

West Lancashire Borough Council

**Grove Farm
Draft Development Brief**

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WEST LANCASHIRE



LOCAL PLAN

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Executive Summary

Introduction & Purpose

This development brief has been produced to guide developers and investors in their proposals and planning applications for the development of Grove Farm. It is not a blueprint development, but a set of principles that, when applied, will significantly contribute to the aim of creating a high quality sustainable development for the site.

Vision

The Vision for Grove Farm is to develop land at High Lane to complement the existing residential areas and diversify the choice and range of housing to meet local needs.

Existing Site

The site comprises of approximately 13.2 ha of allocated land for residential use and a linear park. The topography of the site is relatively flat with a slight change in level towards the eastern boundary. The site is currently accessed via High Lane (A59).

Opportunity

The site will deliver at least 300 new residential dwellings along with an associated linear park and open space/ landscaping, assisting in meeting the Borough's 4,860 Borough housing requirement over the plan period.

Sustainability, in all its aspects, will sit at the core of all that is developed on the site.

Phasing

It is anticipated that the site will be brought forward in a complementary not competing fashion, and this should be reflected in a more detailed phasing programme for the site.

Next Steps

This brief will inform the form and content of outline and reserved matters / full applications that come forward involving this site, and once adopted it will be a material consideration in the determination of such applications.

Introduction

Background

Grove Farm was identified as a site to assist in the delivery of housing supply for West Lancashire; the site was released from the Green Belt and allocated as a housing location in the Local Plan which was adopted on 16th October 2013.

As part of policy RS1 Residential Development, several allocated housing sites are noted to require a masterplan/development brief to be produced to assist in the delivery of the site, of which Grove Farm is one.

Purpose of the brief

This document sets the agenda for the development of Grove Farm as a residential development site. It promotes high quality design and a contextually sensitive approach to architecture and place-making. Development at Grove Farm will have a lasting impact on the surrounding area, incorporating a high quality residential development in Ormskirk. The landowners and developers will role out the future development of the site. The purpose of the brief is to help achieve a vision for the site by establishing appropriate design principles for the site.

The Local Plan 2012-2027 envisages the delivery of Grove Farm for at least 300 residential dwellings along with access and associated landscaping and the provision of a linear park. This Development Brief therefore provides a design framework with principles and guidance, which should inform detailed design solutions, but it also recognises the importance of retaining flexibility to respond to changing market conditions and social and technical demands. The Development Brief includes illustrations to indicate the how future development might look but these are not intended as prescriptive blueprints for the site, but as an indication of how the principles might be achieved.

By preparing the brief, the Council is establishing a strategic approach to site develop

The brief will provide guidance and a basis for review whereby future development proposals can be assessed against the brief.

Using the brief

The brief is intended to be instructive, assisting any developers interested in the development of Grove Farm. It sets out an understanding of what is required and what is acceptable. The brief acts as a reference document and a platform for further detailed design in a single or suite of successful planning applications. It does not however provide all the information necessary to inform a successful development proposal. Consultation with West Lancashire Borough Council, the local planning authority, will therefore be essential to develop a full and detailed appreciation of the planning position and expectations for the site.

Vision & Key Principles

The Vision for Grove Farm is to develop land at High Lane to complement the existing residential areas and diversify the choice and range of housing to meet local needs.

The following principles set the expectations at a strategic level:

A range of high quality, well designed, low carbon homes will be encouraged;

- The housing aspect of the development will need to include a good mix of housing types to meet all local needs, including 35% affordable and up to 20% to meet the needs of older persons. Cross over between the two types of provision may be acceptable subject to the needs at the time of development i.e. some of the affordable housing element may also count toward meeting the provision for the elderly. These requirements are in accordance with policies SP3, RS1 and RS2 of the Local Plan.
- Any new development to meet Code for Sustainable Homes Level 3 as a minimum standard for new residential development, rising to Level 4 and Level 6 in line with the increases to Part L of the Building Regulations;
- Access to public transport and walking and cycling provision will be improved within the development site and the surrounding areas;
- Sustainable Drainage Schemes (SuDS) will be provided to deal with existing and the future increase in surface water discharge and along with a solution to manage waste water flows to the waste water treatment works.
- Biodiversity - development will incorporate biodiversity and safeguard protected sites (species / habitats). Natural 'green' spaces and routes throughout the site will be provided for people and wildlife.

The Site & Context

The site

Grove Farm comprises of 13.2ha of greenbelt land which has been released through the Local Plan 2012-2027 for residential development. The site is enclosed by residential development to the south and west, with the railway embankment to the east. The existing agricultural access to the land is via High Lane approximately 65 metres away from the bus stop.

Site context

The site is situated on the northern edge of the built up area of Ormskirk and is sited on the eastern side of High Lane (A59). The site is located approximately 900metres to the north of Ormskirk town centre.

The site is bounded to the north by an established line of trees, hedgerows and a ditch. Beyond the site boundary to the north lies agricultural land and a working agricultural holding.

To the south is an established residential neighbourhood comprising of properties fronting Pine Grove and Pine Avenue. The general styles of these dwellings are 20th century detached properties.

