

Pocket Nook Lane

Lowton, Wigan



Development Appraisal:
Planning, Landscape and Design

Quality Checked*

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Compiled by:

PGG

Reviewed by:

RP

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e*SCAPE

u r b a n i s t s

The Studio,
Hartsgrove Farm
Hollin Lane
Sutton
Macclesfield
Cheshire
SK11 0NN
Tel: 01625 615874
Email: hello@escape-urbanists.com
www.escape-urbanists.com



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1.0 Introduction





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Figure 01: Aerial Photograph of land owned by Persimmon Homes

1.0 Introduction

1.1 The purpose of the report

e*SCAPE Urbanists have been appointed by Persimmon Homes to explore the opportunities and constraints associated with the residential development of their site at Pocket Nook Lane, Lowton, Wigan in relation to the wider 'Broad Location for Development'.

The purpose of this document is to support Wigan Metropolitan Borough Council (MBC), with their identification of the site in the emerging Core Strategy as a 'Broad Location for Development,' (subsequently referred to as 'Broad Location'). It will also demonstrate that the site, owned by Persimmon Homes, can be developed immediately without prejudicing the delivery of the larger 'Broad Location'.

This document represents the first stage in the development of a masterplan for the Persimmon Homes site. Persimmon Homes is committed to working with the Council to deliver their site as the first phase of the wider allocation, as identified within the emerging Core Strategy.

This document explores the opportunities within the planning context, landscape framework and considers other environmental factors.

1.2 A 'Broad Location for Development.'

The 'Persimmon Homes site' measures 7.3 hectares and provides Wigan MBC with an opportunity to work with a national housebuilder to deliver a high quality development within the next five years. This sits within the 'Broad Location', totalling some 66 hectares, which is allocated as 'Safeguarded' by virtue of the saved policies within the Unitary Development Plan (2006).

Persimmon Homes purchased the site in 2005 and have actively promoted it for residential development since this time. This has included active engagement with the Council, specifically in the preparation of the emerging Core Strategy.

This document supplements previous submissions made by Persimmon Homes, exploring in a robust and realistic approach how this site could be delivered. It begins by highlighting the opportunities that have to be addressed within the wider policy context of the emerging Local Development Framework (LDF), Core Strategy and other landscape and design drivers.

The report then goes on to demonstrate how a high quality development could be delivered based on the careful appreciation of the landscape setting. The site is very close to the Wigan Green Heart Regional Park and therefore the landscape will form an important component of the design solution.

The emerging Core Strategy refers to Green Infrastructure, within both the natural and built environment, as being vital to delivering high quality sustainable developments within the Plan period. By taking the approaches set out in this document, Persimmon Homes reaffirm their commitment to design quality and environmentally responsible development.



2.0 Site Context



2.0 Site Context

2.1 Site Location

In order to understand the area of Lowton Common and how this site should interact within its context, it is necessary to first appreciate the various levels of context which affect both the vicinity and Pocket Nook Lane.

2.2 Regional Context

The site is located within Lowton. It is approximately 3 miles from Leigh and 6 miles south of Wigan. The site is located within the East Lancashire Road commuter corridor, central to the two major cities of Liverpool and Manchester. The urban areas of Wigan, Warrington and St Helens are close by and strong road and rail links within the area make it possible to commute easily to these other nearby major destinations.

Lowton itself sits at the heart of an active agricultural and equestrian landscape and still fulfils its purpose as a focus for the surrounding rural communities.

2.3 Sub-Regional Context

The site lies within a landscape created by

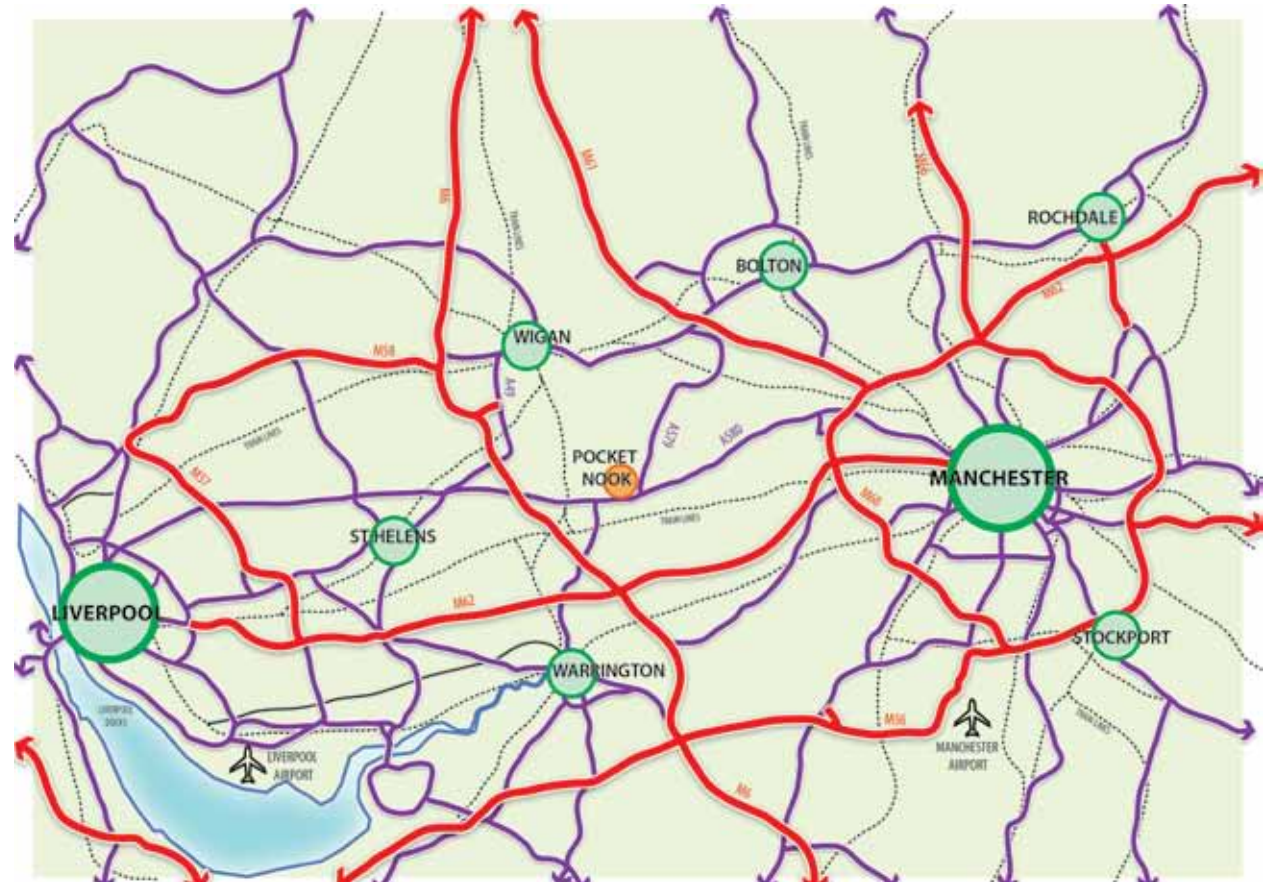


Figure 02: Regional Context

complex pattern of mining and industrial activity intermixed with housing set within a soft but varied topography.

