



development brief

Grove Farm

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WEST LANCASHIRE



LOCAL PLAN

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The Site: Grove Farm and Linear Park



Executive Summary

Introduction & Purpose

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

Vision

The Vision for Grove Farm is to develop land at High Lane in a sustainable manner to complement the existing residential areas and diversify the choice and range of housing to meet local needs, whilst creating a high quality linear park to connect to Ormskirk and Burscough.

Existing Site

The site comprises of approximately 13.2 ha of land on the northern edge of Ormskirk that is allocated for residential development 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 which will act as a multifunctional green space providing recreational uses, walking and cycling facilities and help provide non vehicular connection between Ormskirk and Burscough. The development will also deliver open space/ landscaping and assist in meeting the Borough's housing requirement over the plan period to 2027.

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

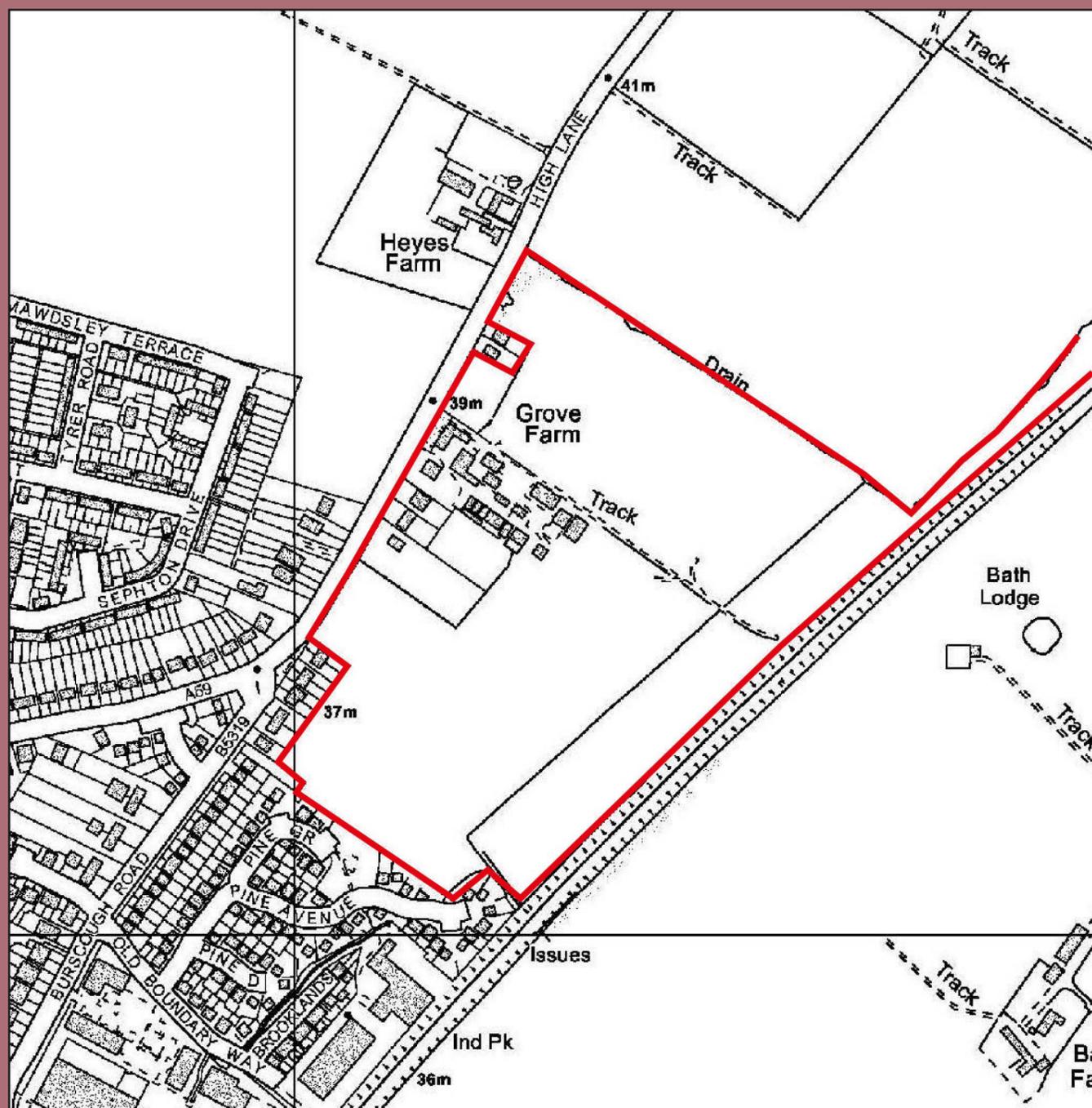
Phasing

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 at the time of application.