The land bounded to the west of Grove Farm comprises of Grove Farm House, farm shop and ancillary stone built and pre-fabricated agricultural buildings along with the curtilage of the properties fronting onto High Lane and Burscough Road.

To the east of the site lies the Ormskirk – Preston railway line which is elevated by an embankment. Further to the east outside of the boundary of the proposal site lies the Grade II* Listed Bath Lodge, Bath Farm and associated agricultural land.

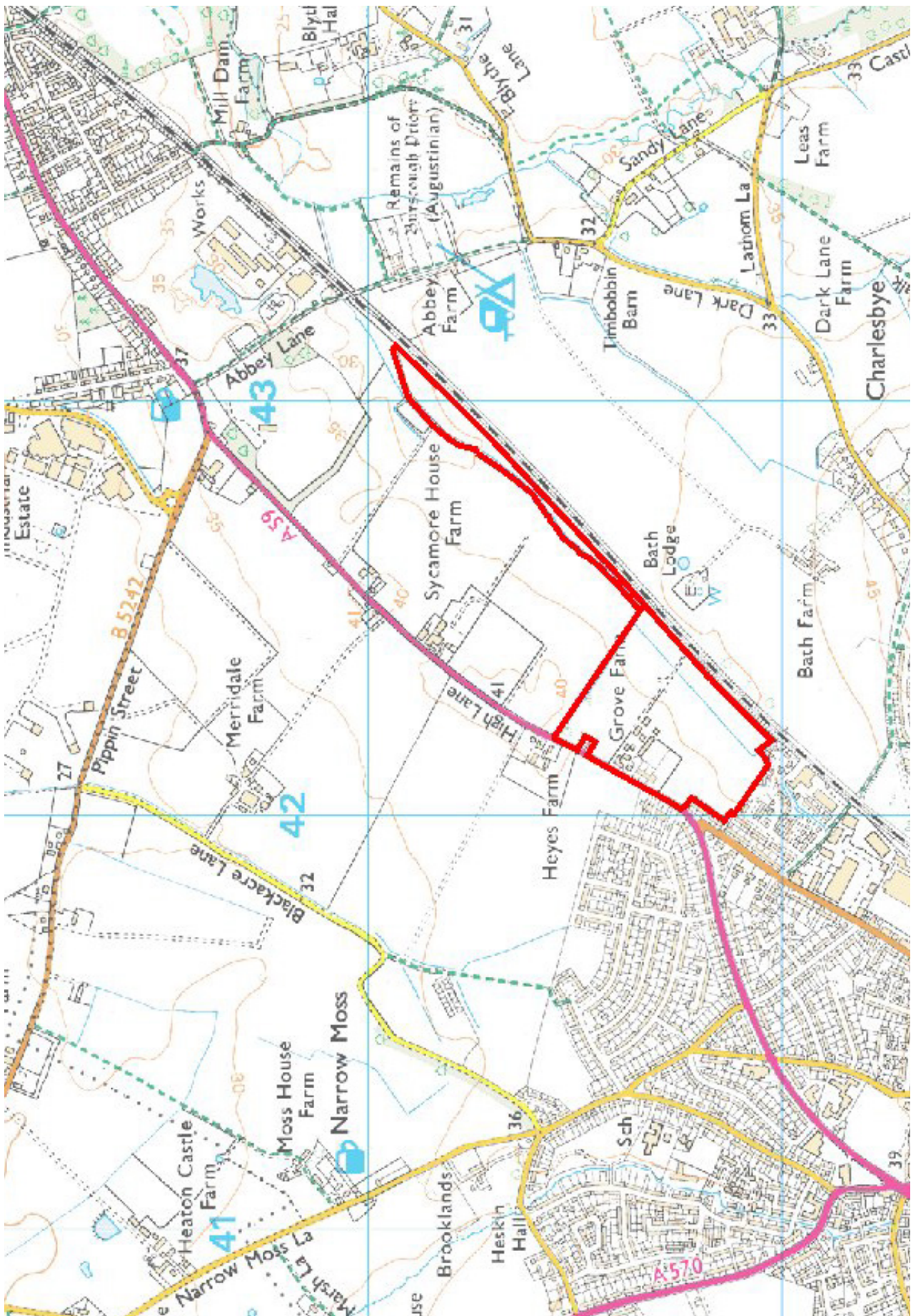
Wider Site Context

With regards to open space the nearest facilities are located at Pine Avenue with a larger recreation ground off Grimshaw Lane. The nearest primary schools are Ormskirk West End and Ormskirk Church of England Primary Schools, slightly further away from the site is St Bedes Catholic High School and Ormskirk High School. Located approximately 750 metres away (as the crow flies) on County Road is a local centre offering convenience stores post office and hot food takeaway.

Existing uses and topography

The site consists of fields used as arable and pasture for poultry. The topography of the land slopes gently away from High Lane towards the watercourse which passes through the site on the eastern boundary.

