

LOCAL PLAN

- 6.22 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.
- 6.23 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 applicants or developers will also be required to agree a programme of implementation with the Council.
- 6.24 CIL contributions resulting from the development are being used to contribute towards local infrastructure needs. In line with Core Strategy Policy 3 – Travel, the Council will continue to explore the feasibility and deliverability of the re-opening of Midge Hall Railway Station, which would provide significant public transport benefits to the site and to the adjacent residential and employment areas.

Land between Heatherleigh and Moss Lane, Farington Moss

Policy C3: Introduction

- 6.25 This site measures 40 ha, and is bounded to the west by Schleswig Way, the east by Croston Road and the north by Moss Lane. The site has potential to provide a comprehensive development, including residential development and the potential of other community and leisure uses if these were required within the plan period. This site would make a significant contribution to the sustainable economic growth within the borough by delivering the necessary infrastructure for the wider area.



Policy C3 – Land between Heatherleigh and Moss Lane, Farington Moss

Planning permission will only be granted for the development of this site subject to the following:

- a) an agreed Masterplan for the comprehensive development of the site, to include the provision of residential development with scope for community and leisure facilities if required by the Council, within the plan period;
- b) a phasing and infrastructure delivery schedule;
- c) an agreed programme of implementation in accordance with the Masterplan and agreed design code.

Policies Map Ref: W

Justification

S I T E W

- 6.26 The site is appropriate for residential led development and other community and leisure uses if required by the Council; this is due to its location on the edge of the urban area and due to the size of the site. The site also offers the opportunity for a comprehensive development which can deliver the appropriate infrastructure and community/leisure facilities if necessary. There would be a need for a full Masterplan of the site which details the full development proposals.
- 6.27 Access to the site must be from Croston Road, Heatherleigh and Moss Lane (via the roundabout at Flensberg Way). Bannister Lane shall not be used to provide a permanent primary or secondary vehicular access to the site so that the character and amenity of the Lane is maintained. Section 106 or CIL contributions from the development would contribute towards local infrastructure improvements.

Employment Led Sites

Cuerden Strategic Site

Policy C4: Introduction

6.28 Cuerden is a sustainable and strategically significant site, capable of stimulating economic growth in Central Lancashire and the wider Lancashire sub region with the potential of attracting significant inward investment.

6.29 The Cuerden Strategic Site covers an area of 65 ha, which is to be developed with the necessary infrastructure requirements for high quality employment uses including commercial, industrial, retail and leisure uses.

