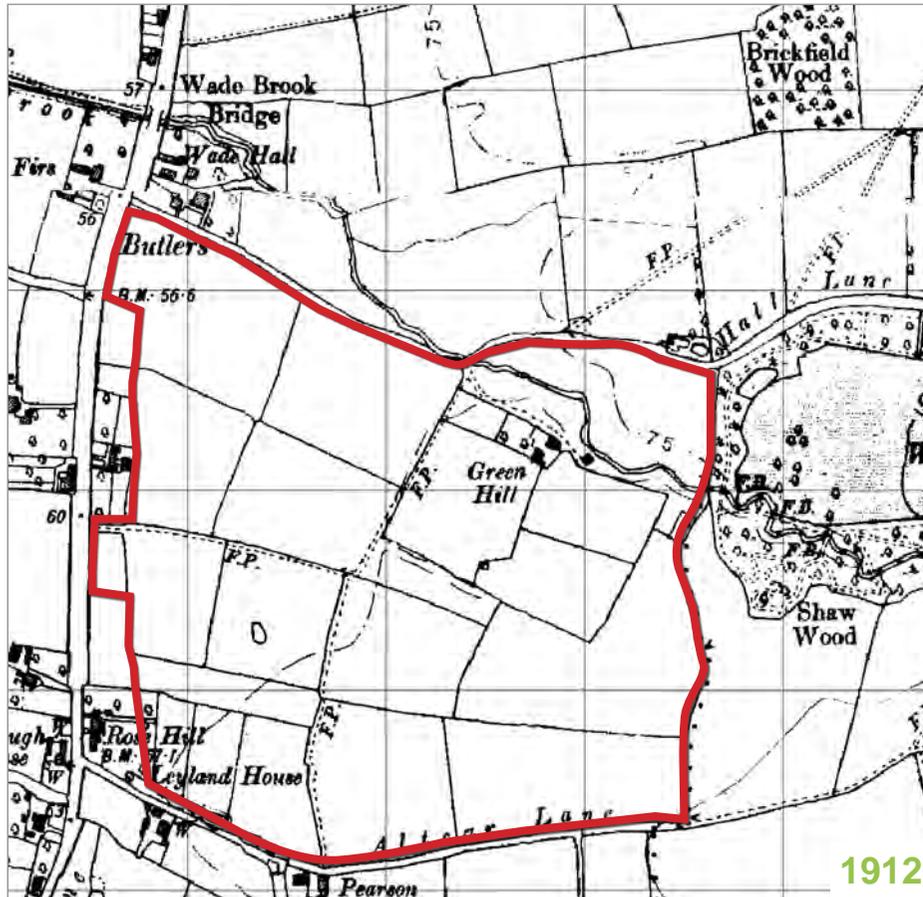
- 4.10 Many of the characteristics and opportunities of the site's town setting can be attributed to the historical growth and development of the area. As such, the starting point in considering the site setting is a brief consideration of the key stages of historic growth.
- 4.11 From the 1850s onwards, three stages of growth can be identified. These stages of growth relate in particular to the development of movement corridors and housing to the north of the site. The stages of growth are:
1. 1850s: Rural Fields and Lanes
 2. 1900s-1960: Rural Farmsteads and Worden Park
 3. 1960-2000: Residential Expansion