Context Plan



Technical Constraints

Historic Environment

Bath Lodge, a Grade II * listed Building is the nearest building of historical importance which is located outside of the development site, and is screened from the majority of the site by the railway line.

As far as West Lancashire Borough Council is aware, there are no archaeological constraints which would preclude the development at Grove Farm.

Ecology

Grove Farm holds the potential for a variety of breeding birds; however this would not constrain the development of the site. The Habitats Regulation Assessment (HRA) will determine the species native to the site.

Grove Farm maintains a habitat relatively typical of that of the surrounding farmland area with low species diversity, some of which may potentially be priority species due to the proximity to Martin Mere.

Located on the site are an English Oak tree and an Ash tree which potentially could provide natural habitat for roosting bats. These trees are located in the small block of broad-leaved woodland in the north-west corner of the site. The adjacent brick barn building and Grove Farmhouse also hold potential for the roosting of bats.

Three potential locations for badger sets were identified just outside of the eastern site boundary on the railway sidings.

The site is not currently home to any water vole, however there could be potential for such habitat on the site and suitable mitigation measures would be required if evidence of such species is identified.

No records of Great Crested Newts have been identified on the site and none have been recorded within a 2km radius of the site.

Flooding

Grove Farm is primarily located within Flood Zone 1, which indicates that the site is at a low risk of flooding; however a small section of land is located within Flood Zone 3, deemed to be high risk. This can be seen on the Constraints Plan (page 8). This area of land will be required to remain open and areas of flooding will need to be addressed in this area.

Noise

Due to the proximity of the site in relation to the Ormskirk-Preston railway line, it is important to consider the noise and vibration measurements. The site falls mainly within Noise Exposure Category B during both daytime and night time periods. A small narrow band of the site which runs adjacent to High Lane falls within Noise Exposure Category C this is due to the traffic noise from High Lane. No noise or vibration constraints are evident from the railway line. The frequency of the train line is minimal; the results of ground borne vibration measurements during each pass-by have been assessed in accordance with BS6472-1:2008.

Noise mitigation for the properties which fall within Category C along High Lane will need to be considered in the design layout of the site and incorporate appropriate building fabrication and installation of localised acoustic fences where required.

Contamination

Ground conditions at Grove Farm comprise of sandstone overlying Glacial Till. A number of potentially contaminated land issues have been identified in the site, associated with the operation of the farmstead; however it is considered that the environmental risk for redevelopment is low.

Drainage and Sewerage

At present there are currently no public surface water sewers serving the Grove Farm site. Consultation with the Environment Agency has concluded that, in principle, they would allow the use of the designated watercourse which crosses the site for receiving restricted surface water flows from the development. This in principle will allow for attenuation to be provided within the site boundary to store surface water up to 100 year storm event including allowance for climate change.

Foul water drainage within Ormskirk and Burscough is constrained due to the network hydraulic problems and available capacity at the receiving waste water treatment works, located on New Lane, Burscough. It is acknowledged by United Utilities that to accommodate future development of the Grove Farm and nearby Yew Tree Farm sites there is a need to improve the sewage network and increase sewage treatment capacity to accommodate new demand; thus ensuring that there is no deterioration on existing service levels.

Prior to the commencement of development, a solution is required to ensure that all surface water generated from the site must be managed on site through a sustainable drainage system and attenuated at greenfield run off rate so as not to increase the risk of flooding in the surrounding drainage network. In addition, a volume of surface water, equal to or greater than the amount of foul water generated from the development of the site, is required to be removed from the existing public sewerage system network and attenuated on site. The development of this site could, therefore, result in a net betterment in overall flows to the waste water treatment works, or, at least no additional flow to the Waste Water Treatment Works.

Agricultural Classification

Grove Farm comprises of 25% Grade 2, 20% Subgrade 3a and 55% Subgrade 3b agricultural land. Due to the strongly contrasting drainage of the soils it is likely that this will hamper agricultural operation and it is unlikely that the better parts of the fields can be farmed to any greater classification.

Landscape

Grove Farm is located within Landscape Character Area 2D (Landscape SPG) and there are no tree constraints located on the site. Vegetation runs along the northern boundary which adds character to the defensible landscape of the site boundary.

Transport

There is capacity within the highway network to accommodate the proposed 300 dwellings, with limited highway improvements.

Access to the Grove Farm development site can be taken off High Lane at two locations one serving the southern portion of the site, opposite Priory Mount and the second access serving the northern portion of the site, to the north of Grove Farm. These vehicular access points are in accordance with Manual for Streets 2 guidance. However discussion will need to be undertaken with Lancashire County Council before an application is submitted.