The area has a strong cultural identity significantly influenced and scarred by heavy industry and past and present coal mining activity. Due to its heavy mining activity there are numerous flashes, resulting from

subsidence of former mine workings, and a scattering of small ponds.

Just north of the site lies Pennington Flash Country Park. The park provides nearly 500 acres of nature reserves, bird hides, a network of footpaths and tracks for public use.



Figure 03: Sub-Regional Context

To the south of Lowton is Highfield Moss, part of which has been designated a Site of Special Scientific Interest (SSSI). The 52.6 acres site was designated in 1986 for its biological interest. The interest is predominantly mire communities of which it is one of the best examples in Greater Manchester.

Surrounding the area are a cluster of woodlands and parks areas such as Garswood Park, Bradleigh Wood, Haydock Park and Lilford to name a few. Further leisure uses within the area can be seen in golf courses as well as a race course. Leigh Sports village offers a recreational hub and provides a range of sporting facilities.

Local Centres such as Newton Le Willows and the larger traditional market town of Leigh are only a short distance away and provide a range of local facilities. The site is highly accessible by road and rail. The M6 and M62 are directly linked to the A580 which runs to the south of the site and Newton Le Willows train station is within close proximity.

2.4 Site Area

Figure 04 (page 13), shows the Persimmon Homes site within the context of the ‘Broad Location’ as defined in the emerging Core Strategy. The entire Pocket Nook Lane safeguarded allocation measures 66 hectares with the Persimmon Homes site (shown blue) accounting for 7.3 hectares. This document considers that this smaller site provides the opportunity to deliver the first phase of development for up to 150 new homes.

The density at which development is delivered will determine the contribution that this ‘Broad Location’ will make to Wigan’s housing requirement over the Plan period and beyond.

2.5 The Persimmon Homes Site

The Persimmon Homes site occupies a series of fields to the south-west of the settlement of Lowton Village, all of which are used for grazing horses. The site is just north of the A580 East Lancashire Road.

The site's connection to the urban area is through a series of 1970's suburban development which runs along the northern boundary.

The boundary, at this point is essentially a mixture of amenity hedgerow and close boarded fence. A good deal of incidental tipping has occurred which damages the quality of the environment.

The southern boundary is defined by a small stream, (identified by the Environment Agency as a main watercourse). This is known as Carr Brook and includes some limited reed-beds, beyond which are a series of arable fields before reaching the A580.

The hedgerow pattern is much as it has been since 1848, however, some of the paddocks closest to the stream have been amalgamated.

Whilst the pattern of fields and hedges that exists on the site have been unchanged since 1948, the quality of these hedgerows is mixed. Further details are provided as part of the landscape appraisal outlined later in this report.

Direct road access to the site is provided by Glastonbury Avenue and Abbey Road, both to the north. Pedestrian access may be taken from Pocket Nook Lane to the east but there is no public vehicle highway at this point. Two public footpaths cross the land. One connects with the 1970's development to the north and the other runs along Carr Brook, before crossing it and heading off south towards the A580.

This site offers an exciting opportunity to work with the existing landscape framework and improve the quality of the Green Infrastructure. By developing this site Persimmon Homes are able to address both the wider policy objectives and improve the local landscape quality.



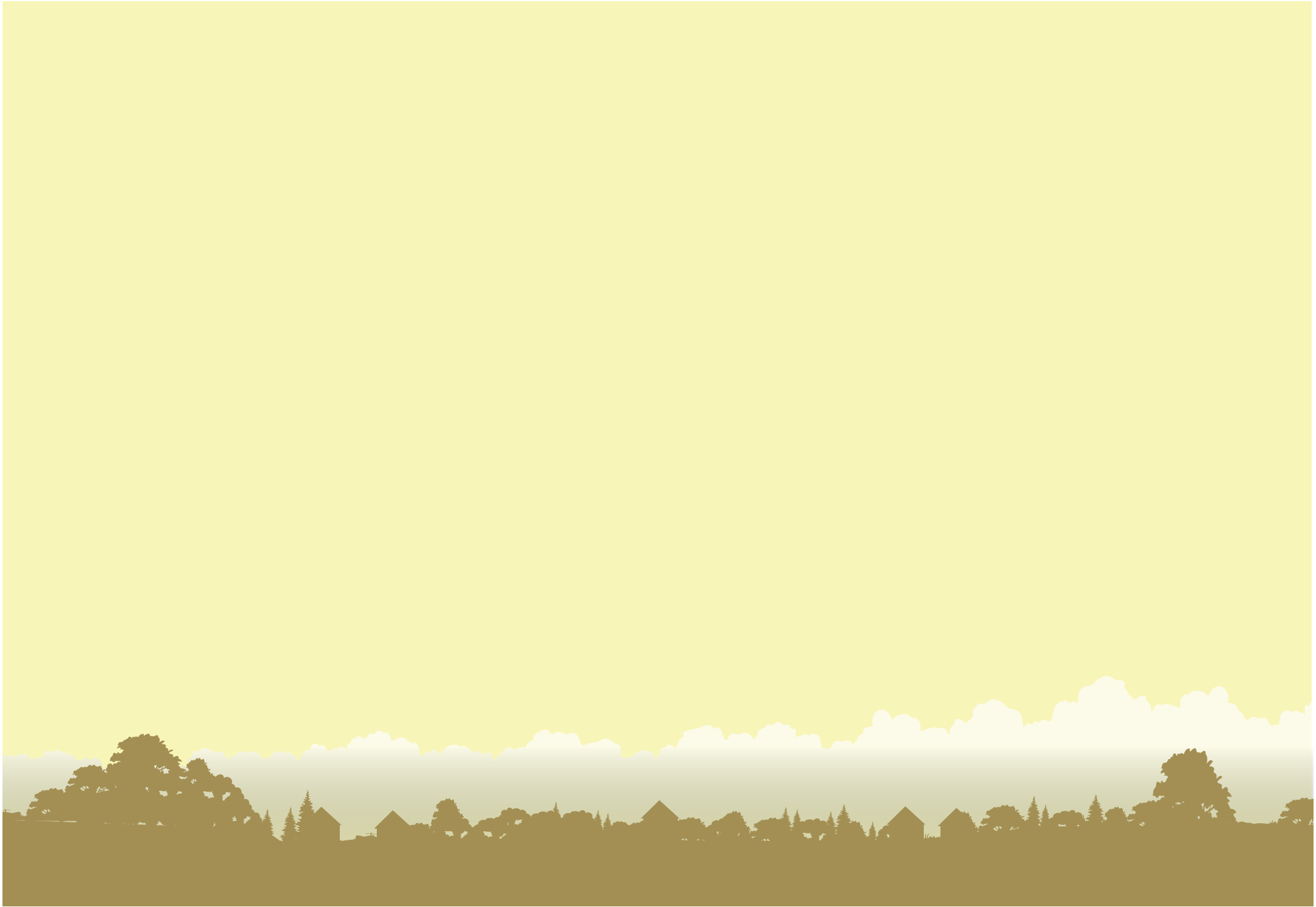
The Carr Brook forms the southern site boundary