Stage 1: 1850s - Rural fields and lanes

4.12 Key characteristics include:

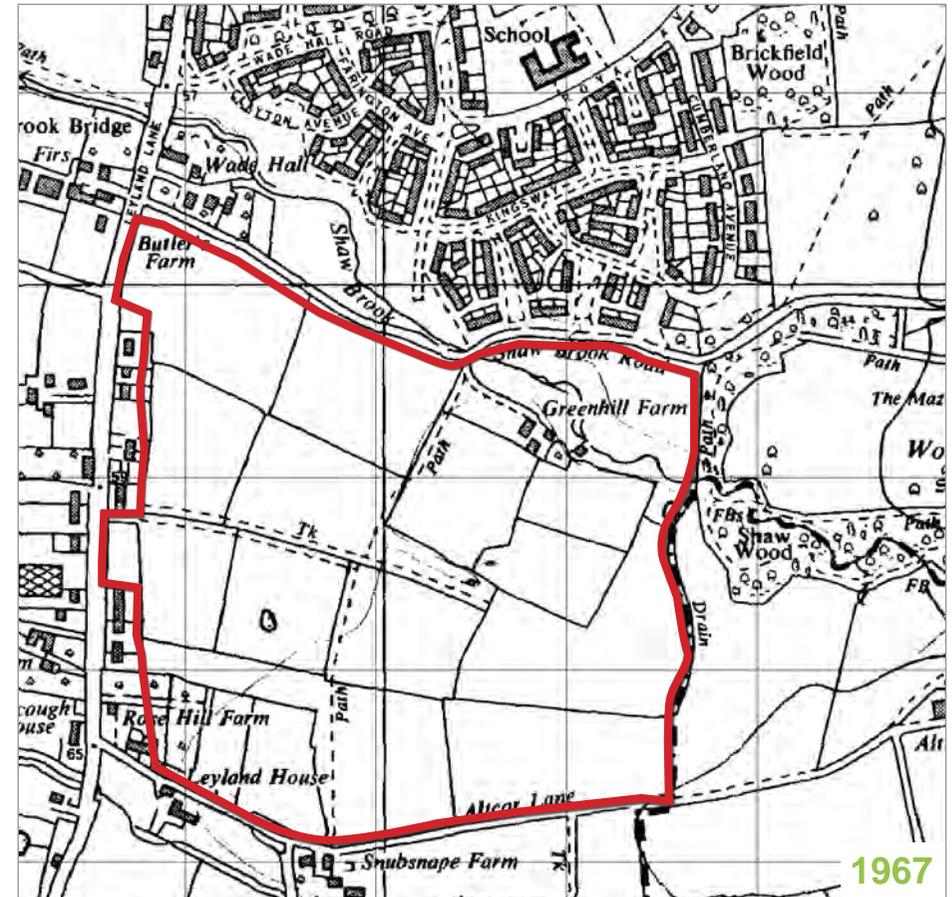
- Geometric field pattern with medium to large scale fields;
- Shaw Brook running across the eastern corner of the site;
- Leyland Lane, Altcar Lane and a series of residential lanes providing access to farmsteads.



Stage 2: 1900s-1960 - Rural farmsteads and Worden Park

4.13 Key characteristics include:

- Large properties along Leyland Lane including Wade Hall, Rose Hill, Leyland House and Green Hill Farm at the centre of the site;
- Worden Park and Hall, originally part of the Farington Family Estate became a country park in 1951;
- Public footpath crossing the site from north to south and east from Leyland Lane.



Stage 3: 1960-2000 - Residential Expansion

4.14 Key characteristics include:

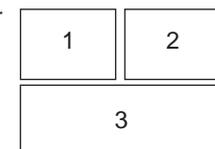
- Expansion of Leyland residential area to the South including the development of the Wade Hall Estate to the north of Shaw Brook Road;
- Development of Leyland St. Mary's Technical College;
- Residential ribbon development along Leyland Lane.