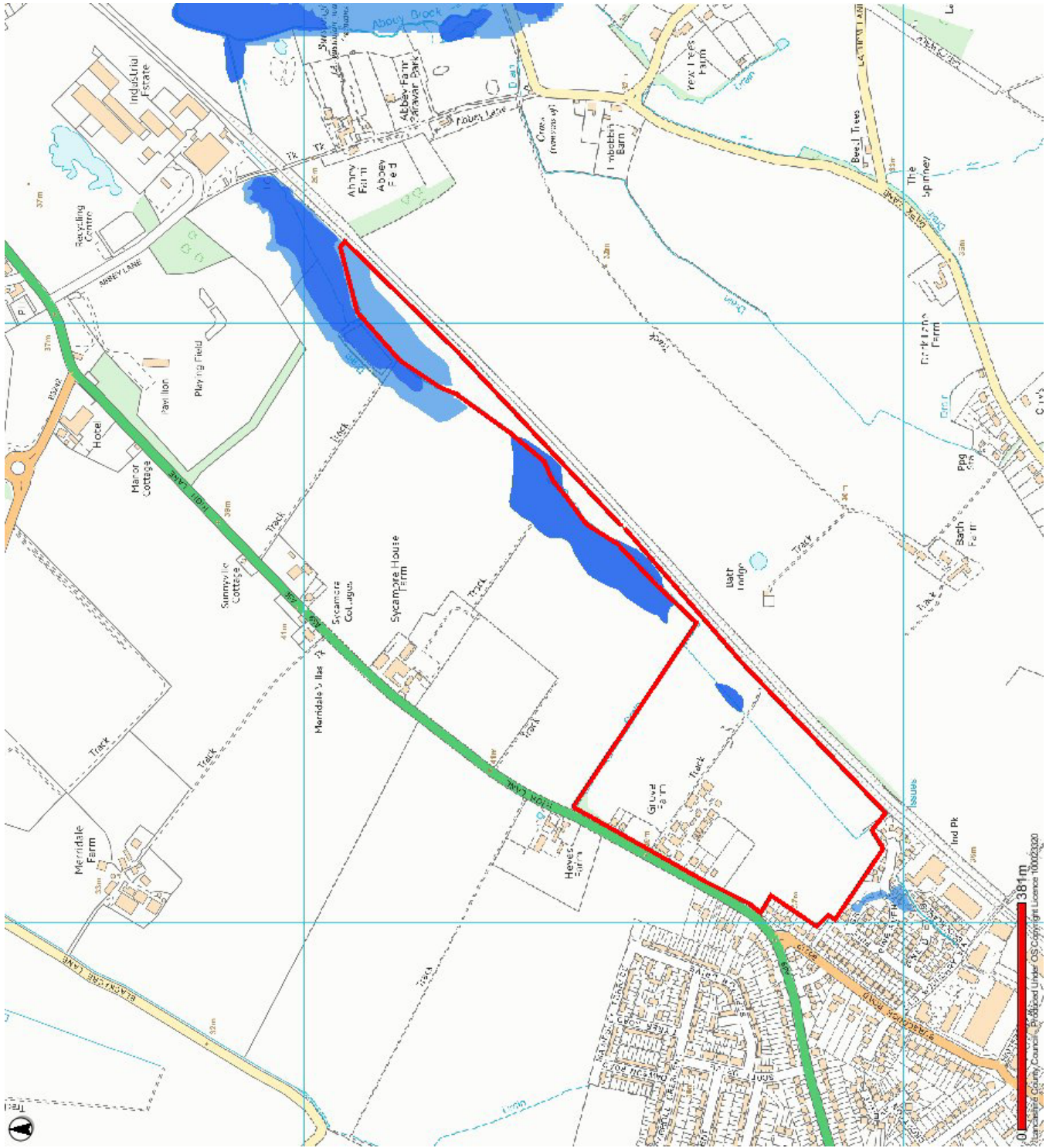
Bus stops are located along High Lane with services to Ormskirk, Burscough, Tarleton, Hesketh Bank, Skelmersdale, Chorley and Preston.

Utilities

Located on the site is an existing 11kV overhead line that crosses the site; however it is thought that this can be diverted underground. Gas services are located on the site and can be accommodated within the development.

Gas, water, electricity and telecommunications can be provided to the development site, without adversely impacting on the provision of services to the wider community.

Constraints Plan



Policy Context

Policy Context

Planning policy should be referred to in respect to the future of the development of the site; however it is not appropriate for this brief to repeat the content of guidance and policies; but to guide developers, investors and their design teams to operate within the context of appropriate national and local policy guidance. There is an obligation on design teams to establish the policy context and the elements of their proposal in addition to the requirements of this brief. The main policies are summarised below:

National Planning Policy Framework

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking.

The NPPF supports growth of areas to supply new homes, stating that this can be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns.

Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Development should:

- Function well and add to the overall quality of the area,
- Have a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit,
- Accommodate development whilst creating and sustaining an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks,
- Respond to the local character and history, whilst reflecting the identity of the local surroundings and materials, and not preventing or discouraging appropriate innovation,
- Create safe and accessible environments where crime, disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- Be visually attractive as a result of good architecture and appropriate landscaping.

Local Planning Policy

The West Lancashire Local Plan 2012-2027 was adopted by Council on 16th October 2013, following receipt of the Inspector's Report in late September 2013. Policy RS1 allocates Firwood Road for residential development to assist in the delivery of 4,860 homes across the Borough over the period 2012-2027.

