

REPORT TO	DATE OF MEETING
Planning Committee	9 th November 2016

Report template revised June 2008



SUBJECT	PORTFOLIO	AUTHOR	ITEM
South Ribble Local Plan Site 'FF' Masterplan:- Moss Side Test Track, Leyland	Planning and Housing	C. Sowerby	13

1.0 NOTE

- 1.1 Copies of the Masterplan, Supporting Statement and Spatial Design Code will be available in the Members Resource Room and also displayed for Members to view at the Planning Committee meeting.

2.0 SUMMARY AND LINK TO CORPORATE PRIORITIES

- 2.1 The allocation reference Site 'FF' within the South Ribble Local Plan relates to the former Moss Side Test Track site. The site subject to this Masterplan, which measures 53.18 hectares, comprises of land that is allocated in the South Ribble Local Plan as Policy C2 Major Sites for Development (40.6 hectares) and 3 pockets of land allocated as G7: Green Infrastructure and G12: Green Corridors/Green Wedges (totalling 12.58 hectares).
- 2.2 The purpose of this report is to seek endorsement for the broad principles of the development of Site 'FF' for consultation purposes.
- 2.3 The development of the site is linked to the corporate priorities of promoting a thriving and prosperous Borough; creating strong and healthy communities; together with a clean, green and safe environment.

3.0 RECOMMENDATION

- 3.1 That the Committee endorses the submitted Masterplan, Phasing and Infrastructure Delivery Schedule (contained within the Masterplan Vision) and Design Code relating to Site 'FF' for consultation purposes only.

4.0 THE SITE

- 4.1 The site measures 53.18 hectares and is bounded by Longmeanygate to the north and west, Titan Way to the east and a residential estate to the south. Three pockets of land allocated as G7: Green Infrastructure and G12: Green Corridors/Green Wedges (totalling 12.58 hectares are present within the site, including Paradise Park which is to the north of the Robin Hey Estate. The majority of the site (40.6 hectares) is allocated in the South Ribble Local Plan as Policy C2 Major Sites for Development and comprises of the former Leyland Motors Limited Test Track.

5.0 POLICY REQUIREMENTS FOR THE SITE

- 5.1 The South Ribble Local Plan identifies and allocates land required over a 15 year period in order to achieve the vision for growth as outlined in the Central Lancashire Core Strategy. To maintain a ready supply of housing development land, to help deliver enough new housing to meet future requirements, the Council has allocated three major sites for residential development within the Borough (namely Pickering's Farm in Penwortham, Land

Between Heatherleigh and Moss Lane in Farington and the Moss Side Test Track in Leyland).

5.2 Policy C2 in the South Ribble Local Plan relates specifically to the Moss Side Test Track site and sets out the following criteria which should be met prior to the granting of planning permission for the development of the land:

- a) an agreed Masterplan for the comprehensive development of the site, to include residential, employment and commercial uses, Green Infrastructure and community facilities;
- b) a phasing and infrastructure delivery schedule;
- c) an agreed programme of implementation in accordance with the Masterplan and agreed design code

5.3 The justification for Policy C2 confirms *“A development brief for the site was approved for development control purposes in June 2010. This document recognised that the site could make a greater contribution towards housing delivery in the borough. In line with this the site is allocated as a residential led, major site for development.”*

5.4 The justification continues to state *“Green Infrastructure within the site will be an integral part of the development to create a high quality attractive environment. This will include a ‘village green’ approach to provide a focal point in the development with linked green corridors providing cycleway, bridleway and footpath connections within the site. They will act as natural buffers to the site, linking with Paradise Park and the wider urban area.*

A detailed design code/statement in line with the masterplan will need to be prepared by the applicant and agreed with the Council in order to ensure a high quality of development throughout the site embracing sustainable development principles. The applicant or developers will also be required to agree a programme of implementation with the Council.”