Next Steps

This document will be a material consideration in the determination of any planning applications on the Grove Farm site.

Residential Development Site Boundary



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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 required to provide a masterplan/development brief to be produced to assist in the delivery of the site, of which Grove Farm is one.

Document Preparation

This document has been subject to consultation which included a 6 week consultation period for representations to be made and a drop in session which complies with our current Statement of Community Involvement.

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 provides 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 purpose of the brief is to help achieve a vision for the site by establishing appropriate design principles.

The Local Plan 2012-2027 envisages the delivery of Grove Farm for at least 300 dwellings along with access and associated landscaping and the provision of a linear park. This development brief 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 show how future development might be laid out, 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 the site's development. 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 act as a guide, 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 planning applications. It does not however provide all the information necessary to inform a successful development proposal; applicants should also refer to the 'Supporting Information Required' section at the end of this document. 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.

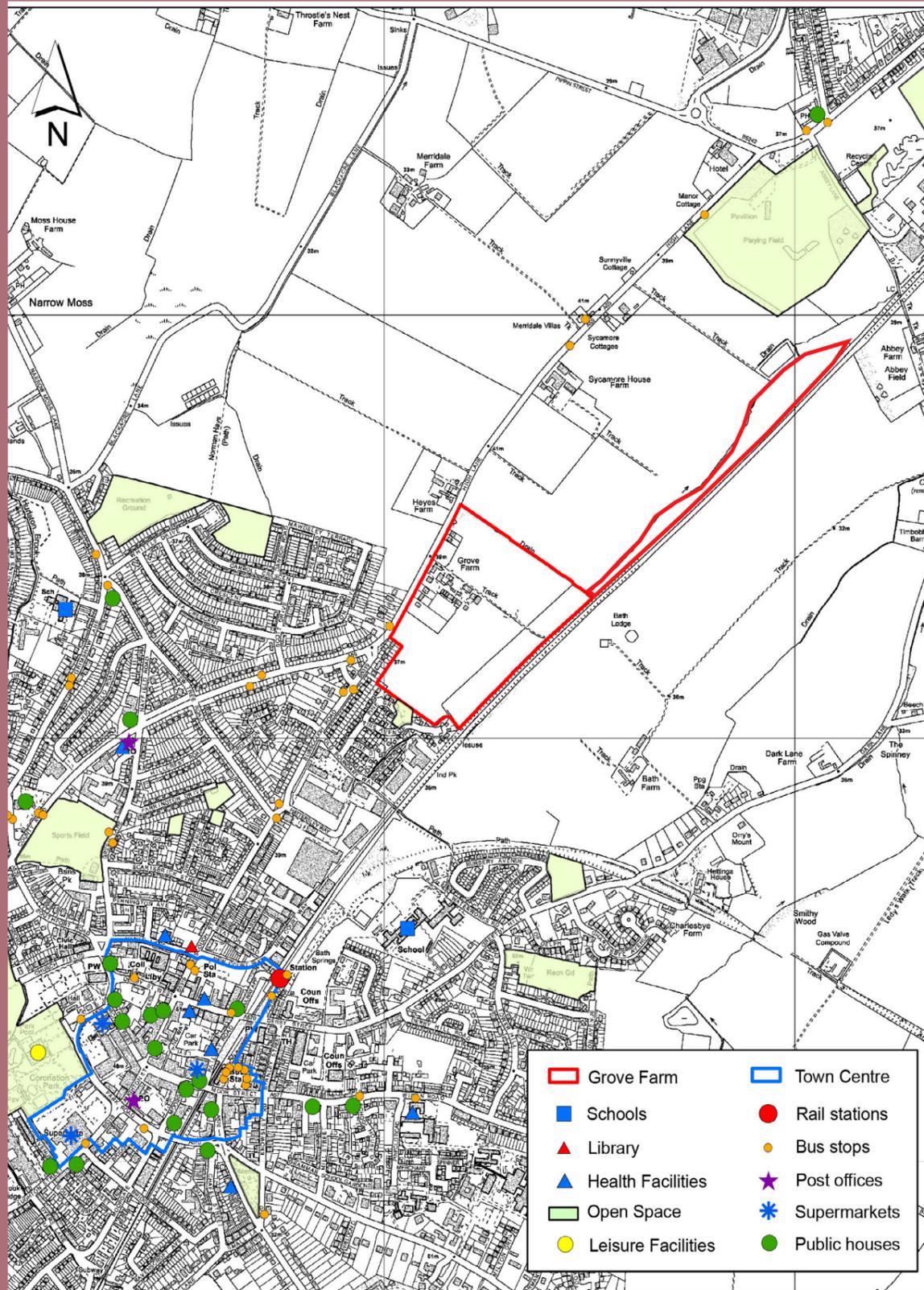


Vision and Key Principles

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 out 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 local 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 of the elderly, if suitably adapted. These requirements are in accordance with policies RS1 and RS2 of the Local Plan.