The following policies of the Local Plan are the most relevant to development at Firwood Road:

- GN3 Criteria for Sustainable Development
- RS1 Residential Development
- RS2 Affordable Housing
- IF2 Enhancing Sustainable Transport Choice
- IF3 Service Accessibility and Infrastructure for Growth
- IF4 Developer Contributions
- EN1 Low Carbon Development and Energy Infrastructure
- EN2 Preserving and Enhancing West Lancashire's Natural Environment
- EN3 Provision of Green Infrastructure and Open Recreation Space
- EN4 Preserving and Enhancing West Lancashire's Built Environment, Cultural and Heritage Assets

Design Guidance

Developers, investors and their design teams should also be aware of design best practice and this should be referred to in the preparation of proposals for this site.

Particular attention should be paid to the Design Guide SPD 2008 and national guidance such as Building for Life 12 (Design Council CABI 2012) should also be referred to.

Open Space SPD

The Open Space SPD is designed to provide more detailed guidance on the District Council's approach to the protection and enhancement of existing open space and the provision of additional open space and associated facilities as part of new housing developments, this document should be referred to in the production of any planning application for the site.

Design Principles & Objectives

Design Principles

The following design principles underpin the proposals:

- To integrate development and support community cohesion, new development on the site should become a link to the existing residential neighbourhood south of the site;
- A transitional zone should mediate between the residential development and the Green Belt to the north and eastern boundaries; and
- The existing landscape including topography and tree areas suggest an opportunity for a linear park and public open space, each with its own distinctive character responding to the landscape.

Character Areas

The Character Area Plan illustrates that the site is located within an existing arable farming area, displaying typical characteristics of field margins, tree and hedge planting and ponds. The hedging provides an opportunity as a framework for development. Typical of this character area are the meandering roads which have served the settlements through the development of the town.

Character areas draw on the unique landscape and physical form of the existing site.

The northern site boundary features existing vegetation and a ditch which together create a strong and defensible boundary to the site. As a result of the tree belt, ditch line and the buildings at Heyes Farm opposite, this point along High Lane provides a marked change in character upon the approach to Ormskirk from a completely open rural landscape to an 'edge of town' landscape. Appropriate landscape treatments within the development can be used to strengthen the existing boundary and to create a strong defensible boundary to the urban area.

A variety of housing styles and densities of development can be found in the area immediately surrounding the Grove Farm site. The proposals for Grove Farm should complement and reflect the most successful elements of building character and distinctiveness, including building scale, massing and height. Building density should be lower towards to the northern boundary and the western boundary to respect the Green Belt.