The footpath that runs along the north-west boundary



Vehicular Access Point from Glastonbury Avenue



3.0 Planning Policy



3.0 Planning Policy Appraisal

3.1 Policy Introduction

This section focuses on providing the appropriate planning policy context to assist in understanding the suitability for development of the Persimmon Homes site, and the wider 'Broad Location for Development' as identified in the emerging Core Strategy. This is not an exhaustive assessment, but is designed to highlight the key planning policy elements that underpin the approach taken by Persimmon Homes in their development of up to 150 homes on this site. Importantly, Central Government has reaffirmed its commitment to deliver new, high quality housing in the UK, and the Persimmon Homes site and the 'Broad Location' can help the Council meet this objective.

3.2 National Planning Policy

The emerging draft National Planning Policy Framework (NPPF) articulates the Government's commitment to ensuring that the planning system does everything it can to support economic growth:

'At the heart of the planning system is a presumption in favour of sustainable development, which should be seen as a golden thread

running through both plan making and decision taking. LPAs should plan positively for new development and approve all individual proposals wherever possible.'

A core planning principle set out in the NPPF states that decision takers at every level should 'assume that the default answer to development proposals is 'yes', except where this would compromise the key sustainable development principles set out in this framework.'

This pro-growth stance is clearly expressed by the key objective of significantly increasing the delivery of new homes by increasing the supply of housing and widening opportunities for home ownership. This includes a requirement to significantly increase the supply of housing land and to have a rolling 5-year supply of deliverable sites - including an additional allowance of at least 20%.

Planning Policy Statement 1: Delivering Sustainable Development has a series of key objectives that this site can assist in meeting. Paragraph 5 states that the planning system should ensure that sufficient land is made available to deliver economic, social and environmental objectives. Alongside this the delivery of high quality development through good and inclusive design is a key objective. This

site is able to deliver those core objectives as set out throughout this document.

Planning Policy Statement 3: Housing has a series of similar core objectives. These are set out in paragraph 10. The importance of high quality housing is coupled with ensuring that sufficient quantity of housing is provided in suitable locations. These locations should have good access to community facilities and jobs. This document demonstrates that the site is well located to deliver new housing and benefit from public transport, shops and local facilities.

Planning Policy Framework 12: Local Spatial Planning provides key guidance in the overall task of place shaping and the delivery of land uses. It is essential that, Local Development Frameworks should "ensure that the necessary land is available at the right time and in the right place to deliver the new housing required" (paragraph 2.4). Spatial planning should "orchestrate the necessary, social, physical and green infrastructure to ensure that sustainable communities are delivered. (paragraph 2.4)" This document demonstrates how the delivery of the Persimmon Homes site, and the 'Broad Location' will deliver sustainable development consistent with these aims.

3.3 Local Planning Policy

The statutory development plan currently comprises the saved policies of the Wigan MBC Unitary Development Plan (UDP) (2006) and the North West Regional Spatial Strategy to 2012.

The Persimmon Homes site and the 'Broad Location' are both currently allocated as Safeguarded Land in the UDP by virtue of Policy GB2. The allocation of Safeguarded Land sought to ensure the protection of Green Belt within the longer time-scale of the Plan by reserving land which may be required to meet longer-term development needs.

Policy EV1 of the UDP Policy suggests that there is an over arching goal to improve the quality of the landscape character and appearance. Development should protect semi-natural habitats and landscape. The promotion of biodiversity should also be seen as a key goal for new developments.

Policy EV2 states that the Council will seek to protect and enhance the natural environment and biodiversity and that new development will be expected to contribute towards this goal. Policy EV3 of the UDP discusses the landscape requirements for new development. The

policy requires new development to deliver a high quality landscape solution which integrates well with its surroundings.

The design and landscape of new development is an important consideration. Both the UDP and the emerging Core Strategy have set goals to achieve high quality, locally responsive design solutions. Policy CP10 of the Core Strategy document explains that new development should have a distinctive character and identity, be effectively integrated with the surroundings (and in this instance this must include the existing urban areas as well as the countryside) and create attractive places.

The emerging Core Strategy policy CP2 states that new development should provide a range of open space and recreation opportunities such as safe informal play, recreation routes and allotments. It is considered that this site has the opportunity to deliver a range of these types of uses as part of its Green Infrastructure Network. This is explored within this document.

3.4 Policy Summary

"Pocket Nook Lane" is allocated in the Wigan UDP as Safeguarded Land and has therefore been identified for possible future development. Emerging national guidance encourages economic growth and requirement to significantly increase land identified for new housing. The Council has already accepted that "Pocket Nook Lane" is capable of accommodating development when needed and as part of this larger area the Persimmon Homes site can deliver new homes and investment now.

As demonstrated in this document, "Pocket Nook Lane" is a site that is sustainably located, unconstrained and can deliver a high quality development which integrates well with its surroundings and the existing landscape setting.



4.0 Landscape & Sustainability



4.0 Landscape & Sustainability

4.1 Landscape Appraisal

The following is a summary of the outcomes of the desktop study and site visits that informed the overall character and specific attributes of the site.

4.2 National Landscape Character

The site at Pocket Nook falls within National Character Area 56 which covers Lancashire Coal Measures.

Key Characteristics of Character Area 56 are:

- *Fragmented landscape created by complex pattern of mining and industrial activity intermixed with housing set within a soft but varied topography.*
- *Elevated landscape of gently corrugated hills and valleys running northwest/southeast.*
- *Low-grade agricultural land found both in expansive tracts of medium to large open, arable fields north of St Helens and often in degraded isolated pockets.*
- *Strong cultural identity significantly influenced and scarred by heavy industry and past and present coal mining activity.*

- *Densely populated area with scattered settlement pattern based around the development of mines and industry.*
- *Extensive areas of derelict land, landfill sites and spoil heaps, particularly around Wigan and St Helens.*
- *Hedges, hedgerow trees and small woodlands, mostly in poor condition, are generally limited to the area around Garswood, Billinge Hill and northwest of Wigan.*
- *Numerous flashes, resulting from subsidence of former mine workings, and a scattering of small ponds.*

4.3 Wigan Landscape Character Assessment

The Wigan Landscape Character Assessment (LCA) identifies that this site falls within the Area 1.A – Undulating Enclosed Farmland. The LCA study states that the area is characterised by small / medium field pattern with gapped hedgerows. Much of the land is used for grazing.