- Any new development should incorporate an innovative design approach through the building fabric, orientation and resource use in order to reduce carbon emissions and energy requirements;
- Access to public transport and walking and cycling provision will be central to the development site, ensuring connections through the site and to the surrounding areas;
- A Sustainable Drainage System (SuDS) will be provided to deal with existing and the future increase in surface water discharge, 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.



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The Site and Context

The site

Grove Farm comprises of 13.2ha of land enclosed by residential development to the south and part of the western boundary, with the railway embankment to the east. The existing agricultural access to the land is via High Lane.

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 just less than 1km 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 Burscough Road, Pine Grove and Pine Avenue. The general styles of these dwellings are 20th century detached/semi detached properties.

The existing properties located within the western portion of the Grove Farm site comprise Grove Farm house, farm shop and ancillary stone built and pre-fabricated agricultural buildings along with the domestic gardens 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 the boundary of the proposal site lies the Grade II* Listed Bath Lodge, Bath Farm and associated agricultural land.

Wider site context

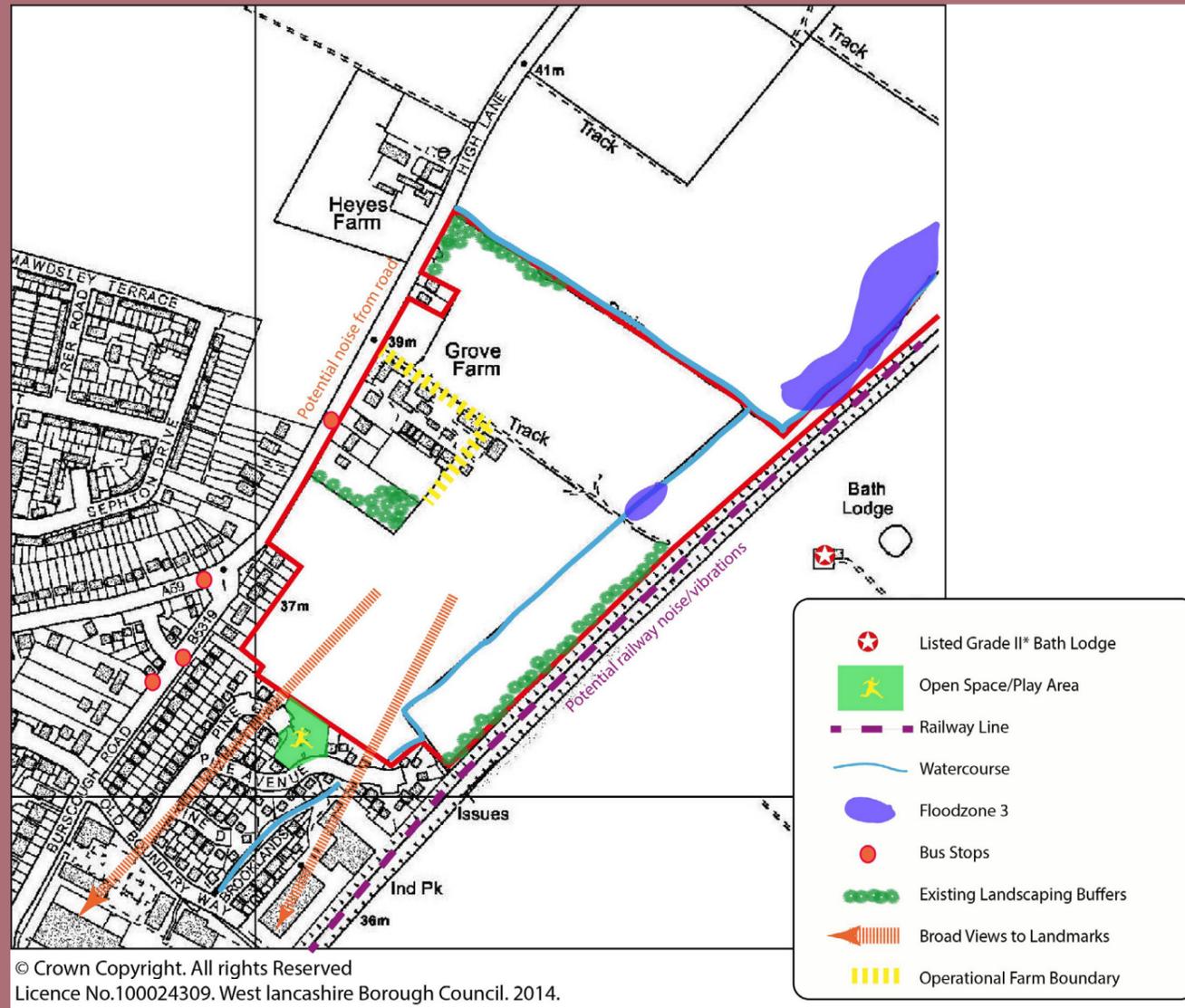
With regards to open space the nearest facilities are located at Pine Avenue (small play area) directly to the south of the site, with a larger recreation ground off Grimshaw Lane (850 metres away). The nearest primary schools are Ormskirk West End and Ormskirk Church of England Primary Schools, slightly further away from the site is St Bedes Catholic High School and Ormskirk High School.

