Supplementary Planning Guidance

Whalleys Housing Site, Skelmersdale
Plus Mixed Development

ORIGINALLY ISSUED FEBRUARY 2000
UPDATED JULY 2007

Executive Manager Planning/Development Services
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Preface

This document forms part of the Supplementary Planning Guidance for the West Lancashire Replacement Local Plan. It provides supplementary planning for a number of sites within Policy DE2 and for site allocated under DE14 of the West Lancashire Replacement Local Plan. The guidance has been approved by West Lancashire District Council for development control purposes and should be read in conjunction with relevant policies in the Plan.

Any queries on this guidance should be sent to:-

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If you would like to discuss any aspect of this guidance please contact Ian Gill, LDF Project Manager on 01695 585192.
1. **Introduction**

**Purpose of the Guidance**

1.1 This guidance note provides the framework for the development of a number of sites (see Plan 1) in the northern part of Skelmersdale and the Council will expect developers to follow the guidelines set out in the following sections. As such this guidance will be considered as a material consideration in determining any applications received.

1.2 The objective is to secure high quality development that minimises the impact of these edge of settlement sites on the open countryside. This will be achieved through the use of buffer zone, careful integration with sites of nature conservation interest, existing residential areas and public open space provision.

**Location of the Sites**

1.3 All the sites are located on the northern edge of Skelmersdale. The new town road system provides links between the sites, and employment areas, the Town Centre and the M58 Motorway. The sites are located near to a local school and shops in Ashurst. See Plan 1.

**Planning Policy**

Joint Lancashire Structure Plan

1.4 The Joint Lancashire Structure Plan (2001 – 2016) identifies Skelmersdale as a main development location where most development will be concentrated to enhance their regeneration.

West Lancashire Replacement Local Plan

1.5 The West Lancashire Replacement Local Plan was adopted on 5th July 2006. The sites have been brought forward through the West Lancashire Local Plan and are allocated for residential development within the Plan period (i.e. before 2016).

1.6 Two of the sites (Whalleys 5), to the North, were allocated for housing within the West Lancashire Local Plan. This has now been allocated as safeguard land for development purposes beyond the current plan period 2016 under Policy DS3 of the Replacement Local Plan.

1.7 A further two sites, to the West (Whalleys 2) and East (Whalleys 4) were allocated for housing within the West Lancashire Local Plan. These sites remain available for housing, subject to meeting five
criteria under Policy DE2 of the West Lancashire Replacement Local Plan.

1.8 The Council-owned site was allocated for was mixed development uses under Policy MD.3 of the West Lancashire Local Plan. This has now been allocated as a 'Development Opportunity Site' under Policy DE14 of the West Lancashire Replacement Local Plan which promotes the site for mixed use development.

1.9 To ensure that all detailed proposals for residential development respect and contribute to the character and amenity of the area in which they are located, development of all residential sites should comply with other policies in the Plan. In particular Policy GD1 should be adhered to. This seeks to ensure that where development is acceptable in principle it should be designed in a manner which is sensitive to its location taking into account the general character of the area. In this respect it will also be particularly important for a site appraisal to be undertaken as required by Policies EN1 and GD1 of the Plan dealing with Nature Conservation and Landscape.

1.10 A landscaping submission showing a detailed planting scheme for each site is required before an application for full planning permission can be granted. In addition to local planning policy the landscaping submission should accord with the SPG on Landscape Design and Natural Area 2c – Skelmersdale.

Ownership

1.11 All DE2 and DS3 sites are owned by English Partnerships other than the DE14 site which is owned by the District Council.

Description of Sites

1.12 All the sites are currently undeveloped and open in character. The sites have been used for agriculture. Site DE14 is currently unused.

Whalleys 2

1.13 Site area = 6.8 hectares (gross) / 4.8 hectares (net). This site lies between Whalleys Road to the north and an area of woodland known as Cobbs Clough to the south and east. This woodland which contains a stream forms part of the Tawd Valley Park which is one of the major public open spaces serving Skelmersdale. The land is in agricultural production and slopes gently down in a westerly direction to meet the proposed employment site at Cobbs Clough Road. The site does not adjoin open countryside but development would be particularly visible from the west.
Whalleys 4

1.14 Site area = 8.6 hectares (gross) / 6.2 hectares (net). This hillside site is the most open of the sites as the land rises up to the north east towards Dalton Church. Whilst views into the site from the north are screen somewhat by the tree line along Beacon Lane the elevated nature of the site means that any development will be visible from long distances as is noticeable from the intrusive nature of Kestrel Park adjacent. There has been some advance planting on the edge of the site along Whalleys Road, and a hedge indicates the northern extent of the site.

