

## South Ribble Borough Council

### Development Brief – The Warren, Broadfield Drive, Leyland



#### Site Description

The site comprises of a detached residential property, which has been used as a funeral home, and its curtilage, with a total site area of 0.72 hectares. The site is situated within the built-up area of Leyland, with residential properties of varying styles to the north, east and western boundaries, a doctor's surgery and an office building (Civic Centre) to the south. The car park for the offices also abuts the western boundary. A fire station is close to the site, north east of Broadfield Drive.

The site is relatively flat, with the dwelling being situated in the middle of the site. There are grassed areas to the north, south and west of the site, with some trees to the boundaries and adjacent to the dwelling. There is a large area of trees, covered with a tree protection order, on the eastern boundary.

The existing access is to the south-east of the site.

Whilst not contiguous to the north west of the site is the Grade 1 listed St Mary's Roman Catholic Church.

#### Planning Policy Summary

##### *Core Strategy*

Seeks to ensure development is well located, in the main urban areas such as Leyland. Also encourages good design, so as not to adversely affect the surrounding area.

##### *South Ribble Local Plan*

The site is allocated as B1 – Existing Built-Up Areas. Development within the Existing Built-Up Area is generally considered to be acceptable, subject to requirements for access, parking and services

being satisfied, and that the amenity of residents and character of the area will not be adversely affected.

## Key Planning Issues

Given the existing TPO area on the site, the bend in Broadfield Drive and existing junctions in proximity to the site, it is envisaged access will have to be in broadly the location it is now, subject to input from LCC highways.

Careful consideration will need to be given to any development to ensure the trees covered by the TPO area are not adversely affected.

Any development on the site must take into account the proximity to St Mary's Church.

## Potential Uses

Given the surrounding land uses on the site, there is range of land uses which would be considered to potentially be acceptable. These include residential, offices, leisure (including hotel), and retail.

As part of any development, an additional road access to the Civic Centre could be created to reflect the increased traffic management requirements following the refurbishment and extra utilisation of the banqueting suite. The Civic Centre will have further commercial/office investment in addition to the investment in the Banqueting Suite, which will drive higher levels of occupancy and users.

Any development on the site could potentially have its own independent access, separate to that of the access through the site to the Civic Centre, subject to agreement with LCC Highways.

## Key Requirements