On County Road (Located just over 700 metres away) 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 with the exception of some existing residential dwellings on the western boundary fronting High Lane. The topography of the land slopes gently away from High Lane towards the watercourse which passes through the site on the eastern boundary.

Constraints and Opportunities Plan



Technical Constraints

Historic Environment

Bath Lodge, a Grade II * listed Building is the nearest building of historical importance. It is located outside of the development site boundary 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. However, applicants should contact the Lancashire County Council Archaeology Unit for information regarding the HER – Heritage Environmental Record. Archaeological Service Officer, 01772 533404, archaeology@lancashire.gov.uk

Ecology

Grove Farm holds the potential for a variety of breeding birds. However this would not constrain the development of the site. An ecological survey and Habitat Regulations Assessment Screening will be required for 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 brick barn building and Grove Farmhouse also hold potential for the roosting of bats.

Potential locations for badger setts were noted to the east of the site boundary, on the railway sidings. These potential locations need to be the subject of further investigations.

The site is not currently home to any wolverine. 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 and Opportunities Plan. This area of land will be required to remain open, unless mitigated, and areas of flooding (including surface water flooding) will need to be addressed in the development of the site.

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 within noise exposure areas during both daytime and night time periods. A small narrow band of the site which runs adjacent to High Lane suffers from traffic noise. No noise or vibration constraints are evident from the railway line. The frequency of the train line is currently minimal. However, any applicant must take into consideration the increase in a frequency of the train services; the results of ground borne vibration measurements during each pass-by have been assessed in accordance with BS6472-1:2008.

Noise mitigation for the proposed properties 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 measures 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 capacity of the network and 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 flow capacity to accommodate new demand. This will ensure 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.

Landscape

Grove Farm is located within Landscape Character Area 2D (Natural Areas and Areas of Landscape History Importance Supplementary Planning Guidance) 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 and should be maintained.

Transport

There is capacity within the highway network to accommodate the proposed 300 dwellings, with highway improvements to be determined through the planning application process.

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 Martland's Farmshop.

These vehicular access points are in accordance with Manual for Streets 2 guidance. However, discussion will need to be undertaken with the Highways Authority, 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. These can be seen on the Constraints and Opportunities Plan. Ormskirk Railway Station is located approximately 1km away with services to Liverpool and Preston.

Links to bus and rail should be strengthened through the development of this site and, in particular, the non vehicular connections made via the Linear Park.

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.

Mineral Safeguarding Area

A small area in the southwest of the site should be investigated to ascertain whether mineral resource could be extracted prior to (or during) development of the site.

Policy Context

Planning policy should be referred to with 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. Instead it should 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.

The design elements of the National Practice Guidance should also be considered when preparing applications for development at Grove Farm.

Local Planning Policy

The West Lancashire Local Plan 2012-2027 was adopted by the Council on 16th October 2013. Policy RS1 allocates Grove Farm 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 Grove Farm:

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 CABE 2012) or any subsequent replacement documents should also be referred to.

Open Space and Recreation Provision in New Residential Development

Supplementary Planning Document

The Open Space and Recreation Provision in New Residential Development SPD is designed to provide more detailed guidance on the Borough 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. The latest and most up to date SPD should be referred to in the production of any planning application for the site.

General Place Making Principles

The planned growth for West Lancashire provides an opportunity to create sustainable and vibrant new communities. It is crucial that we build high quality housing with a unique identity that will provide visually pleasing environments where people will want to live. The Local Plan and Design SPD set out core principles for the level of quality to be expected in new developments.