The LCA goes on to state that the Wigan area landscape has been weakened by poor quality infill development and care must be taken over new development in the future. The study states that there are limited long landscape views within the area, but the most important

views are those from the A580 East Lancashire Road.

In terms of management, the central feature is the protection, preservation and management of the hedgerow pattern. The study seeks to retain and enhance existing feature whilst adding or replacing those that have been removed. See Figure 005 for information on historic and existing hedgerows.

The study also states that where new development is proposed limited woodland may be appropriate to screen or soften development. It is recommended that all infill development be restricted to sites north of the A580 – of which this site is in total accordance.

The development of this site can contribute to assisting in the replacement and enhancement of the landscape character in this area, whilst developing a high quality housing scheme.

4.4 Wigan Biodiversity Audit

Whilst this document is targeted at a strategic high level design there are matters of biodiversity and ecology detail that cannot be ignored at this stage.

The 2010 biodiversity audit and associated strategy is useful in not only providing a snapshot of the current sites biodiversity potential but how, through the development of this site, they can be enhanced.

There are no records of Great Crested Newts or other pond dwelling protected species, nor have any bats been recorded in the area. The study concludes that there is little likelihood of any biodiversity constraints.

The study also identified that the local area does not have a wide range of wildbird species, but the site does have areas of reedbed and watercourse. These may be suitable for protected species such as the Bittern. The site is not considered to be important in biodiversity terms.

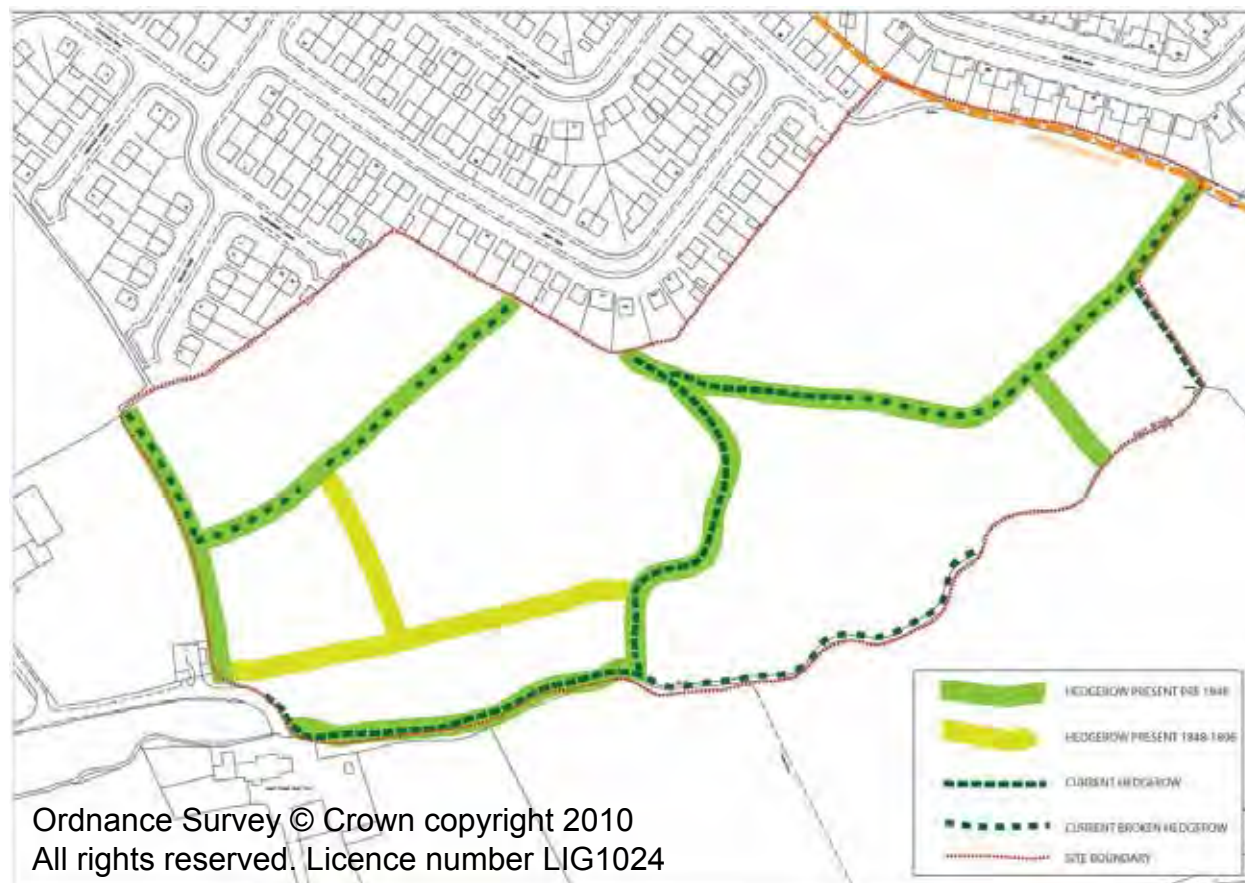


Figure 05: Historic hedgerows



View from Pocket Nook Lane



Access to Pocket Nook Lane



View to urban edge

4.5 Site Specific Landscape Features

There are no buildings or structures on site and it is presently used for horse pasture. The site is bound by hedges, a river, post and wire fencing as well as different types of fencing to the residential areas.

This is illustrated in Figure 06 Landscape Appraisal on page 23. The surrounding built form lies to the north and north-east of the site. It is characterised by low and medium density detached and semi-detached residential housing. To the south of the site is the East Lancashire Road/A580. To the east lies several farm buildings. To the north-east is the School playing field.

4.5.1 Local topography

The site is divided into four fields with gentle undulating topography. There is a gentle slope which runs throughout most of the south end of the site towards the river. There are a number of areas which are poorly drained creating a pond and several wet patches throughout the site. There is one narrow, shallow ditch towards the north of the central row of hedge planting adjacent to the main pond on the north-east side.



Potential Access Point



Western Footpath



Existing Pond with Reeds

The river located on the south side forms a steep embankment which is up to two metres at some points. The river, Carr Brook narrows down into a brook at the east side of the site and gently flows from west to east.

4.5.2 Vegetation and Trees

There are a number of native trees on the site boundaries which demarcate the original field pattern. The condition of the vegetation is generally in good condition, but lacks variety or strength within the hedges. Many of the hedges are broken with only a few creating a dense boundary.

There are many individual Hawthorn species dotted around throughout the whole site. The vegetation along the south side adjacent to the river includes rushes, ferns, iris, red campion and yellow flag are in good condition and will offer some ecological benefit.

