



AGENDA ITEM: 13

CABINET:
14 January 2014

PLANNING COMMITTEE:
16 January 2014

**EXECUTIVE OVERVIEW & SCRUTINY
COMMITTEE: 30 January 2014**

Report of: Assistant Director Planning

Relevant Managing Director: Managing Director (Transformation)

Relevant Portfolio Holder: Councillor M Forshaw

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**SUBJECT: YEW TREE FARM MASTERPLAN SUPPLEMENTARY PLANNING
DOCUMENT – OPTIONS DOCUMENT**

Wards affected: Borough Wide

1.0 PURPOSE OF THE REPORT

1.1 To update Members on the progress of the Yew Tree Farm Masterplan Supplementary Planning Document (SPD) and to recommend the “Options” version of the document for a period of public consultation 6 February – 21 March 2014.

2.0 RECOMMENDATIONS TO CABINET

2.1 That the Yew Tree Farm Masterplan Options document (Appendix A to this report) be approved for public consultation from 6 February to 21 March 2014, subject to any minor amendments made by the Assistant Director Planning in consultation with the Portfolio Holder, following consideration of the Options Document by Planning Committee and Executive Overview and Scrutiny Committee, as per recommendation 2.2 below.

2.2 That the Assistant Director Planning, be authorised, in consultation with the Portfolio Holder, to make any necessary minor amendments to the Yew Tree Farm Masterplan Options document, in the light of agreed comments from

Planning Committee and Executive Overview and Scrutiny Committee, before the document is published for consultation.

- 2.3 That Cabinet have regard to the Sustainability Appraisal provided in Appendix B in their decision on the recommendation at 2.1, which will also be publicly available for comment as part of the consultation on the Yew Tree Farm Masterplan Options document.
- 2.4 That call in is not appropriate for this item as this report is being submitted to Executive Overview and Scrutiny Committee on 30 January 2014.

3.0 RECOMMENDATIONS TO PLANNING COMMITTEE

- 3.1 That the content of this report and the Yew Tree Farm Masterplan Options document be considered and that agreed comments be referred to the Assistant Director Planning.

4.0 RECOMMENDATIONS TO EXECUTIVE OVERVIEW & SCRUTINY COMMITTEE

- 4.1 That the content of this report and the Yew Tree Farm Masterplan Options document be considered and that agreed comments be referred to the Assistant Director Planning.

5.0 BACKGROUND

- 5.1 The West Lancashire Local Plan 2012-2027 (Local Plan) was adopted by Council on 16 October 2013. Policy SP3 of the Local Plan allocates land between the Burscough residential settlement area and the industrial estate for development to meet the needs of the Borough during this plan period (2012-2027) and beyond.
- 5.2 The site is approximately 74 hectares in size and will be required to deliver both housing (500 dwellings) and employment (10ha) along with associated infrastructure and improvements in this Local Plan period. The remainder of the site not required to deliver this element will be safeguarded from development to meet future needs. Policy SP3 in the Local Plan provides a strategic framework to help shape the development and requires that a masterplan be produced in consultation with the local community. The policy also states that planning permission shall not be granted until the comprehensive masterplanning exercise has taken place.
- 5.3 The masterplan will set out the broad requirements of the site including where housing and employment development should go on the site, surface water drainage infrastructure, highways improvements and other community infrastructure like open space and education provision. All of these things,

should, if required, be delivered with the site to ensure that the final development becomes a sustainable part of the Burscough settlement. The masterplan will also set out which parts of the site should be safeguarded for future use, i.e. should not be brought forward for development use to meet the needs of the Borough during this Local Plan period (2012-2027).

6.0 CURRENT POSITION

Process and Timescales

- 6.1 Officers have now started work on the detailed masterplan in order to provide this additional policy basis, above and beyond the Local Plan, that will guide developers as to how the Council will expect the site to be brought forward for development. The masterplan will therefore facilitate the creation of a well planned and vibrant development that will contribute to the Burscough community and economy.
- 6.2 In terms of timescales, given the Yew Tree Farm site is expected to start contributing to the Council's housing land supply in the year 2015/16, it is important that the masterplan is developed over the next 6 to 12 months. This will ensure the masterplan is adopted as a Supplementary Planning Document (SPD) by the end of 2014 so that it may form part of the planning decision-making framework. The timetable below gives an indication of how the document should progress over this period:

Baseline and Evidence Review	September – October 2013
Options Drafting	November – December 2013
Options Consultation	February – March 2014
Consideration of Consultation Feedback	March 2014
Draft Masterplan	April – May 2014
Draft Masterplan Consultation	July – August 2014
Prepare Final Masterplan	September 2014
Adoption of Final Masterplan	October 2014

Stakeholder Group

- 6.3 In order to help shape the masterplan, the Council has engaged a group of Stakeholders which is made up of local residents, businesses, land owners, ward councillors and portfolio holders, infrastructure providers and other organisations such as the West Lancashire Council for Voluntary Service and the Environment Agency. The Stakeholder group will help guide the preparation of the masterplan through feedback along every step of the process.
- 6.4 The Stakeholder Group have attended four meetings between October and December 2013 to help form the group, consider the evidence associated with Yew Tree Farm, discuss options and design concepts for the site and to inform the up coming consultation exercise. Given the allocation of this site was quite an emotive subject with significant local interest, it was hoped that the use of such a group would help to engage with the community at a ground level and to use their local understanding to help guide the document. Therefore, whilst the

purpose of the group was not to make decisions on the masterplan, it has so far been useful and successful in feeding into the production of the document.