This section describes the Quality of the Character.

The Four Cs of Place Making

It is important that Grove Farm is designed to be a distinctive and attractive place in its own right, and also one that integrates with and benefits Ormskirk. To ensure distinctiveness and integration we have established four main place-making principles:

- Community
- Connectivity
- Climate
- Character

Community

Individuals and families build into communities that live in and use places. The following community focused place-making principles provide a basis for ensuring that Grove Farm will be a well designed and successful place whose community has the best chance to thrive:

- Consult the community on the draft development brief and at pre-application stage.
- A range of housing tenures should be available, and homes should be built in a way that allows adaptation to different stages of life.
- Individuals should feel able to get involved in managing their communities.
- There should be a mix of formal and informal greenspace and links between them.
- Community activities should be encouraged by the provision of places to meet informally and formally.

- Public space should promote social interaction and healthier lifestyles.

Connectivity

Whilst private cars will remain important they should not over-dominate the design process or the completed development. The following connectivity principles provide a basis for ensuring that Grove Farm will be well connected within and beyond itself by a range of transport choices and opportunities to safely walk and cycle:

- Development should be easily accessible by public transport services.
- Development should enhance the feasibility of walking and cycling.
- Streets, footpaths and other links should provide for ease of mobility for all sectors of the community.
- Bus stops should be well designed and should provide information on services and local facilities.
- Road designs should include permeable surfaces and service infrastructure should go into green space corridors or service ducts.

Climate

All new development and environmental infrastructure at Grove Farm will be built to meet the latest environmental standards, using the following climate change focused place making principles:

- Generally, the pattern of development should allow people to easily adopt sustainable lifestyles.
- Parts of the development should aim to achieve the highest standards and act as examples of good practice as the development proceeds.
- New development should not be located in areas liable to environmental risks.
- If possible, sustainable waste management systems should be built into new developments to make recycling easy and unobtrusive and encourage people to waste less.

- All buildings should be designed to anticipate the potential impacts of climate change and have a capability to be easily adapted.
- Biodiversity and wildlife should be encouraged through a network of green spaces and sustainable drainage systems that are specifically designed to foster greater ecological variety.
- Sustainable energy partnerships or trusts should be encouraged as part of the new development.
- Trees and planting should be used to provide shading and cooling in summer and to soak up rain as well as providing attractive landscapes.

Character

The following design character focused place-making principles provide a basis for ensuring that Grove Farm will be a well-designed and attractive place:

- Existing landscape features should be identified and used to create a locally distinctive place.
- Densities and massing should vary to reflect the surrounding area.
- Creative but simple designs, well built with good materials and detailing are often the most successful and durable approaches.
- Open space should be designed to be integrated with buildings and good landscapes are as important as good buildings.
- All buildings should be designed to be flexible and adaptable.
- Car and cycle parking, storage and waste recycling should be integrated into the design process of all buildings.

Site Specific Urban Design Principles

Design Principles

The following design principles underpin the proposals:

- To integrate development and support community cohesion, new development on the site should include a link to the existing residential neighbourhood south of the site on to adopted highways or Council controlled land;
- The area of land closest to the Green Belt boundary to the east of the site should be treated as a buffer zone between the development and the surrounding countryside. Areas of open space and landscaping will be encouraged here and, where appropriate, sensitively designed, lower density development that will not detract from the openness of the surrounding Green Belt.
- 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.

Surrounding Character

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 area are the meandering roads which have served the settlements through the development of the town.

The northern site boundary features existing vegetation and a ditch creating a strong and defensible boundary to the site. 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.