The boundary hedges consist of mainly Hawthorn and Ash. The southern boundary is again made up of Hawthorn and Ash with a number of Oak, Sycamore and Willow species.





Site view looking south-east showing the typical gapped hedgerow



Looking north-west across the site towards the poor quality rear boundaries of the residential properties

On the north boundary to the east there is a large Willow and Sycamore present within the former pond.

The Sycamore is in a poor condition. On the north boundary to the west there are three strong tall conifer species and further along towards the east sits a conifer hedge.

There are also Birches present within the site. On the east side near the open pipe are a number of clumps of nettles and overgrown vegetation.

4.5.3 Views to and from the site

The immediate views into the site from Pocket Nook Lane are screened by the boundary hedges. The site can be viewed from the main East Lancs Road on the south side.

The site is visible to existing residents to the north site but existing views are already broken by private planting, hedges and a number of different style in fence types.

The site is visible from both roads on the north side where there is currently post and rail fencing present at both. Due to the site being

split by hedge rows not all of the site will be visible from all areas. The site is visible from the farm to the west of the site.

4.6 Physical Landscape Constraints

There are few physical constraints to record save for low voltage overhead cables running across the site and some drainage and water supply infrastructure.

The small area immediately adjacent to Carr Brook has been identified by the Environment Agency's map of flood risk as being within the extent of extreme flood. However, this is not considered as a constraint as it is only a minor area and as such does not preclude development on the majority of this site.



Overhead Cabling



Typical Hedgerow

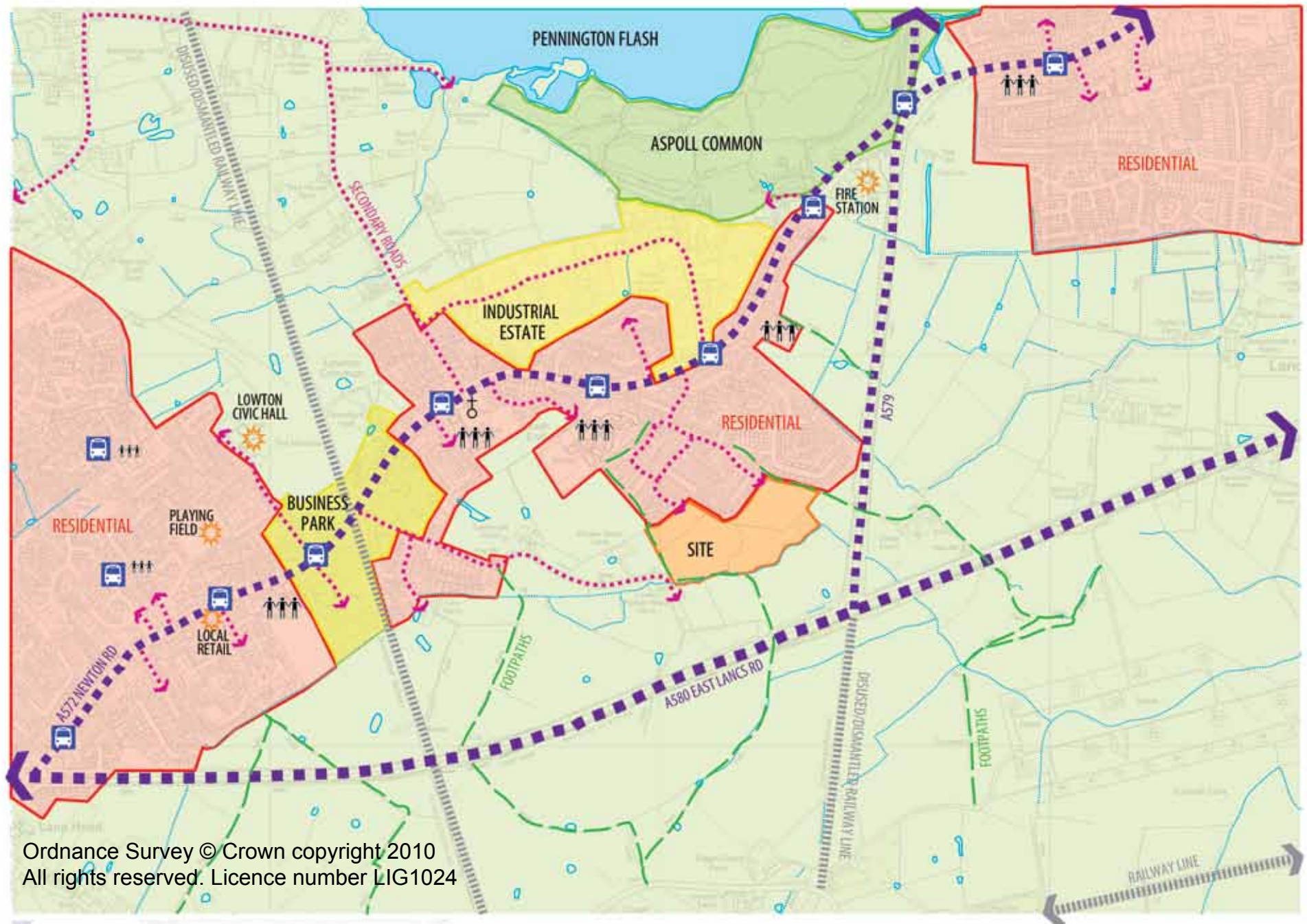


Figure 07: Local facilities

4.6 Local Facilities & Transport Services

PPS3 sets criteria for the the appropriateness of sustainable housing development. One of these criteria reflects the accessibility to sustainable modes of transport and local facilities. The following provides a summary of these services demonstrating the suitability of both the Persimmon Homes site and the wider 'Broad Location'.

Transport & Movement

There are number of local bus routes which will serve this site. They include:

- Route 34 St Helens, Earlstown, Newton (Station) Newton Road, Leigh every 10 minutes.
- Route 581/589 circular Newton Road, Pennington, Leigh Plank Lane, Slag Lane, Lowton, Lane Head hourly.
- Route 600/601 Leigh, Pennington, Newton Road, Lane Head, Golborne, Ashton, Bryn, Marus Bridge, Wigan every 10 minutes.
- Route X34 Lowton Manchester Express (Newton Road)

The nearest railway station is Newton-le-Willows which is 5.2 kms away.

In terms of local Public Rights of Way, Routes 64, 65, 68, 69, 70, 77 and 78 run within proximity of the site. The 254A cycleway / bridleway runs along the eastern boundary of the site and is a traffic free route.

Social Infrastructure

The following is a list of the local schools in Lowton:

- Lowton St Mary's - immediately adjacent to the site.
- Gilded Hollins - approximately 875 metres to the boundary at the northern end of the site.
- Lowton Junior & Infants - immediately adjacent to the site.
- Lowton High - immediately adjacent to the site.
- There are also two nurseries located west to the site.