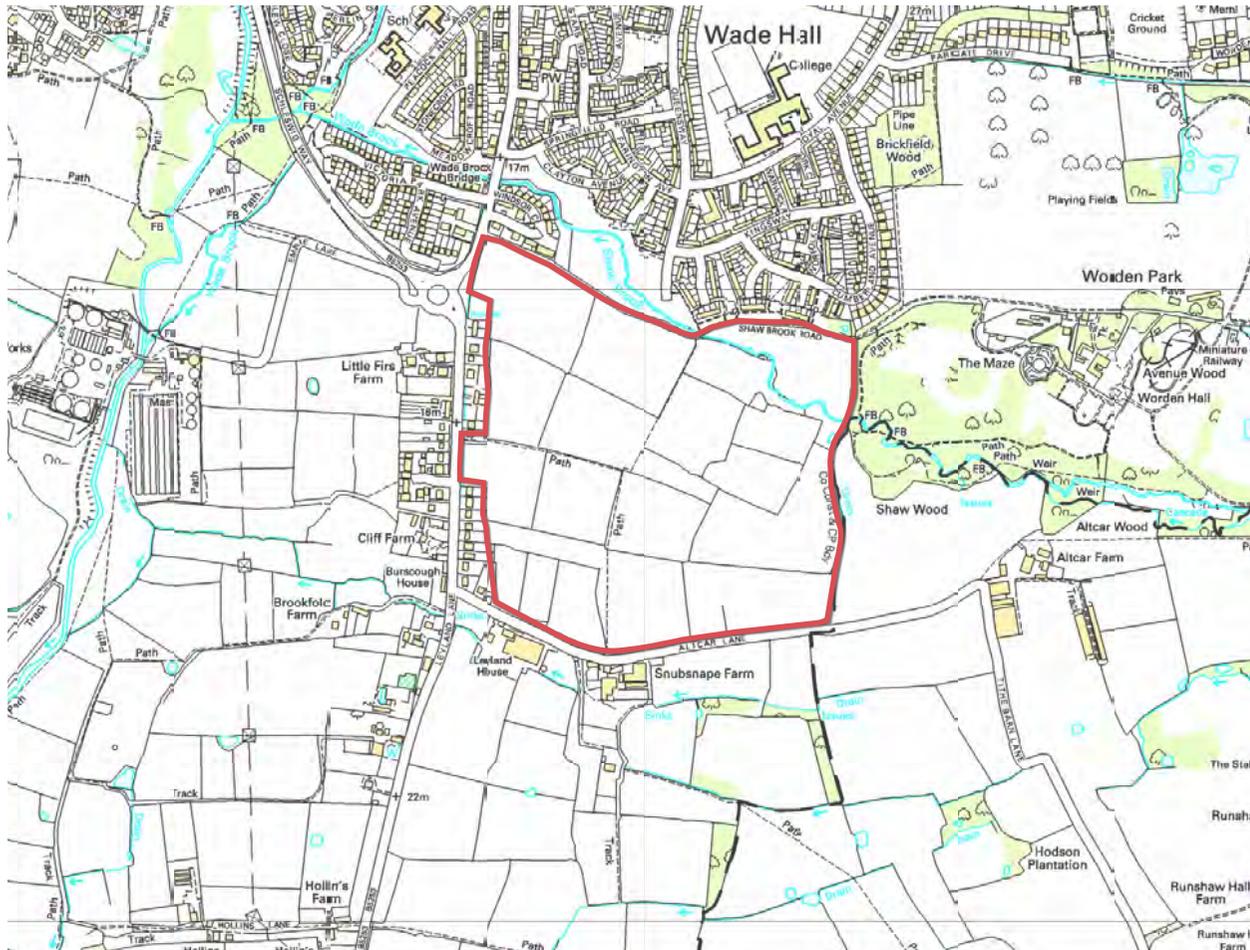
The Site Today

- 4.15 Elements of these stages overlap to form today's site setting of built form and visual structure, movement and access, landscape and uses.
- 4.16 Key characteristics of the site today include:
- A roughly rectangular site broken down into a number of large and medium scale irregular fields given over to grazing or grass production;
 - Field boundaries supporting long established hedgerows, veteran trees and drainage ditches;
 - Shaw Brook running in a westerly direction across the eastern corner of the site;
 - Residential ribbon development along the western boundary of the site fronting onto Leyland Lane;
 - Wade Hall estate and residential estate to the north of the application site at the southern edge of Leyland;
 - Pedestrian footpaths connecting the site to residential communities to the north and rural hinterland to the south; and
 - Worden Park including the remaining buildings of Worden Hall at its centre including an Ice House, Cafe, Arts and Craft Centre, formal gardens, miniature railway and maze.



1. View along Leyland Lane to the junction with Altcar Lane
2. Ribbon development along Leyland Lane
3. View into site from Subsnape Farm





Emerging masterplan prompts:

- Retain and protect hedgerows and trees and where possible incorporate into landscape proposals;
- Enhance the setting of Shaw Brook;
- Ensure new development completes frontage onto historic movement corridors;
- Ensure new development respects local historic patterns of built form and character;
- Enhance access for pedestrians and cyclists;
- Ensure good pedestrian/cycle links to Worden Park.

Townscape and Visual Structure

- 4.17 Residential development occurs to the north, west and south of the site. To the north of the site beyond Shaw Brook Road and Shaw Brook itself is the Wade Hall municipal estate. This estate was built in the 1960s and comprises a large area of generic two storey semi-detached housing organised along cul-de-sacs and dead-ended avenues. The Leyland St Mary's Catholic Technology College and a local convenience store are located at the centre of this residential area. Mature tree planting along the corridor of Shaw Brook and a tall hedgerow along the south side of Shaw Brook Road screens many of the views to and from the site and there is little visual connection with the arable land beyond from within this residential area.
- 4.19 At the western end of Shaw Brook Road there is recent residential development at Butler's Farm Court comprising a mix of detached housing, three storey terraces and three storey apartments which overlook Shaw Brook Road. From this location, views are possible from upper storey windows above the roadside hedgerow.
- 4.20 To the west of the site, along Leyland Lane there are two strips of residential ribbon development comprises a mix of two storey dwellings and bungalows with private gardens. Views from these rear gardens are screened by fencing and boundary planting. Where there is no development along this boundary, unmanaged hedgerows form the boundary with the road screening views into the site.
- 4.21 A collection of more historic, characterful buildings occur at the junction with Altcar Lane and Leyland Lane and include Burscough House and Leyland

House. These properties are characterised by traditional materials comprising red brick, grey slate roof and white render.