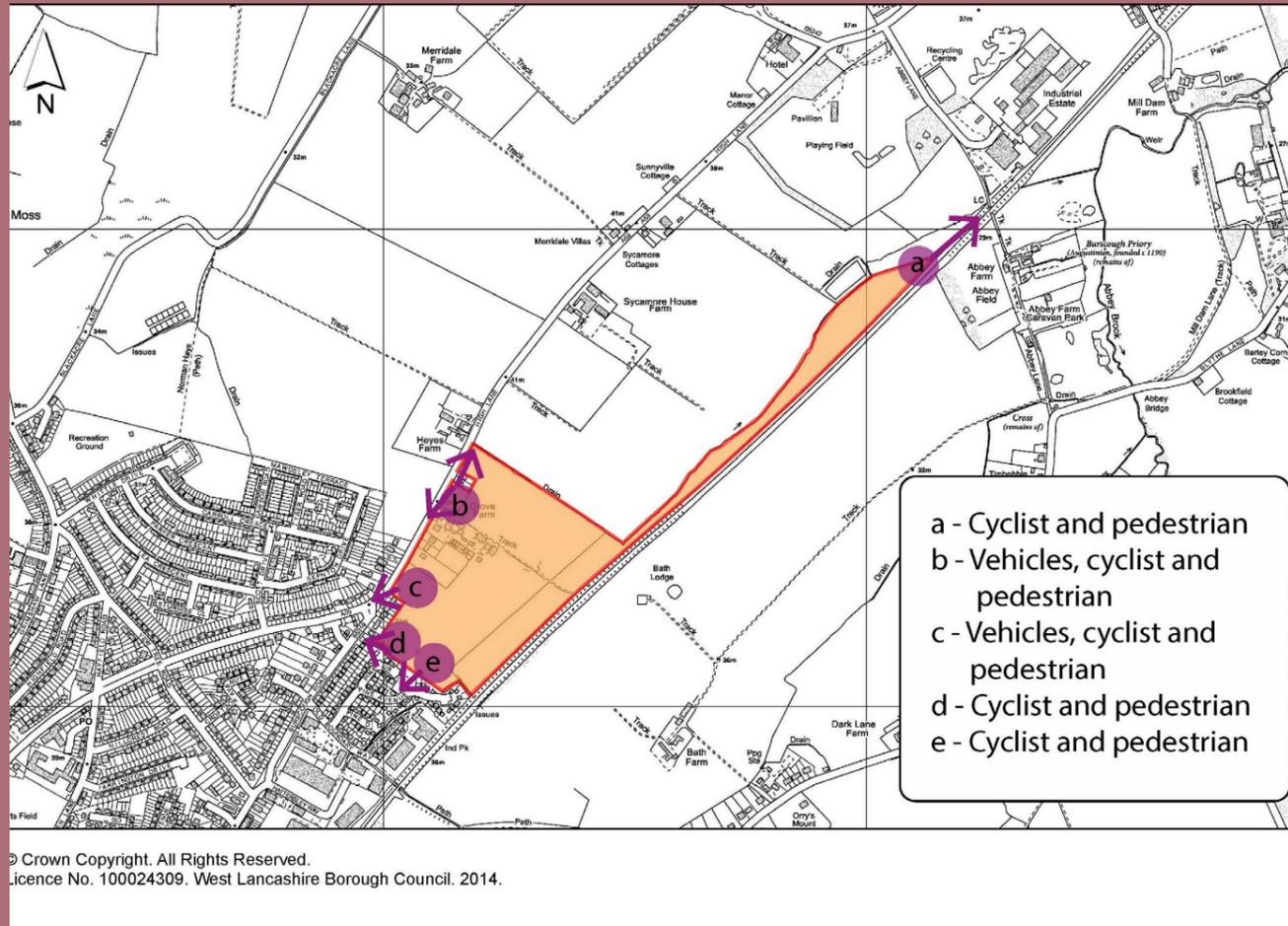
A variety of housing styles and densities of development can be found in the area immediately surrounding the Grove Farm site. The proposals for Grove Farm should complement and reflect the most successful elements of building character and distinctiveness, including building scale, massing and height.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

Connections

The Connections plan 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 and Burscough Road. 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.

Potential Connections Plan



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The potential connections and links are illustrated on the Connections Plan:

a – Linear Park pedestrian and cycle link, this will help contribute to linking Ormskirk with Burscough through the creation of the Linear Park.

b – North of Grove Farm Access – vehicle, cycle and pedestrian access, this access onto the A59 will allow development located in the northern section of the site to enter/exit. The two vehicular access points could provide an opportunity for a bus service to be delivered through the site.

c – South of ‘Hilbre’ vehicle, cycle and pedestrian access, this access onto the A59 will allow development located in the southern section of the site to enter/exit. The two vehicular access points could provide an opportunity for a bus service to be delivered through the site.

d – Burscough Road pedestrian and cycle access - this would allow, not only for people from the Grove Farm site to access the proposed cycle way into Ormskirk, but also allow opportunities for people outside of the site to access the Linear Park. This will be delivered subject to land ownership and adopted highway constraints.

f – Pine Grove pedestrian and cycle links, this access is the point at which the Linear Park will allow connections through Pine Avenue to the public right of way that passes under the railway line at Old Boundary Way and to the proposed Linear Park which will run from Ormskirk to Skelmersdale thereby connecting to the wider Green Infrastructure Network. It also provides connections through to the rail and bus stations and the town centre in general.