6.0 THE PROPOSED MASTERPLAN

6.1 A Masterplan, Phasing and Infrastructure Delivery Schedule (contained within the Masterplan Vision) and Design Code have been prepared by Turley’s (Planning Consultants) and e*SCAPE Urban Design under instructions of Property Capital, the chosen lead development partner for the redevelopment of the site. Copies of the Masterplan, Supporting Statement and Spatial Design Code will be available in the Members Resource Room and also displayed for Members to view at the Planning Committee meeting. The details contained in the Masterplan can be summarised as follows:

(N.B. - Within the submitted supporting information numerous references are made to ‘Doll Lane’. Prior to the formation of the test track, Doll Lane dissected the site. With this in mind, Property Capital have adopted the name ‘Doll Lane’ for the development)

6.2 The overall vision would be to provide a sustainable and inclusive neighbourhood on the site by 2030. Given the context of the site, the development would seek to work with the grain of the existing landscape, including retention of woodlands, trees, hedgerows and ponds as well as enhancing Green Infrastructure providing further opportunities for recreation and wildlife. Distinctive character areas would be encouraged through a range of house types and design with appropriate separation distances employed to safeguard the amenities of existing housing on Longmeanygate.

6.2.1 Access

Four vehicular access points are identified, of which three would serve the residential elements of the development, with the primary access to the site formed by a new roundabout along the northern boundary of the site with Longmeanygate. A secondary

access point to a self-contained parcel of residential land is proposed from Paradise Lane with a further access point along the western boundary of the site on to Longmeanygate serving another self-contained parcel of residential development. The employment area would be served by its own dedicated access point from Titan Way.

6.2.2 **Layout**

The submitted Masterplan includes arterial routes through the site with numerous secondary roads and cul-de-sacs leading from them. Several areas of public open space are shown spread throughout the site together with five ponds. Landscape buffering is present throughout the development with Paradise Park to be retained and enhanced. A network of 'green links' are shown for pedestrians and cyclists.

As well as the development of two access points onto Longmeanygate (north and west) into areas of G7: Green Infrastructure and G12: Green Corridors/Green Wedges, approximately 1.63 hectares of G7: Green Infrastructure and G12: Green Corridors/Green Wedges would be developed for residential uses (to the north, west and south-east of the test track). Compensatory measures are proposed for the loss of existing Green Infrastructure in the form of investment in Paradise Park to improve the quality of the space and provide new recreational facilities, the introduction of village squares and greens, the provision of tree lined streets between development parcels and the provision of additional allotments.

The area of proposed employment, approximately 5 hectares, would be located in the eastern section of the site, abutting the Moss Side Industrial Estate. It is within this section of the site that the Local Centre would be located. The reasoning for siting the Local Centre within this area of the development has been to give the local centre the best possible chance of success by making it accessible to a wider catchment area and providing the Local Centre with greater road frontage and visibility.

Whilst the submitted documents do not specify an approximate number of dwellings that would be delivered by the development, it is understood from previous discussions with Property Capital that this would be in the region of 1200-1250 dwellings.

7.0 **WAY FORWARD**

7.1 Following Committee's endorsement it is proposed that the submitted Masterplan, phasing and infrastructure delivery schedule be the subject of public consultation for a period of at least six weeks. The public consultation process is to include the distribution of leaflets to 6,364 properties in the Moss Side, Earnshaw Bridge and Broadfield wards, a press release and a public exhibition event. The responses will then be considered and reported back to the Planning Committee with a view to the approval of the Masterplan for development management purposes.

8.0 **WIDER IMPLICATIONS**

8.1 In the preparation of this report, consideration has been given to the impact of its proposals in all the areas listed below, and the table shows any implications in respect of each of these. The risk assessment which has been carried out forms part of the background papers to the report.

FINANCIAL	No implications.
LEGAL	There are no legal implications at this stage.
RISK	If the report is not approved there could be a delay to the consultation exercise.
THE IMPACT ON EQUALITY	This report requires authorisation to commence a formal consultation process. At this stage, there are no equality impact issues identified.

SUSTAINABILITY	The work of the Service including policy preparation, the determining of planning applications and masterplanning are subject to Sustainability Appraisal.
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<i>Asset Management</i>	<i>Corporate Plans and Policies</i>	<i>Crime and Disorder</i>	<i>Efficiency Savings/Value for Money</i>
<i>Equality, Diversity and Community Cohesion</i>	<i>Freedom of Information/ Data Protection</i>	<i>Health and Safety</i>	<i>Health Inequalities</i>
<i>Human Rights Act 1998</i>	<i>Implementing Electronic Government</i>	<i>Staffing, Training and Development</i>	<i>Sustainability</i>