- 4.22 Further south along Altcar Lane there are several residential properties and two large farm/commercial yards are located on the south side of the road including Subsnape Farm. Along this boundary views into the site are localised by mature tree planting and hedgerows along field boundaries as well as along the laneside. Views into the site are possible from more open field entrances and from along the public footpath.
- 4.23 Views from residential properties surrounding the site are screened by the intervening hedgerows.

Emerging masterplan prompts are:

- Ensure new development completes and strengthens frontage along Leyland Lane;
- Create active, built form frontage along Altcar Lane and Shaw Brook Road;
- Consider views from public realm and mitigate or enhance where required.



1	2	3
4	5	6

1. View of Wade Hall housing along Queensway

2. View towards more modern development at Butlers Farm Court

3. View of three storey apartments at Butlers Farm Court

4. Characterful cottage - Leyland House

5. Historic property - Burscough House

6. Cottages along Altcar Lane



a	b	
c	d	e

*a. View into site from Altcar Lane (west)
 b. View into site from Subsnape Farm, Altcar Lane (east)
 c. Screened view into site from Leyland Lane*

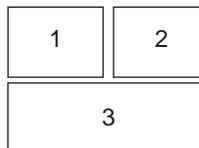
*d. Screened view into site from the edge of the Wade Hall estate
 e. Screened view from upper floors of properties at the Leyland Lane roundabout.*



Townscape and Visual Structure

Landscape

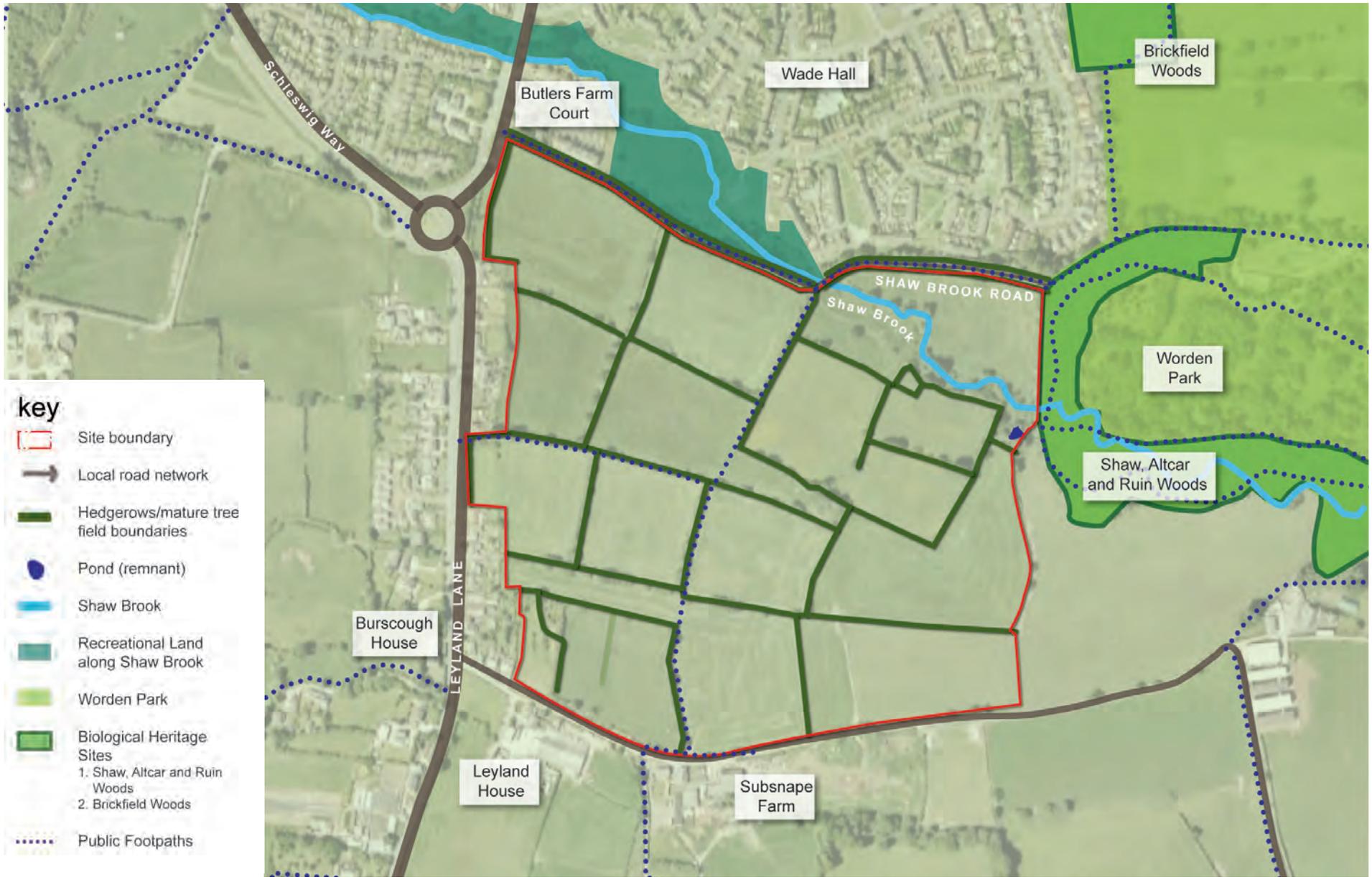
- 4.24 In terms of landscape setting, key characteristics of the site are shown on the plan opposite and are described as follows.
- 4.25 The site is located on relatively level ground except for the shallow valley of the Shaw Brook. The site predominantly supports livestock-grazed pasture fields comprising a number of medium and large scale geometric fields. Field boundaries comprise a mixture of livestock fences, hedgerows, rows of mature and semi-mature trees and field drains.
- 4.26 The fields are predominantly large and flat. Field boundaries consist of hedgerows (some remnant and 'gappy') and are associated with mature and veteran trees, remnant field drains and/or small hedgebanks.
- 4.27 Shaw Brook flows in a westerly direction across the north eastern corner of the site for a length of 310m and close to this is a hollow indicative of a remnant pond. To the north of Shaw Brook Road is an area of open space along the banks of Shaw Brook comprising coarse grassland and scrub in the vicinity of Shaw Brook.
- 4.28 The entire eastern boundary of the site adjoins vegetated land with the northernmost extent of the boundary abutting a Biological Heritage Site (BHS) at the Shaw, Altcar and Ruin Woods comprising 8.49ha of broad-leaved and semi-natural woodland. South of the BHS woodland along the eastern boundary of the site, the fields are used for pasture and the boundary with the site is less enclosed.