Key Landscape Elements

The countryside in West Lancashire is well known for contributing to a green landscape. 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 seek to:

- 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;
- 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.

Reducing Climate Change

In order to assist in the reduction of climate change it is important that any development takes into consideration sustainable design and sustainable construction methods, in the context of policy EN1 of the West Lancs Local Plan 2012-2027.

Consideration shall be given to the use of renewable energy and innovate, low carbon design, where feasible and viable.

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 Martland's Farm Shop. 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 Sustainable Drainage Systems. 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 farm buildings, large dwellings and gardens to the west of the site provide a pleasant frontage to High Lane and are characteristic of the semi-rural location. However, the generous plot sizes also lend themselves to potential scope for future development. Any proposals for this area of land (washed over in red-brown on the indicative plan) should seek to integrate with the wider site and conform with other Local Plan policies in respect of design, form and layout.

Furthermore, any access to such sites should in the first instance, look to integrate with the wider site and avoid direct links onto High Lane unless it can be demonstrated that it is safe and appropriate to do so.

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 associated public open space.

The requirement of affordable homes and elderly provision originates from policies RS1 and RS2 of the Local Plan; the figures 35% affordable homes and 20% homes designed for the elderly have been derived taking into account the housing needs study for West Lancashire, and population and household projections. The Council will have regard to the impact of these and other policy requirements on the viability of the overall scheme.

Below is a table setting out how the housing mix could be split:

	Affordable Housing General Needs	79	35% affordable housing requirement
	Affordable Housing Older Persons	26	
20% elderly housing requirement	Market Housing Older Persons	34	
	Market Housing General Needs	161	
	Overall Total	300	

With regard to the provision of elderly accommodation, it should, if possible, be located within a suitable walking distance of shops and/or 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 may not always be 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, if appropriate, be met through an 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 jonathan.mitchell@westlancs.gov.uk

Grove Farm has the potential to provide up to 60 older persons units with up to 26 of those units being regarded as affordable housing type tenure and up to 34 units consisting of market housing for older people, this is based on evidence data in April 2014. Developers should use the most up to date data available at the time of making their planning application.

A hierarchical approach could be adopted such as:

1. Sheltered Housing
2. Bungalows and smaller scale apartment developments.

An Extra Care type / Assisted Living scheme could also be considered, although the above delivery approaches are currently considered more appropriate for this site.

Each approach complying with Housing our Ageing Population: Panel for Innovation (HAPPI) principles.

As part of any planning application the developer should provide an older persons statement that aims to justify their intended approach in respect of the provision of older person's accommodation on the site. In that regard, and particularly in the case of affordable housing for the elderly they would be expected to have:

- Liaised with Health / County / CCG's /Housing Associations to ensure that due regard has been given to trying to develop the housing as indicated by the delivery hierarchy. If they cannot deliver such housing then we need to know why.
- Explained how their approach has complied with HAPPI principles and any other good practice guidance related to design.
- Identified relevant delivery partners such as Housing Associations

Sustainable development requirements

The required minimum design standards for Grove Farm are, to achieve Part L of the Building Regulations as a minimum requirement. The Council will also encourage all major developments to explore the potential for a district heating system or decentralised energy network through Policy EN1 of the Local Plan.

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

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 in Burscough and connects with the Pine Grove estate through the existing public open space. This is demonstrated in the Connections Plan.

The development will also be required to ensure it connects with existing cycle/footpaths to the south through to Ormskirk and north, through to Burscough via Yew Tree Farm. The Council currently own the existing public open space on Pine Grove.

The Play Area is a small equipped play area, which does not currently comply with the Council policy of providing "Fewer, Bigger, Better" equipped play areas. This would mean that current Council policy would be to remove it rather than replace it when it became degraded. However, should the developer of Grove Farm wish to utilise this play area as part of a larger facility by "straddling" the boundary into the development site open space then the Council would support this, provided that the future maintenance of the whole site "including small play area" could be managed independently through a Management Trust.

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 other green infrastructure,
- 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 15 sqm per bedroom of each dwelling of on-site public open space; of which 13.5sqm will be in the form of informal open space and 1.5sqm of formal public open space including play equipment. These figures could include the area of the linear park within the main body of the site but should not include drainage features except where they are an integral functional part of any open space and are correct at the time of writing this development brief. Please refer to the most up to date requirements in the

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 Martlands Farmshop 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, should seek to access the site via the two access points to avoid 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. Any alternative accesses will be required to demonstrate that they are acceptable in highways terms.

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 last 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 10% of spaces on site, whichever is greater.