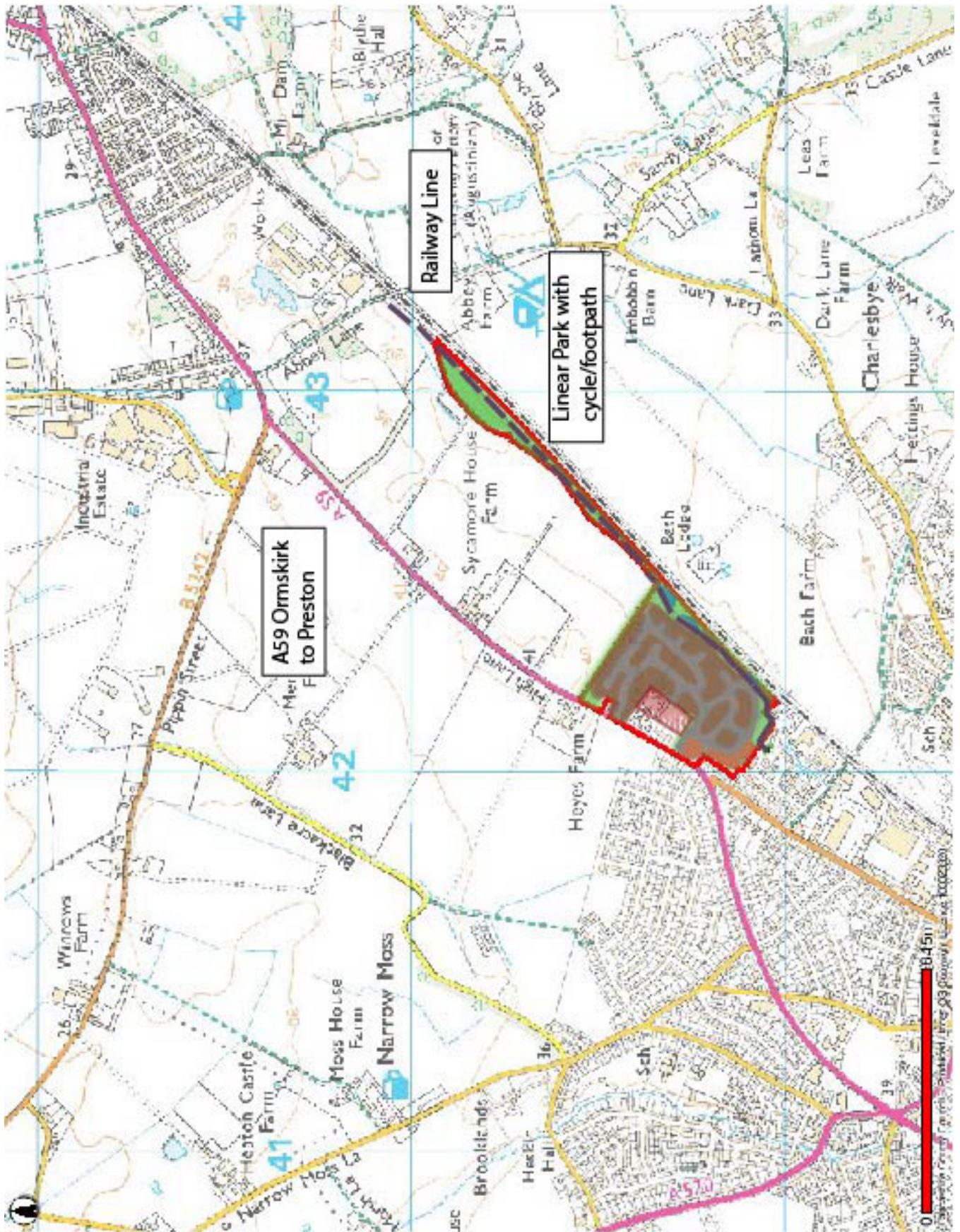
Movement

The Movement Plan (overleaf) addresses movement around the site, including provision for pedestrians, cycle and public transport, and motorists in presenting a hierarchy of street types prioritising different movements. It presents an opportunity, opening this site to public access and linking it into the existing residential community to the south.

The cohesive connection of existing and new communities will aid access to public transport and increase and support opportunities for walking and cycling in particular accessing the established existing links to Pine Grove.

There are no existing footpaths or cycle ways through the site. Existing facilities are located within Ormskirk town centre and bus stops are located along High Lane.

Movement Plan



Key Landscape Elements

The countryside in West Lancashire is well known for contributing to a green Lancashire. The landscape setting for the development will play a key part in retaining a strong landscape character

The West Lancashire Local Plan outlines some of the open space standards for new development.

An approach including a variety of Green Infrastructure opportunities should be embraced and located appropriately for:

- Driving character and memorable identity,
- Access,
- Recreation and Facilities,
- Biodiversity,
- Symbiotic relationships with the built form, where development is proposed; and
- Promoting links, where appropriate, to the broader landscape offer.

The design of Green Infrastructure should specifically:

- Consider native planting for biodiversity in the first instance,
- Limit the use of paved surfaces to locations whose function determines their necessity. Porous surfaces should always be considered in the first instance;
- Promote on-site water attenuation including grey water recycling within the development;
- Include elements of a Sustainable Drainage System, including ponds, ditches, swales and wetlands as appropriate. These need to be considered with new habitat creation in mind;
- Add Green Infrastructure to the built form. Features such as green roofs, green walls, balconies and roof terraces could be considered;
- Pay careful attention towards the provision of gardens, which can add to the overall Green Infrastructure objectives around reducing flood risk and promoting biodiversity, but their function could be tackled separately; and
- Include multi-functional open spaces which allow flexible uses and long term adaptability.

Utilities

Located on the site is an existing 11kV overhead line that crosses the site; however it is thought that this can be diverted underground. Gas services are located on the site and can be accommodated within the development.

Gas, water, electricity and telecommunications can be provided to the development site, without adversely impacting on the provision of services to the wider community.

Reducing Climate Change

The UK climate is changing as a result of human activity. Across the country, winter rainfall has increased in recent years and summer rainfall has decreased. There has been an increase in average temperatures and mean sea level has risen. Climate projections are telling us that we will experience hotter drier summers, warmer wetter winters, disruption in usual weather patterns and more frequent or intense weather events (e.g. heat waves, droughts, and flooding) and continued rising sea level. This is likely to have an adverse impact on people, agriculture, water quality and availability, biodiversity, human health, buildings and infrastructure, public spaces, soils and the economy. It is important that any development will take into account sustainable design and construction methods, whilst meeting the Code for Sustainable Homes requirement as set out in policy EN1 of the West Lancs Local Plan 2012-2027 and through the use of renewable energy.

Transport

There is capacity within the highway network to accommodate at least 400 dwellings, with limited highway improvements.

Access to the Grove Farm development site can be taken off High Lane at two locations one serving the southern portion of the site, opposite Priory Mount and the second access serving the northern portion of the site, to the north of Grove Farm. These vehicular access points are in accordance with Manual for Streets 2 guidance. However discussion will need to be undertaken with Lancashire County Council before an application is submitted.

Urban Design Opportunities

The site offers a significant opportunity to sustainably deliver much needed residential development in West Lancashire over the plan period to 2027, on the edge of Ormskirk. A well considered internal layout will open up the site, whilst minimising the impact of the wider community.