1. Hedgerows and mature trees along Altcar Lane
2. Worden Park and Woodland
3. Views to hedgerows and mature tree boundaries from Altcar Lane

Emerging masterplan prompts are:

- Retain and protect mature trees and hedgerow and incorporate into landscape proposals where possible;
- Use existing field drains as an opportunity to incorporate SUDS into the proposals;
- Opportunity to retain a soft, landscape edge to the eastern boundary;
- Opportunity to integrate new greenspace with Worden Park;
- Enhance the green bankside setting of Shaw Brook.



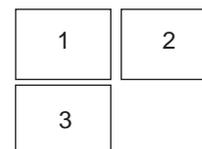
Landscape

Movement and Access

- 4.29 In terms of movement and access, key characteristics of the site are shown on the plan opposite and are described as follows.
- 4.30 The site is located approximately 1.5km south west of Leyland Town Centre to the south of the Leyland Lane (B5253) and Schleswig Way roundabout. Leyland Lane provides connections to settlements to the north including Seven Stars, Farington, Penwortham and Preston City Centre and south to Eccelston and Chorley.
- 4.31 Shaw Brook Road to the north of the site and Altcar Lane to the south are a single-car width and serve as access tracks to scattered rural residential properties.
- 4.32 Shaw Brook Road runs west to east and is flanked by tall hedgerows at its western end restricting views into the site. Shaw Brook Road is mainly used as a bridleway and is also a marked footpath between Leyland Lane and Worden Park.
- 4.33 Both Shaw Brook Road and Altcar Lane are unsuitable to serve as access roads to the site. Potential access points have been identified from Leyland Lane at the non-developed frontages to the site.
- 4.34 Public footpaths run north to south through the centre of the site and east from Leyland Lane. The site is well connected to residential communities to the north and rural hinterland to the south. Shaw Brook Road provides access for pedestrians and cyclists to Worden Park and the Shaw, Altcar and Ruin Woodland to the east of the site



1. *Public footpath access east of Leyland Lane*
2. *Leyland Lane roundabout - access north to Seven Stars*
3. *Hedgerows along Altcar Lane*



Emerging masterplan prompts are:

- Enhance access for pedestrians and cyclists and links to nearby facilities;
- Ensure appropriate and safe connections to the existing street network;
- Ensure an appropriate hierarchy of routes within the internal structure of the site connecting to the existing network of local streets.