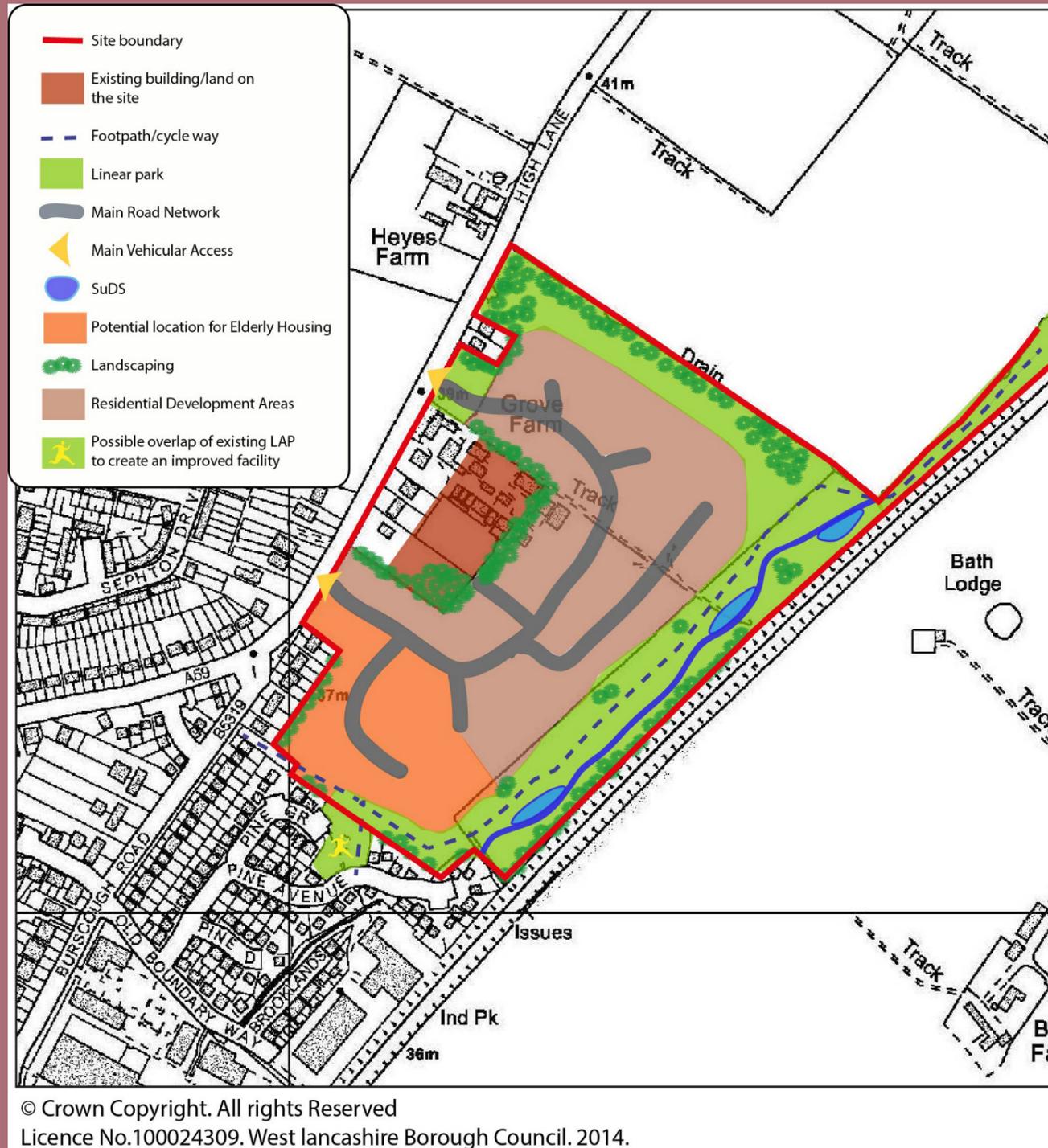
Land Use

The indicative plan on page 23 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

The plan is indicative only and designed to show how the site could be laid out to achieve all of the site objectives including housing mix, open space, linear park, SuD'S and good integration and connectivity.

Indicative Plan



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. Any development on site will make a proportionate contribution towards the strategic infrastructure through a S106 agreements and/ or CIL charges.

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/Elderly 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.

HRA Screening/ 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 and LCC 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.

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.

EIA Screening - Seeking the Council's opinion on Scoping for Environmental Impact Assessment.

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 Heads of Terms – 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 sewerage assessment. This should also include a statement indicating how the development will connect to existing utility infrastructure systems.

Heritage Statement – ensuring that the impacts on nearby Heritage Assets have been considered in the preparation of development proposals.

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.