The following is a list of local health facilities in Lowton:

- Surgeries on Newton Road (1.3 kms away).
- Braithwaite Road (2 kms away).
- Slag Lane (2.3 kms away).

There are a number of local businesses and services provided along Newton Road, and these include local shops, takeaways and pubs.

Environmental Infrastructure

There are playing fields adjacent to Lowton High School.

The site is approximately 2 km from Pennington Flashes, 1.2 kms from the Greenheart Way and 2.2 kms from the Bridgewater Canal.

Summary

Locally, the site has good access to a number of community facilities. It is sustainably located and well served by public transport, schools and healthcare. Therefore, this site is entirely appropriate for residential development in line with PPS3 and the emerging National Planning Policy Framework (NPPF).



5.0 Opportunities and Constraints



5.0 Opportunities & Constraints

5.1 Overarching Opportunities

This section demonstrates how the opportunities and constraints of the Persimmon Homes site at Pocket Nook Lane, can be developed into a highly suitable development within the 'Broad Location'. We begin by exploring the opportunities the site provides. The next chapter will consider the entire allocation and the overall landscape and design framework.

It is considered that the Persimmon Homes site is able to deliver the first phase of a larger development capable of meeting identified and emerging housing needs. This site, as the first phase of the 'Broad Location for Development', can significantly help to deliver the Council's Planning and Landscape Policy objectives as set out in the emerging Core Strategy.

5.2 Site Opportunities and Constraints

The Landscape Appraisal has demonstrated the importance of this landscape framework within the design of the Persimmon Homes site.

Figure 08 opposite, graphically illustrates the overall Opportunities and Constraints. There are no significant landscape, ecology or flood risk constraints.

The hedgerow pattern, remains an element within the landscape, which any future development of this site has the opportunity to respond to.

The Carr Brook, running to the south is identified as a major river by the Environment Agency and therefore requires an eight metre access zone alongside the watercourse. This is not a limiting factor, but simply allows space to implement Green Infrastructure and landscape elements in line with policy.

The Persimmon Homes site has the benefit of two existing access points from the housing area to the north. Traffic modelling has been undertaken and concludes that 150 new homes can be provided on the Persimmon Homes site with the capacity tolerance of the existing highway network.

The site is also well connected to the local footpath network, (see previous chapter), which assists in the ability for the site to support recreational and leisure policies as set out in the UDP.

A run of low voltage overhead cables travel across the site as shown in Figure 08. These are not considered as a constraint as they can be readily re-aligned or relocated underground as required by future development demands.

The site also provides the opportunity to improve the boundary at the urban and rural fringe. Currently the open rear gardens of the surrounding housing are untidy and unkempt.

This development will be able to clearly design a smooth transition between urban and rural landscapes as well as enhance the security of the properties by 'backing-onto' the rear boundaries.

Finally, although not a physical opportunity, it is worth reiterating Persimmon Homes commitment to development on this site, of which they are the sole land owner. Their ownership, combined with the clear access arrangements, underpins their confidence in being able to successfully deliver new housing for the local area in the short term.

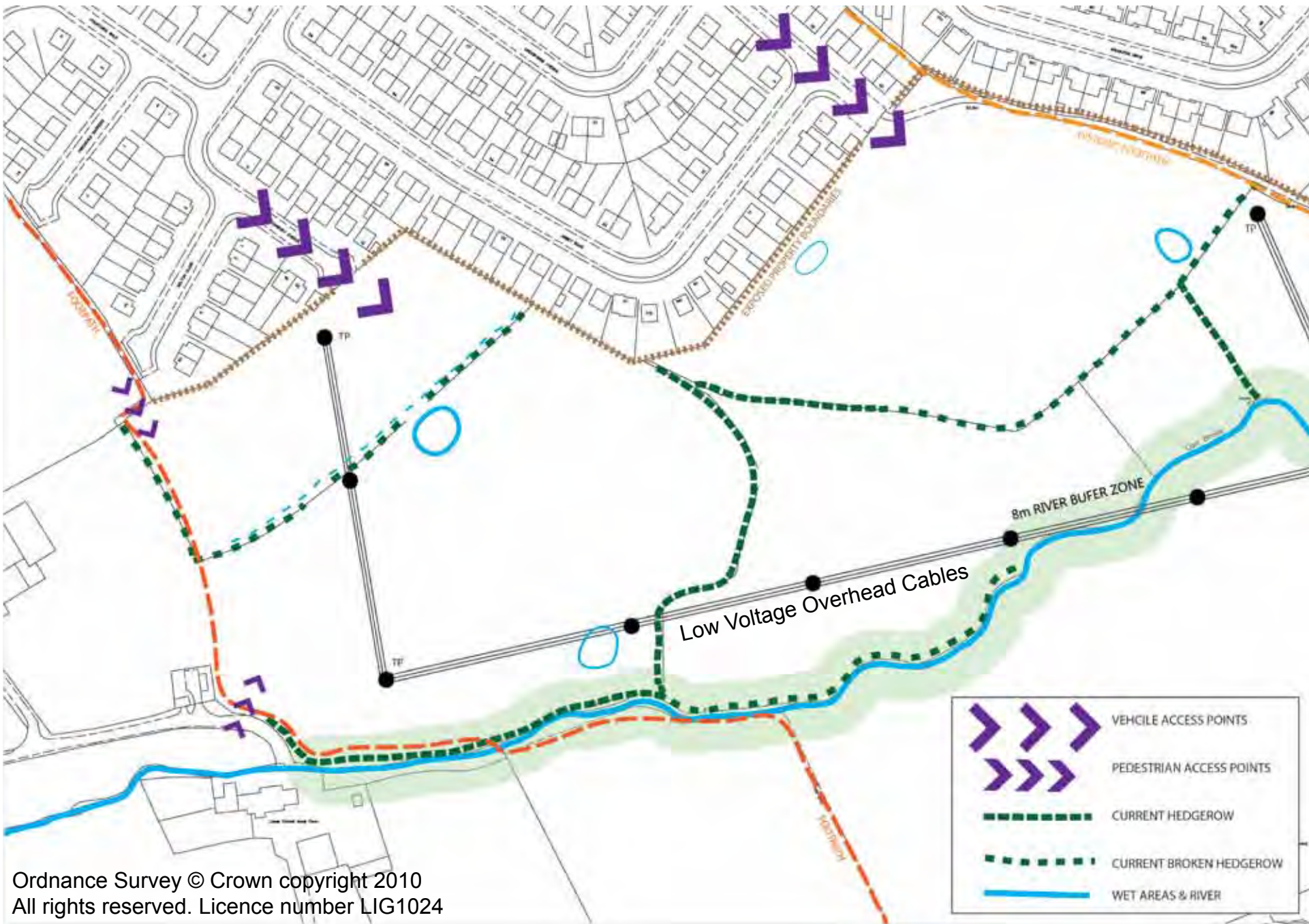


Figure 08: Constraints and Opportunities Plan



6.0 Delivery



6.0 Delivery

6.1 Introduction

This document has demonstrated how the Persimmon Homes site can be delivered as the first phase within the 'Broad Location' in respect of Planning, Landscape and Urban Design terms. The site can help meet an immediate identified need, whilst contributing to wider Core Strategy objectives. As the first phase of this wider allocation, the Persimmon Homes site can deliver much needed investment and new homes without prejudice to future phases of development.