Movement and Connections

Opportunities and Constraints

4.35 The principal opportunities for the site comprise:

- Strong existing landscape structure provided by existing hedgerow boundaries and mature trees with the opportunity to create a green network corridor utilising existing landscape features;
- Good natural screening across the site provided by field boundary hedgerows and trees;
- Strong physical boundaries to the site provided by Leyland Lane, Shaw Brook Road, and Altcar Lane to the west, north and south respectively;
- Opportunity to complete and strengthen frontage along Leyland Lane and Altcar Lane;
- Opportunity to integrate new greenspace with Worden Park;
- Potential to enhance access for both pedestrians and cyclists.

4.36 The principal constraints for the site comprise:

- Residential receptors around the periphery of site will require careful consideration;
- Buffer zones required by existing trees hedgerows and the Shaw Brook to ensure successful retention.;
- Flood zone along Shaw Brook.

Emerging Masterplan Prompts

4.37 The following table summarises the key masterplan prompts to be taken forward. In the following chapter, these masterplan prompts will inform the form and structure of the proposed development of the site.

Analysis component	Masterplan prompts
Town and historic setting	<ul style="list-style-type: none"> • Retain and protect hedgerows and trees and where possible incorporate into landscape proposals; • Enhance the setting of Shaw Brook; • Ensure new development completes frontage onto historic movement corridors; • Ensure new development respects local historic patterns of built form and character; • Enhance access for pedestrians and cyclists; • Ensure good pedestrian/cycle links to Worden Park.
Site setting	<p>Built form and visual structure</p> <ul style="list-style-type: none"> • Ensure new development completes and strengthens frontage along Leyland Lane; • Create active, built form frontage along Altcar Lane and Shaw Brook Road; • Consider views from public realm and mitigate or enhance where required. <p>Landscape setting</p> <ul style="list-style-type: none"> • Retain and protect mature trees and hedgerow and incorporate into landscape proposals where possible; • Use existing field drains as an opportunity to incorporate SUDS into the proposals; • Opportunity to retain a soft, landscape edge to the eastern boundary; • Opportunity to integrate new greenspace with Worden Park; • Enhance the green bankside setting of Shaw Brook. <p>Movement and access</p> <ul style="list-style-type: none"> • Enhance access for pedestrians and cyclists and links to nearby facilities; • Ensure appropriate and safe connections to the existing street network; • Ensure an appropriate hierarchy of routes within the internal structure of the site connecting to the existing network of local streets.
Opportunities and Constraints	<ul style="list-style-type: none"> • Avoid/reduce impacts on environmental/technical receptors through careful design and layout of the development • Avoid development within the Shaw Brook Flood Zone



Constraints and Opportunities



DX51 KFK



05 | Creating
Urban
Structure
and
Connections

05// Creating Urban Structure and Connections

5.1 The following diagrams and supporting text demonstrate how the analysis of the site has identified a number of masterplan prompts for creating the structure of the site. These prompts set out in the previous chapter are converted here to mastersteps and the form and structure of the site begins to emerge.



1. Potential development area

Commentary:

- The site boundary defines the outer limit of development potential
- From this envelope it is essential to take into site constraints and opportunities as influences for the form of the masterplan
- The northern (Shaw Brook Rd), southern (Altcar Lane) and western (Leyland Lane) are defined by strong physical boundaries

Masterstep: Consider all land within the development boundary and respond to site opportunities and constraints



2. Field pattern

Commentary:

- The site comprises a large to medium sized irregular field pattern
- Field boundaries are emphasised by long-established hedgerow lines and mature tree planting

Masterstep: Ensure new development is sympathetic to the underlying field pattern and existing field boundaries



3. Landscape structure

Commentary

- Strong existing landscape structure provided by existing hedgerow boundaries and mature trees with the opportunity to create a green network corridor utilising existing landscape features
- Good natural screening across the site provided by field boundary hedgerows and trees along field and roadside boundaries
- Enclosure along the northern part of the eastern site edge by Worden Park and the Shaw, Altcar and Ruin Woodland

Masterstep: Create a green corridor network through the site based on existing trees and hedgerows patterning and integrate new greenspace with Worden Park to the site's eastern edge.