Options

- 6.5 The masterplan process has raised a number of questions relating to the site in terms of development location and infrastructure provision. Some of these decisions will be informed by the site specifics whilst others are more open to discussion and community input. For example, the sustainable drainage which is required for the site is likely to be determined by the scale and topography of the site and the natural outfall in terms of the general location and size of the drainage network. However, the nature and location of the open space provision is very much open to debate. Whilst the Council has existing evidence to suggest what is likely to be required based on existing provision in the local area, it is important that what is delivered is something which will genuinely be used and appreciated by the local community.
- 6.6 In addition, requirements proposed within the masterplan must be realistically deliverable and achievable. For example, it may be a desire to deliver an alternative highway route through the development of this site that removes some traffic off Liverpool Road South (A59) but if it isn't required or feasible then it is an unreasonable requirement within the masterplan. It is also important that the final approach to the Yew Tree Farm site seeks to create a development that is functional, durable and that creates a high quality design with a true sense of place.
- 6.7 The options process has resulted in the main infrastructure providers engaging with the Council to update the Council on issues such as surface and waste water treatment and education and health requirements. As a result, the latest position has been established in relation to all of these matters. This information has helped to inform the Yew Tree Farm Masterplan Options Document (Appendix A).
- 6.8 The Options Document sets out four options for the development of the site, each with a different design concept and each showing varying responses to the sites constraints and development and infrastructure requirements. In addition, the document provides an overview of the key issues associated with the site along with the proposed responses to these issues and the pros and cons of each response. The document is attached in Appendix A.
- 6.9 Through consultation, responses will be encouraged from the public and other stakeholders, including infrastructure providers, land owners and businesses that will assist in collating a final proposed option for the masterplan.
- 6.10 Both the options and final masterplan stages must be subject to Sustainability Appraisal (SA) which will inform and assess the outcomes of the masterplan process. The SA for the Options Document is included at Appendix B.

7.0 NEXT STEPS

- 7.1 If Cabinet Members (and, subsequently the Assistant Director Planning, in consultation with the Portfolio Holder, as per recommendation 2.2 above) endorse the Options Document for a period of public consultation, the consultation will take place for six weeks, from Thursday 6 February to Friday 21 March 2014.
- 7.2 Following the consultation period, all comments submitted to the Council will be processed, responses will be made where necessary, and the feedback will be used to guide the formulation of the draft final masterplan. This feedback will also be shared with the stakeholder group to ensure they remain fully engaged in the process. It is anticipated that the draft final masterplan will be brought to Cabinet in July 2014, before undergoing a further round of public consultation and review in July and August 2014. Subject to any minor amendments being undertaken, the masterplan will then be taken to full Council in October 2014 in order to be adopted as a formal SPD and form part of the planning framework to assist in guiding development at Yew Tree Farm and planning decision making.

8.0 SUSTAINABILITY IMPLICATIONS / COMMUNITY STRATEGY

- 8.1 The options for the Yew Tree Farm masterplan have been subject to Sustainability Appraisal throughout the preparation process for the West Lancashire Local Plan. One of the purposes behind the preparation of masterplan for the site is to facilitate the development of the land in a sustainable manner.
- 8.2 The provision of market housing, affordable housing, accommodation for older people, open space and other community benefits, plus the anticipated application of the Community Infrastructure Levy to the sites, is consistent with the principal aims and objectives of the West Lancashire Sustainable Community Strategy.

9.0 FINANCIAL AND RESOURCE IMPLICATIONS

- 9.1 All resources required to prepare and consult on the Yew Tree Farm Masterplan are covered by the existing Planning Service revenue budget. Delivery of the Yew Tree Farm site will have considerable potential for positive financial implications in the form of income through the Community Infrastructure Levy, New Homes Bonus and Council Tax.

10.0 RISK ASSESSMENT

- 10.1 A failure to set out clearly the expectations of the Council in relation to the development of the Yew Tree Farm site in Burscough could result in a missed opportunity on the part of the Council to secure the maximum benefit from the site's development. By preparing a Masterplan SPD, and by consulting the

public and other interested parties throughout the preparation of that Masterplan SPD, the optimal development of the site can be achieved.

- 10.2 If the document is not subject to thorough consultation it may risk being undeliverable or creating a development that does not truly integrate with the existing Burscough community.
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Background Documents

The following background documents (as defined in Section 100D (5) of the Local Government Act 1972) have been relied on to a material extent in preparing this Report.

<u>Date</u>	<u>Document</u>
October 2013	West Lancashire Local Plan – 2012 – 2027 (Policy SP3)
January 2014	Habitat Regulations Assessment for the Yew Tree Farm Masterplan Options

Equality Impact Assessment

There is a direct impact on members of the public. Therefore an Equality Impact Assessment is required. A formal equality impact assessment is attached as an Appendix to this report, the results of which have been taken into account in the Recommendations contained within this report.

Appendices

- A. Yew Tree Farm Options Document – January 2014
- B. Sustainability Appraisal Report
- C. Equality Impact Assessment
- D. Minute of Cabinet 14 January 2014 (Planning Committee & Executive Overview & Scrutiny Committee only)
- E. Minute of Planning Committee 16 January 2014 (Executive Overview and Scrutiny Committee only)