The site is located on the edge of the urban settlement and already displays landscaping boundaries to the north reducing the impact upon the Green Belt. The eastern boundary of the site, together with a 1km stretch of land to the north of the site adjacent to the railway line, provides a valuable opportunity for the creation of a linear park, connecting Ormskirk to Burscough. The existing watercourses and drains once realigned will assist in the creation of SUD's. The site allows for green space to be located on the boundaries adjoining the Green Belt, thus again reducing the visual impact to the surrounding areas.

The large dwellings and gardens to the west of the site can also offer opportunities for additional development; this will need to be incorporated into the Development Brief in order to establish a cohesive and integrated development.

Development Requirements

Quantum and mix of development

The overall quantum of housing required (2012-2027) in the Local Plan is heavily influenced by demographic and economic changes over the plan period, including the requirement for 35% affordable housing.

Development on Grove Farm is proposed to deliver at least 300 dwellings and approximately 1.5 ha of public open space.

The allocation of affordable homes and elderly provision is determined by policies RS1 and RS2 of the Local Plan. This requirement of 35% affordable homes and 20% for the elderly has been derived from the housing needs study for West Lancashire.

With regards to the provision of elderly accommodation, it should be located in a suitable walking distance to shops and modes of public transport. The typical perception of elderly persons' accommodation is bungalows or sheltered housing. However, this need not be the case, and such types of development are not always appropriate, e.g. from a density point of view. Elderly persons' housing could simply be individual private dwellings that contain features designed specifically for the elderly (as opposed to Lifetime Homes, which are able to be adapted to suit older or disabled people). The provision could also be met through a large Extra Care Facility or other purpose built elderly accommodation. The Council recommend that any applicant should consult with the Housing Strategy and Development Programme Manager, 01695 585244.

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Any subsequent application or applications will be required to attend a Places Matter design review panel, at the expense of the applicant.

Sustainability requirements

Most sustainability rating systems, including the Code for Sustainable Homes and BREEAM, are benchmarked against business-as-usual in the construction industry rather than against the global environmental measures that must be considered if sustainability is to be addressed adequately, namely:

- Ecological footprint - the productive land and sea required to provide for our consumption (such as cropland, fisheries and forestry) and to deal with our wastes (e.g. forests to absorb carbon dioxide),
- Greenhouse Gas footprint - carbon dioxide plus other gases such as methane and nitrous oxides); and
- Planetary boundaries – a set of critical natural systems including carbon, phosphate and nitrogen cycles which must be kept within boundaries for a 'safe operating space' for the planet.

These measures involve consideration of a wide range of behaviours, systems and institutional arrangements beyond simply the design and performance of new building stock.

The required minimum design standards for Grove Farm are, to achieve the Code for Sustainable Homes Level 3 as a minimum standard for new residential development, rising to Level 4 and Level 6 in line with the increases to Part L of the Building Regulations.

Open space public realm requirements

The site once developed will need to provide usable greenspace along the northern and eastern edges of the site. The greenspace is to be multifunctional by creating appropriate buffers between the proposed housing and the open countryside beyond the site to the north, the railway line to the east and the nearby Bath Lodge Listed Building beyond the railway line.

A Linear Park is required to connect the site to the wider Borough, the developer of the site will be expected to contribute to this by providing a Linear Park which stretches to Abbey Lane and connect with the Pine Grove estate through the existing public open space. This is demonstrated in the Movement Plan on page 12.

Open space will need to develop a relationship with the proposed landscape treatments, seeking to preserve a semi-rural character and maximising wildlife value within the open spaces throughout the development.

The location of the informal amenity space should carefully consider:

- Access standards and connections to the green grid,
- Physical and visual amenity,
- The design of the built form, should not leave left over spaces; and
- The management and maintenance of the open space.

Grove Farm is expected to deliver at least 300 dwellings with a minimum requirement of 1.4 sqm per bedroom of each dwelling of on site provision of public open space. This figure is correct at the time of writing this development brief; please refer to the most up to date requirements in the Open Space SPD.

Transport access and servicing requirements

There is the ability to have two access points entering the site from High Lane, one to the north of Grove Farmhouse and one to the south of Hilbre. Any development to the rear of existing properties on High Lane i.e. Hilbre, St Chads and Beltsville will be required to access the site via a communal access avoiding highway implications along High Lane. This will also ensure that all development is in keeping with the character of the area and the requirements of the Development Brief.

The design of all streets should comply with the Chartered Institution of Highways and Transportation's Manual for Streets 2.

Streets should be designed to encourage suitable behaviour from those who use them, particularly from drivers, through appropriate street design rather than simply relying on speed limits.

All streets should be fronted by development.

The pedestrian, cycle and public transport networks should be complete as soon as is practicable to encourage travel by these modes.

Development layout should ensure that a legible, connected street network is created.

There should be no single solution for the location of car parking spaces, but car parking on-plot is the preferred method with the preference for side parking, while parking to the rear of properties should be a second resort.

Car parking provision should be calculated using West Lancashire's Car Parking standards set out in Appendix F of the Local Plan. Attention is to be drawn to the requirement for Electric Vehicle Charging Points (Policy IF2), each dwelling is required to provide a charging point and communal parking areas should provide at least 1 space for charging or a 10% of spaces on site, whichever is the greater.