4. Ponds and watercourses

Commentary:

- Within the boundary of the site Shaw Brook flows in a westerly direction across the north eastern corner of the site for a length of 310m and close to this is a hollow indicative of a remnant pond
- Flooding of the Shaw Brook restricts residential development in that part of the site, but provides opportunity for enhancing green setting of the brook and green network link to Worden Park
- Many of the field boundaries incorporate field drainage ditches which are associated with field hedgerows

Masterstep: Incorporate ponds and drainage ditches into landscape proposals and ensure an 8m easement to the banks of the Shaw Brook as standard. Enhance the setting of the stream



5. Movement and access

Commentary:

- A public footpath runs north from Altcar Lane to Shaw Brook Road through the centre of the site
- A further public footpath runs east from Leyland Lane
- Two points of vehicular access from Leyland Lane

Masterstep: Enhance access to and across the site for pedestrians and cyclists. Connect appropriately and safely to the existing movement network and to Worden Park to the east of the site



6. Frontage and edges

Commentary:

- Built form frontage is present along Leyland Lane
- Where development is sparse along Altcar Lane longer views across the site are prevented as a result of hedgerows and tree screening
- The entire eastern boundary of the site adjoins with vegetated land with the northernmost extent of the boundary abutting a Biological Heritage Site (BHS) at the Shaw, Altcar and Ruin Woods

Masterstep: Strengthen and complete built form frontage along Leyland Lane, Altcar Lane and Shaw Brook Road. Provide a soft, landscape edge to the eastern boundary

Concept Framework

5.2 Applying and overlaying the identified 'mastersteps' to the site results in a simple concept framework plan. This is not a masterplan but represents an envisaged organising structure through which we can ensure that the identified principles of local characterisation, design quality and sustainability are carried through to the subsequent masterplan and detailed design.

5.3 The concept framework comprises the following elements:

1. Development parcels
2. Green corridor network encompassing existing trees and hedgerows
3. Village green
4. New greenspace with connections to Worden Park and the Shaw, Altcar and Ruin Woods
5. Shaw Brook with enhanced landscape setting
6. Footpath access
7. Proposed site access points
8. Proposed built form frontage
9. Softer landscape edge



Character Areas

- 5.4 A number of character areas are proposed which are derived from analysis and distinctiveness studies to inform the form and character of new development and respond to the existing landscape features and diverse character of the surroundings. These character areas include:
- Frontage and gateways
 - Residential streets and courts
 - Village green and landscape edge
 - Shaw Brook corridor
- 5.5 The images across the following pages illustrate existing Redrow schemes and best practice images which reflect a distinct sense of character and place. These precedent examples are comparable to the design quality proposed for the site at Leyland Lane.

Frontage and gateways

- 5.6 In order to complete and strengthen frontage along Leyland Lane and to create new, active frontage along Shaw Brook Road, the use of strong building lines proposes to 'knit' the development into the existing building lines. Built form defines gateways into the development from key routes and spaces to provide a distinct sense of arrival.
- 5.7 The precedent images opposite illustrate the use of strong building lines and frontage. At key corners and junctions, the use of character buildings and a small increase in building height and density aids legibility. Windows facing both streets increase natural surveillance.



1. *Priorpot Mews, Norton (Redrow)*
2. *Cwm Calon Ystrad Mynach, Caerphilly (Redrow) (2008 Daily Telegraph 'Your New Home' Awards)*

1
2



Residential streets and courts

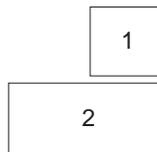
- 5.8 New development responds positively to the character of the surrounding area through the creation of shared surface courts and informal building clusters, linked by a network of pedestrian friendly streets and spaces.
- 5.9 Densities across the site would vary to help create distinctive neighbourhood areas and encourage a sense of place. At the southern and eastern edges of the development, densities would be lower to create a softer interface with the open countryside beyond.



Key plan



- 1. *Parking court (Redrow)*
- 2. *John Fielding Gardens, Cwnbran (Redrow)*



Village green and landscape edge

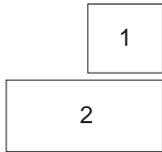
- 5.10 The existing hedgerows and mature trees within the development site are to be retained and enhanced within the concept framework as a key feature of the village green. The green is central to the development site and is connected to the remainder of the site, and to the surroundings, via a network of legible streets and paths.
- 5.11 A mix of low and medium density houses form a soft, informal frontage to this space, with large front gardens providing a clear distinction between public and private spaces.
- 5.12 To the eastern boundary of the site, an extension of Worden Park into the site would provide the community with a valuable recreational resource. Further south along this boundary, a green landscape edge would provide the necessary buffer to the arable landscape beyond.



