



AGENDA ITEM: 9

CABINET:
13 January 2015

PLANNING COMMITTEE:
22 January 2014

**EXECUTIVE OVERVIEW &
SCRUTINY COMMITTEE:**
29 January 2015

Report of: Assistant Director Planning

Relevant Managing Director: Managing Director (Transformation)

Relevant Portfolio Holder: Councillor M Forshaw

Contact for further information: Mr Peter Richards
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SUBJECT: YEW TREE FARM FINAL MASTERPLAN ADOPTION

Wards affected: Borough-wide

1.0 PURPOSE OF THE REPORT

1.1 To seek Cabinet's approval for the adoption of the Yew Tree Farm Masterplan, as attached at Appendix B, as a Supplementary Planning Document (SPD).

2.0 RECOMMENDATIONS TO CABINET

2.1 That Cabinet consider the contents of the Yew Tree Farm Draft Masterplan Consultation Feedback Report set out at Appendix A of this report.

2.2 That the Adoption Statement at Appendix C and the Yew Tree Farm Masterplan SPD (Appendix B to this report) be adopted, subject to any amendments made by the Assistant Director Planning in consultation with the Portfolio Holder, following consideration of the Masterplan SPD by Planning Committee and Executive Overview and Scrutiny Committee, as per recommendation 2.3 below.

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

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

- 2.4 That Call In is not appropriate for this item as this report is being submitted to Executive Overview and Scrutiny Committee on 29 January 2015.

3.0 RECOMMENDATIONS TO PLANNING COMMITTEE

- 3.1 That the content of this report, the Yew Tree Farm Draft Masterplan Consultation Feedback Report set out at Appendix A and the Yew Tree Farm Masterplan SPD at Appendix B be considered and that agreed comments be referred to the Assistant Director Planning for consideration, in consultation with the Portfolio Holder.

4.0 RECOMMENDATIONS TO EXECUTIVE OVERVIEW & SCRUTINY COMMITTEE

- 4.1 That the content of this report, the Yew Tree Farm Draft Masterplan Consultation Feedback Report set out at Appendix A and the Yew Tree Farm Masterplan SPD at Appendix B be considered and that agreed comments be referred to the Assistant Director Planning for consideration, in consultation with the Portfolio Holder.

5.0 BACKGROUND

- 5.1 Following the adoption of the West Lancashire Local Plan in October 2013, the Council committed to produce a Masterplan SPD to guide development on the Yew Tree Farm site in Burscough. This commitment was formalised and set out in writing within Policy SP3 of the Local Plan and a briefing report was brought to Cabinet in September 2013 to advise that work on this project was due to get underway.
- 5.2 Since then the Council has undertaken significant consultation with the public and all key stakeholders to help shape the masterplan through various stages including early engagement with a Stakeholder Group and consideration of a Baseline Report, "Options" consultation and more recently the "Draft Masterplan" consultation stage.
- 5.3 Both rounds of public consultation included a leaflet drop to all Burscough homes and businesses, posters, emails, four drop-in sessions held at Burscough Wharf and the Options consultation also included a school engagement session between Planning Officers and Year 9 students of Burscough Priory Secondary School. Around 50 written responses were received at each round of consultation and at both stages the feedback reported has been considered in moving the Yew Tree Farm Masterplan SPD forward to the next stage.

6.0 CURRENT POSITION

- 6.1 Having regard to the feedback collected through the public consultation, Stakeholder Group meetings and one to ones with infrastructure providers, the Draft document has been refined and the Final Yew Tree Farm Masterplan SPD has been produced and is set out at Appendix B.
- 6.2 As reported to Cabinet in September 2014, the document sets out a high level framework to ensure the most appropriate type of development comes forward. It establishes the expectations of the site including what, when and where development will be delivered on the site and this is supported by an indicative layout plan. The document provides an overview of the expected land uses to come forward within the site including:
- Housing – 500 dwellings for this plan period and safeguarded land for a further 500 if needed in the future.
 - Specialist Housing for the Elderly – 20% of housing to meet elderly needs (in line with Local Plan Policy RS1).
 - Affordable Housing – 35% of housing to be affordable (in line with the Local Plan Policy RS2).
 - Employment – 11 ha of land for this plan period and 9 ha to be safeguarded for future potential need.
 - Local Facilities / Retail – central to the site with good access to elderly accommodation and employment area.
 - Community Facilities – that cannot be delivered or supported in Burscough centre.
 - Primary School – area of land to be safeguarded for a new Primary School should one be needed after 2027.
 - Public Open Space and Linear Park – approximately 5 ha of land to be earmarked for Public Open Space and Linear Park, to include a large park facility, allotments and a key stretch of the Ormskirk-Burscough Linear Park that must be delivered through the site.
- 6.3 A detailed account of the site constraints is included to ensure that all applicants and interested parties are aware of the site context. The document also includes a series of place-making principles which will act as criteria to assist applicants in preparing proposals for the site and the Council and statutory consultees in assessing these proposals.
- 6.4 Following the last stage of consultation, which took place from 9 October to 21 November 2014, all consultation responses have been considered and a full

response has been included in the Consultation Feedback Report at Appendix A. As a result of some of the comments received a number of amendments have been made to the masterplan in order to refine the document and improve its overall effectiveness. In addition to some minor textual changes for accuracy and clarity, the following changes have been made:

- Amendments to the site layout including:
 - Safeguarding the parcel of land within the north west of the site adjacent to the employment land and south of Higgins Lane. This will allow land that is more central to the development to come forward within this plan period and will protect the views and openness of this part of the site until a later plan period.
 - Locating the linear park which runs west to east through the site, further south to follow an existing hedgerow which is a stronger and more logical boundary.
 - Concentration of public open space along the western boundary adjacent to the safeguarded school land which will create a more central park feature as supported by the local community.
- Additional text and clarity regarding the responsibility of flood risk management within the Borough has been included. The document must be clear that the Lead Local Flood Authority (LLFA) will be responsible for “local” flood risk only and that other authorities, including the Environment Agency, also have a part to play in terms of managing other sources of flooding from coastal areas and rivers.
- The document must be future proofed to identify that whilst LCC will in future take on the role of the LLFA, the responsibility for assessing sustainable drainage system proposals currently rests with the Borough Council.
- Additional text to explain the purpose of having a buffer zone around the heritage assets on the site boundary and how development in this area should have regard for these assets.
- Additional text to ensure the potential for wintering birds on the site is fully investigated and mitigation, if required, is set out as part of any applications for the site.

6.5 The above amendments have been included within the finalised Yew Tree Farm Masterplan SPD, as set out at Appendix B.

7.0 NEXT STEPS

7.1 Should Cabinet decide to approve the Adoption Statement and adopt the Yew Tree Farm Masterplan SPD, the adoption will be effective from 2 February 2015, following consideration of any agreed comments from Planning Committee and

Executive Overview & Scrutiny Committee and subsequent amendments, as per recommendation 2.3 above.

- 7.2 Once adopted the Yew Tree Farm Masterplan SPD will be published on the Council's website and will form a material consideration and part of the planning policy framework for the Borough against which applications for planning consent relating to the Yew Tree Farm site will be assessed.

8.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY

- 8.1 The purpose of the Local Plan is to facilitate sustainable development in West Lancashire. The Yew Tree Farm Masterplan SPD is a daughter document of the Local Plan and seeks to facilitate the provision of sustainable development in West Lancashire through additional guidance. The Local Plan has been prepared in such a way that its objectives are aligned with those of the Sustainable Community Strategy. The Masterplan SPD has been subject to a Sustainability Appraisal (SA) throughout its preparation and the final SA report is attached at Appendix D.

9.0 FINANCIAL AND RESOURCE IMPLICATIONS

- 9.1 The Yew Tree Farm Masterplan SPD will guide delivery of development at the Yew Tree Farm site which includes at least 500 homes within this Local Plan period. This development will attract revenue including New Homes Bonus, Community Infrastructure Levy and potential funding or infrastructure secured through Section 106 obligations, all of which has the potential to be used by the Council to help improve community infrastructure and local facilities.

10.0 RISK ASSESSMENT

- 10.1 This report seeks the adoption of the Yew Tree Farm Masterplan SPD as part of the local planning policy framework. Without the SPD there is limited guidance available to help shape the delivery of development at Yew Tree Farm to ensure the outcome is a quality development which will make a positive contribution to the local community and West Lancashire as a whole.
- 10.2 Officers are confident that all due process and legal requirements have been followed and therefore the risk of judicial review is minimal. As such, this report does not require a formal risk assessment and no changes have been made to risk registers.

Background Documents

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

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 Appendix E to this report, the results of which have been taken into account in the recommendations contained within this report.

Appendices

Appendix A – Yew Tree Farm Draft Masterplan Consultation Feedback Report
December 2014

Appendix B – Yew Tree Farm Masterplan Supplementary Planning Document

Appendix C – Adoption Statement for Yew Tree Farm Masterplan Supplementary
Planning Document

Appendix D – Sustainability Appraisal for Yew Tree Farm Masterplan Supplementary
Planning Document

Appendix E – Equality Impact Assessment

Appendix F – Late Information – Yew Tree Farm Final Masterplan Adoption

Appendix G – Revised Safeguarding Plan

Appendix H – Minute of Cabinet – 13 January 2015 (for Planning Committee and
Executive Overview & Scrutiny Committee only)

Appendix I – Minute of Planning Committee – 22 January 2015 (for Executive Overview
& Scrutiny Committee only) (to follow)