Whalleys 5

1.15 Site area = 8 hectares (gross) / 4.5 hectares (net) (east 2.7ha and West 1.8ha). This site occupies bounded by Whalleys Road, Beacon Lane and a stream and row of trees as far as the farmhouse known as Lucas Cottage. This site consists of two parts, the Easterly side is level and screened from the northeast by a strong hedge line along Beacon Lane. Separated from this by a mature hedge, the other site is on two levels mostly elevated above Whalleys Road and is unused with the appearance of rough grass and scrubland. The sites are quite well screened from the surrounding countryside by the northern tree belt and the trees and hedgerow along Beacon Lane but it is quite exposed along its western and southern boundaries.

DE14 Site

1.16 Site area = 1.25 hectares. This site is located within the area of existing and proposed housing. It is adjacent to St James’ school and is linked to the Ashurst shopping centre by an underpass. It is an unused and overgrown site which has very poor ground conditions. In view of its location and comments received at public consultation it has been allocated has been allocated as a mixed development site, with the preferred use being the provision of central facilities for the local community.

2. DEVELOPMENT CONSTRAINTS

2.1 Certain areas were treated due to known mine-workings by the Skelmersdale Development Corporation during the development of the town, however it is understood that an area running from Whalleys Road to Cobbs Clough Road has not been subject to remedial action and is therefore unsuitable for development. This area has been identified as a wide buffer for extensive landscaping between the housing site at Whalleys 2 and the employment area at Cobbs Clough.
2.2 English Partnerships hold copies of British Coal records for the area and can make these available to prospective developers, no guarantee can, however, be given as to their accuracy. Developers will therefore be expected to undertake a detailed study of existing ground conditions prior to development. The study should ensure that it takes account of the presence of methane, carbon dioxide, hydrogen sulphide and radon. In particular the ground conditions of the DE14 site require further investigation.

3. DEVELOPMENT GUIDELINES FOR RESIDENTIAL AREAS

3.1 The layout and design of the development should have regard to the principles and standards laid down in Lancashire County Council’s Specification for the Construction of Estate Roads and the Lancashire Constabulary ‘Secured by Design’ publication.

Housing Mix / Affordable Housing

3.2 Policy DE3 of the West Lancashire Replacement Local Plan requires the provision of affordable housing to meet the needs of local people, subject to three criteria, as found in Appendix 3. More detailed guidance regarding affordable housing development can be found in the Affordable Housing SPG.

3.3 The West Lancashire Housing Needs Survey 2005 shows that there is a significant affordability problem within the District, especially in the rural areas. The Survey suggests a split between affordable housing for rent and subsidised low cost market housing. The Community Strategy identifies the need to ensure people can access a variety of affordable housing, and this is also a priority of the Council’s Corporate Plan. One of the objectives of West Lancashire’s Housing Strategy is to balance the housing market in the District. Affordable housing provided through Policy DE3 must meet the strategic housing objectives, as outlined within the Housing Strategy, and contribute to balancing the local housing market.

3.4 The Council will also expect the developer to provide a mixture of types required to meet the overall regeneration and Housing Strategy objectives for Skelmersdale.

Design

3.5 In general terms the site layouts should be designed to fit into the landscape and offer a sense of place. The detailed design should also ensure that there is an interesting street scene. In addition whilst it is expected that much of this development will be of an informal layout there is scope to incorporate more formal enclosed streets and courtyards, with dwellings again arranged to form an
interesting architectural composition. In particular, houses should normally be orientated so that they look out over the buffer areas. This will increase security, avoid tipping of garden refuse and provide a more attractive outlook for open space areas and footpaths incorporated within these buffers.

3.6 Due regard should be given to the need to create appropriate levels of private space around dwellings for the amenity of residents. Sufficient garden space should be provided around these houses to allow for normal household activities such as drying clothes, children’s play, gardening and general relaxation. It is also important to ensure that the amenity of residents living in properties adjoining Whalleys 4 is maintained. Developers should also ensure that new housing is designed to retain reasonable privacy by avoiding the close proximity of windows of habitable rooms (i.e. the normally used standards are 21m between habitable room windows, 12m between habitable room window and gable. As a general guideline a minimum distance of 10.5m should be provided for rear gardens).