6.2 Landscape & Movement Framework

Considering the wider 'Broad Location' there is a clear landscape framework which defines the design of the site. This framework is defined by the existing landscape features and the available vehicle and pedestrian access points - this is consistent with policy requirements for landscape, recreation and access and is shown in Figure 09.

The embankments of the A580 and other man-made landscape elements create a framework for trees, shrubs and barrier planting.

These elements provide a green infrastructure network that connects the town and the country. Extensions to cycle routes can be provided along these corridors.

The Carr Brook provides an opportunity to deliver another landscape corridor running through the heart of the wider site, and in response to the local policy, should become a multi-use green corridor supporting wildlife, ecology and recreational routes.

6.3 Community Benefits

The Council has expressed a desire to improve the community facilities for Lowton as part of the delivery of the 'Broad Location'. One such solution would be the creation of a new 'Community Hub.' This may provide a range of local services and facilities which complement the existing schools and the church just off Newton Road.

In addition to this, the 'Broad Location' will have the opportunity to extend and enhance the current network of footpaths and cycle routes within the area to the benefit of existing and future residents.



Access to east of site



Potential north-east access point



Hawthorn

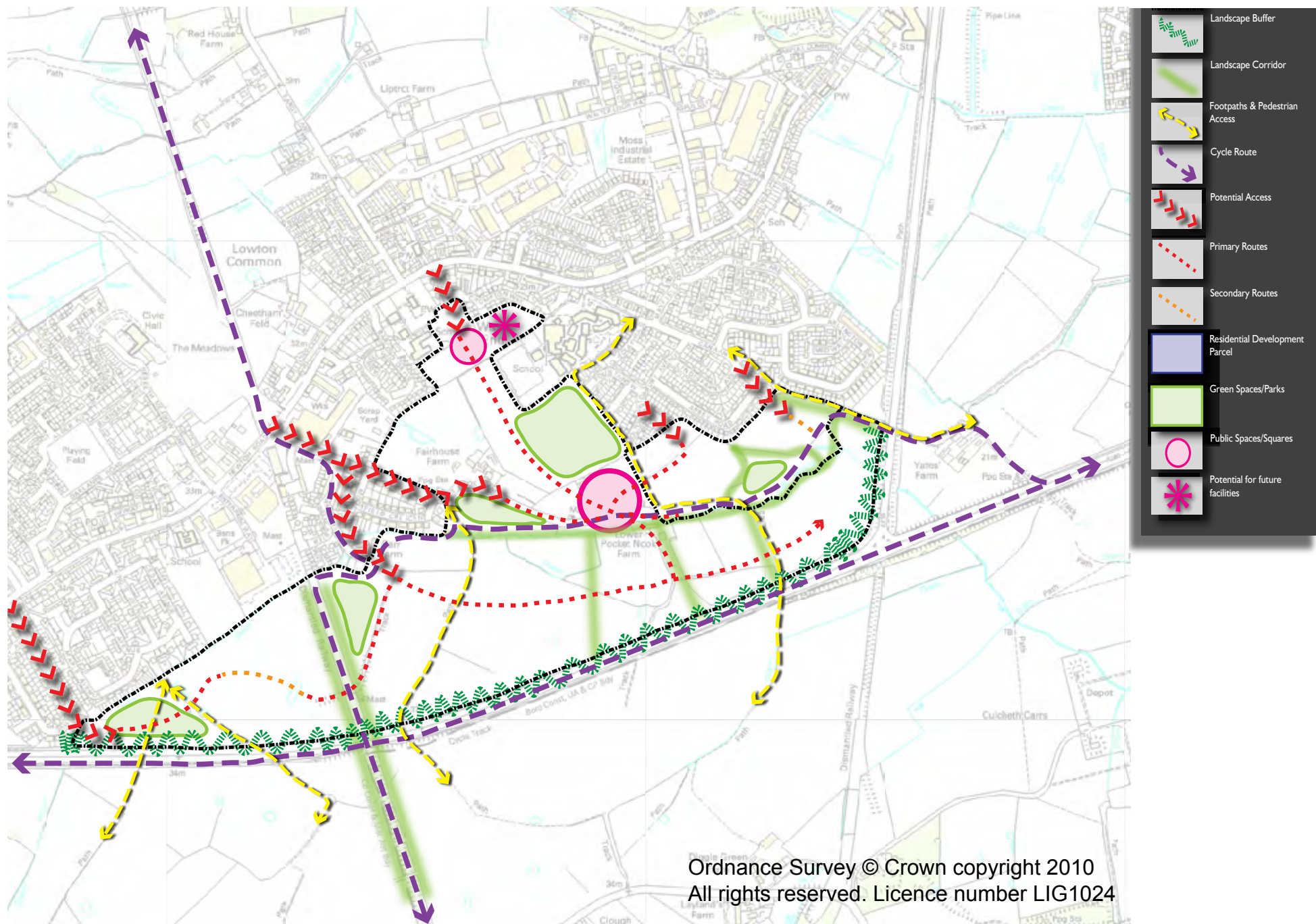


Figure 09: Indicative Landscape and Movement Framework

6.4 Development Parcels

The framework (Figure 09), can be populated with a series of development parcels as shown in Figure 10. It must allow for opportunities for areas of greenspace and lower density housing overlooking the countryside.

The river corridor or 'Green Corridor' and its network of parks and spaces allow access for all development parcels to the green infrastructure network and the footpath and cycle network.

To the north of the 'Green Corridor,' the densities are higher, helping to create a transition from the existing urban form. Densities should also be higher around the possible Community Core. This approach is in line with guidance set out in the Urban Task Force Report (1999), to create sustainable neighbourhoods.

Beyond this, the densities are shown as being much lower for nearly two-thirds of the allocation, delivering the Wigan MBC's desire to see larger dwellings at lower densities to alter the current housing mix. This general transition or grading is appropriate in both landscape and planning terms.