Key plan

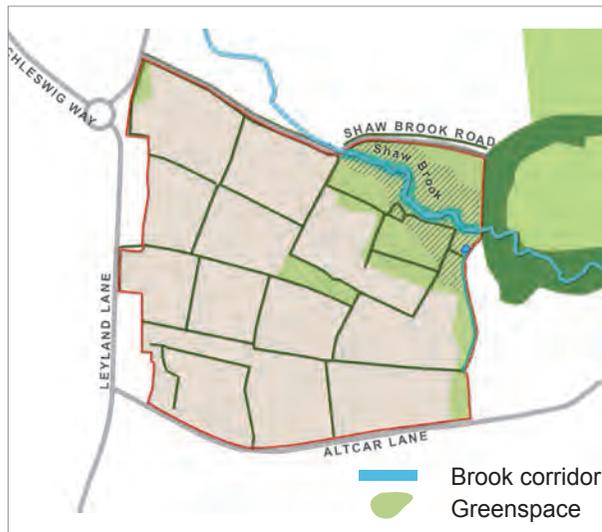


- 1. *The New Heritage Collection, Richmond (Redrow)*
- 2. *Lawes Chase, Farndon Redrow)*

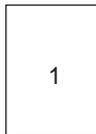


Shaw Brook Corridor

5.13 Shaw Brook provides an excellent setting for public open space and footpath connections to Worden Park and the neighbouring Shaw, Altcar and Ruin Woods. There is distinct opportunity to create a recreational resource for the residents of both new and of existing communities.



Key plan



1. Buckshaw Village, Chorley (Redrow)



Illustrative Masterplan

5.14 The resulting illustrative masterplan shows how the site might be developed as a sustainable urban extension to Leyland comprising predominantly residential development and a green network of open space, landscape and wildlife corridors with strong connections and possible extension to Worden Park.



Illustrative Masterplan



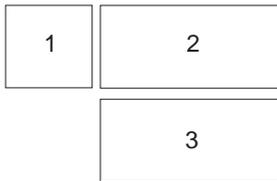
E. J.
1869



06 | Summary and Conclusions

06// Summary and Conclusions

- 6.1 Government is committed to ensuring that sufficient housing is constructed to meet the needs and demands of society. Suitable sites should be identified in development plans that are deliverable in the short term; within 5 years; and will meet the medium-longer term development needs of the area (minimum 15 years). Preference is given to sites in sustainable locations, this may include urban extensions.
- 6.2 The strategic housing requirement for South Ribble has been established through the robust evidence base prepared for the adopted Regional Spatial Strategy; it requires that a minimum of 417 new dwellings per annum are constructed in the Borough. It is noted that the Council is proposing to reduce the housing target for South Ribble through the emerging Core Strategy. However, there is no evidence base for the Council's approach which would be contrary to the strategic development plan (RSS) and, as a consequence, the Core Strategy is unsound.
- 6.3 The recently published Strategic Housing Land Availability Assessment (SHLAA) for Central Lancashire recognises the authorities' previous aspirations to accommodate growth through increased house building in the area. The SHLAA identifies the site at Wade Hall as suitable, viable and available for housing development.
- 6.4 The current immediately available housing land supply in South Ribble is 5 years, at best. There is, therefore, an urgent need to bring forward new sites for housing development. The subject site is capable of early development and can make an important contribution to meeting the 5-year land requirement in accordance with PPS3. Redrow has a track record of delivering major developments in Lancashire and the company is confident that it can create a sustainable community on the subject site.
- 6.5 Preliminary analysis of the site confirms that there are no technical or environmental constraints to development, subject to appropriate mitigation. This is consistent with the findings of the Inspector into the South Ribble Borough Local Plan Inquiry and confirms the suitability of the site as a sustainable urban extension to the town which can play an important role in the regeneration of Leyland town centre.
- 6.6 An illustrative masterplan has been prepared for the site taking account of its local context and the preliminary analysis. The masterplan shows how the site might be developed as a sustainable urban extension to Leyland comprising predominantly residential development and a green network of open space, landscape and wildlife corridors.
- 6.7 The masterplan also shows a significant extension of Worden Park into the site providing enhanced leisure and recreation opportunities for the existing community and new residents of the development.



- 1. *New Heritage Collection, Tenby (Redrow)*
- 2. *Lawes Chase, Farndon (Redrow)*
- 3. *Lawes Chase, Farndon (Redrow)*