Land Use

The land use plan on page 17 demonstrates that the site will be broken up into a number of areas respecting the character and surroundings of the site.

The development proposes that through these respective areas the development comprises:

- Residential areas,
- Public open space and play equipment,
- SUD's; and

Landscaping boundaries

Land Use Plan



Key

Residential	
Elderly Housing	
Primary Road Network	
Greenspace	
Local Area of Play	
Allotments	
Cycle/Footpath	
SuDs	
Possible land to be included in the site	

Development Process

Outline of potential planning obligations

Planning obligations are sensitive to the overall site viability assessment, development mix and quantum. They could also be significantly affected by the site constraints, underground utilities, and variables that are not yet known. The list below is prepared as a guidance to inform the detailed discussions at the planning application stage.

Any development on site will make a proportionate contribution towards the strategic infrastructure either through S106 agreements or CIL charges which ever is applicable at the time of application.

In addition, the off site specific infrastructure items that could be funded through planning contributions include:

- Community Infrastructure (such as health, education, libraries, public realm),
- Green Infrastructure such as outdoor sports facilities, open space, parks, allotments, play areas, enhancing and conserving biodiversity and the creation of linear parks,
- Climate change and energy initiatives through allowable solutions,
- Affordable housing; and
- Elderly housing.

Required Supporting Information

Aside from the usual Planning Statement and Design & Access Statement, the following evidence is likely to be required to support any planning application in accordance with Policy RS1 of the Local Plan on the Grove Farm site:

Affordable Housing Statement – providing details relating to the provision of affordable housing, including the number and mix of residential units with numbers of habitable units, plans showing the location of units and the number of habitable rooms and/or bedrooms and the floor space of the units. If different levels or types of affordability or tenure are proposed for different units this should be clearly and fully explained.

Ecological Survey – as a minimum, a Phase 1 Habitat Survey, with more detailed assessments required depending on what the Phase 1 Survey identifies.

Coal Mining Risk Assessment – the presence of a Coal Mining Referral Area and Mineral Safeguarding Area will require close liaison with the Coal Authority on any development proposals and potentially a Coal Mining Risk Assessment Report.

Contaminated Land Report – where a development proposal includes a particularly vulnerable use (e.g. a care home) or where there is any suspected history of contamination on any part of the site, a Contaminated Land Report is required in line with the latest national guidance.

Crime Impact Statement – to consider whether the development can help avoid / reduce the adverse effects of crime and disorder. This can be provided as part of the Design & Access Statement.

Renewable Energy Statement – an opportunity for the applicant to show how the consideration of energy efficiency and sourcing energy from a renewable source, together with the use of sustainable resources, has influenced the development proposals. In line with Policy EN1 of the Local Plan, low carbon design should be incorporated into the development proposals as required by Building Regulations and the potential for renewable, low carbon or decentralised energy schemes serving the site should be considered thoroughly.

Site Waste Management Plan – should contain details of the types of construction waste to be removed from the site, the identity of the person who will remove the waste, and the site that the waste will be taken to. The plan should also include details of how waste will be minimised and materials re-used on site.

Statement of Community Involvement – setting out how the applicant has complied with the requirements for pre-application consultation provided in the Council's adopted Statement of Community Involvement and demonstrating that the views of the local community have been sought and taken into account in the formulation of development proposals.

Transport Assessment – required where any proposal would be likely to result in a material increase in traffic movements on roads, whether adjacent to or remote from the site.

Draft Section 106 Agreement – depending on the precise requirements at the time of application and what is outlined on the Council’s Regulation 123 list, this may address the provision of affordable housing, the provision / improvement of open space and / or contributions towards highways and transport improvements.

Flood Risk Assessment – provide a Flood Risk Assessment in line with the latest national guidance to assess any implications development may have on all forms of flood risk on the site and in the wider area, and address how sustainable drainage systems will be utilised in the development proposal.

Foul Sewerage Treatment Statement – all new buildings need separate connections to foul and storm water sewers and applications for such development should therefore be accompanied by a foul sewage assessment.

Landscape & Visual Impact Assessment – to ensure that the landscape and visual impacts of proposals are fully considered in the preparation of development proposals.

Landscaping Scheme – identifying the main areas and types of planting and hard surfaces (existing and proposed).

Parking & Access Arrangements – all applications requiring the provision of off-street parking and servicing will be required to demonstrate adequate on-site parking and servicing provision, including mobility spaces and provision for cycling and motorcycles as appropriate, in line with Policy IF2 of the Local Plan.

Travel Plan – should outline the way in which the transport implications of the development are going to be managed in order to ensure the minimum environmental, social and economic impacts. The travel plan should have a strategy for its implementation that is appropriate for the development proposal under consideration.

Tree Survey – in line with Policy EN2 of the Local Plan, consider the potential adverse effects of the development proposals on any existing trees or hedges on, or adjacent to, the site. This should be undertaken by a suitably qualified arboriculturist and in line with BS.5837:2012.

Utilities Statement – to indicate how the development will connect to existing utility infrastructure systems.