In terms of phasing, it is clear that the Persimmon Homes site, offers the best opportunity to deliver the first phase. The rationale behind this is three fold:

1. The Persimmon Homes site is under a single ownership and is readily accessible allowing its immediate development adjacent to the existing urban edge. The site can therefore act as a confidence builder for this allocation, encouraging interest and demonstrating the commitment to the allocation;
2. The area around the community hub will accommodate community and educational assets which could take time to deliver;
3. Land parcels beyond the green corridor are detached from the urban edge and the local facilities' (both existing and proposed), and therefore access should be facilitated through sites to the north. In addition, the opportunity to deliver large, high quality homes will benefit from the presence of the other sites as 'market confidence builders'.



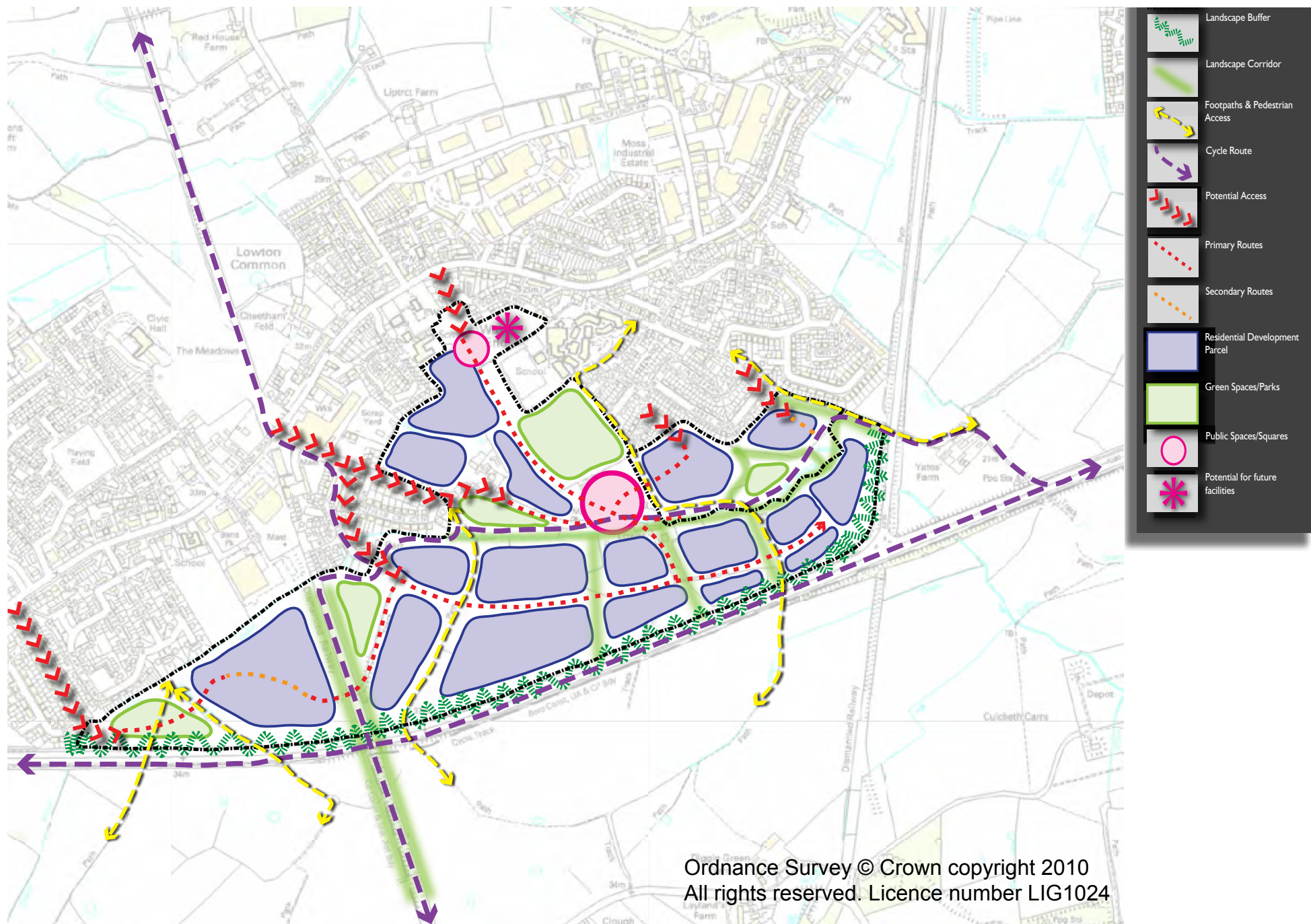
Former Pond



Existing pipes



Reeds



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Figure 10: Indicative Development Parcels



7.0 Conclusions





Figure 11: Potential Development Framework for site

7.0 Conclusions

7.1 Arriving at a Site Specific Framework

If we extrapolate the strategy from the wider allocation, back down to the site specific level we arrive at Figure 11. This shows the three land parcels within the landscape framework. These are created from the existing hedgerow network, the replacement of historic hedgerows and the implementation of the green corridor running alongside the Carr Brook.

This site, as the proposed first phase, shows a clear commitment to the green infrastructure network and sets the standards for further phasing of the overall potential developments. A new public open space provides an opportunity to deliver the planning policy requirement for recreation and open space.

The housing can be equally distributed between the two access points, and further possible links through to the wider allocation, (not necessarily vehicle accesses), allow cycle and pedestrian connections.

It is important that this site provides a link between the lower density neighbourhoods that may be proposed to the south and the existing housing. These routes will be well-overlooked and provide natural surveillance.

Figure 11 should be used as the framework for further urban and landscape design to deliver any forthcoming planning application for this site. This will set the standard for later developments as part of the allocation, maximising the opportunities provided.

7.2 Summary of Key Messages

This document has demonstrated how the Persimmon Homes owned site at Pocket Nook Lane is a prime location for residential development. Furthermore, Persimmon Homes is best placed to deliver these new homes within a realistic and relatively short time frame, thus kickstarting the future phasing of further development within adjacent sites.

The document has demonstrated that the development of the Persimmon Homes site and the 'Broad Location' are able to deliver the objectives for delivering quality housing as set out in PPS1, PPS3, PPS12 and the emerging draft NPPF.

It further illustrates how new homes could be built to fit within the existing landscape character

and green infrastructure of the locality and in particular demonstrates that the site is:

- A suitable 'Broad Location for Development' and therefore supports the Council's allocation as such within in the Site Allocation DPD;
- Able to support wider Core Strategy objectives including those for Housing Development, Landscape, Green Infrastructure and Urban Design;
- Appropriate in landscape character and urban design terms;
- Not constrained by significant landscape, ecology and flood risk issues; and;
- An appropriate first phase which can be developed immediately with no prejudice to the delivery of the remainder of the allocation.

Produced by:

e*SCAPE
u r b a n i s t s



The Studio
Hartsgrove Farm
Hollin Lane
Sutton
Macclesfield
Cheshire
SK11 0NN



01625 615874



hello@escape-urbanists.com



www.escape-urbanists.com