3.7 The higher land within Whalleys 4 should be developed with lower density development and built in materials of subdued colours in order to reduce the visual intrusion of the buildings which will be visible from long distances. On the higher and most visible parts of the sites care should be taken to avoid the visual impacts of any buildings on the landscape. This could be achieved by the use of tree planting to provide screening or by building low-level houses, e.g. bungalows or split-level houses.

3.8 Developers will be expected to incorporate measures to increase the energy efficiency of the development in accordance with GD1 of the West Lancashire Replacement Local Plan. In general terms the Council will encourage the orientation of units in such a way as to maximise the use of passive solar energy with windows concentrated on the south side of buildings. The use of landscaping to provide a favourable microclimate (reducing wind speeds and summer shading) will also be important. Advice on planning for Passive Solar design is available from BRESCU, BRE, Bucknalls Lane, Watford, WD25 9XX (Tel: 01923 664000).

3.9 Developers should seek to minimise surface water run-off from sites to protect the quality of the nearby River Tawd, reduce the risk of localised flooding and minimise the loss of water percolating through so maintaining groundwater levels. Measure should include the minimisation of hard surface areas with the use of absorbent surfaces (i.e. planted rather than paved) wherever possible, the use of low gradients to ensure that water does not run off quickly allowing time for normal percolation and where agreement can be reached on adoption include the use of balancing ponds or
wetlands. These types of measures come under the umbrella of Best Management Practices (BMPs) which are being actively promoted by the Environment Agency. Details of general surface water drainage are included in section 5.

3.10 The sites should be designed, laid out and landscaped to minimise the risk of crime. Expert advice on Secured by Design is available from the local crime prevention officer.

Density

3.11 The Council does not have a fixed density limit for the development of the sites. More importance is attached to securing a high quality development encompassing a wide mixture of dwelling types of various sizes, designs and densities.

Site Access Requirements

3.12 In designing the layout of sites developers need to take into account the needs of those people with disabilities, the elderly and those with young children to ensure a barrier free environment. Particular attention must be paid to the layout and dimensions of footways and footpaths, the choice and positioning of street furniture, the layout and construction of crossing facilities including dropped kerbs suitable for blind people and people in wheelchairs, and the design of traffic calming measures.

3.13 The main system of roads are already in place and it is expected that these roads will service as the main distributor routes. Traffic calming measures should be provided on all internal estate roads, particularly allowing for safe and free movement of cyclists, pedestrians and people with disabilities. Pedestrians / cycle links to schools and shops must be given consideration in the overall design of these development sites. The main access and collector roads should avoid regimental patterns and should be designed to contribute to an attractive street scene. Pedestrian footways along Whalleys Road should be provided. Developers should consult the District Council to discuss road layout, access and car parking arrangements.

Road Infrastructure Improvements

3.14 Any improvements are to be funded at the developers expense. All access arrangements and highways improvements are to be a standard agreed with the relevant Highway Authority who are Lancashire County Council.

3.15 English Partnerships have commissioned a Traffic Impact Assessment (TIA) for these sites. The results of the TIA have been considered by both Lancashire County Council and the District
Council. The following access arrangements to the development sites have so far been agreed in principle.

(a) A roundabout to serve Whalleys 5, also providing alternative access to Whalleys 2 in accordance with emerging policy has been agreed in principle as an appropriate form of access.

(b) A junction access to Whalleys 4 with a turning of Whalleys Road.

(c) A junction improvement at Cobbs Brow Road and Cobbs Brow Lane where it meets Whalleys Road. (It remains to be determined whether this well be through the provision of a roundabout).

The grant of planning permission will require the developer to enter into an appropriate Legal Agreement with the County Council as Highway Authority. This Highway Authority reserves the right to provide the highways works listed in (a) to (c) above. Provision of the highways works includes design, procurement of the works by contract and supervision of the works. The developer is advised to contact the Environment Director at P.O. Box 8, Guild House, Cross Street, Preston, PR1 8RD, in the first instance to ascertain the detail of such an agreement and the information to be provided.

3.16 In respect of Whalleys 4 it is felt that the option of a new road to Dalton Church would only serve to encourage use of this site as a through route and result in an undesirable increase of traffic on Higher Lane and Beacon Lane. Moreover, there are existing problems on the section of Beacon Lane east of Dalton Church which would not be exacerbated by any increase in traffic. Since development at the Whalleys would clearly result in some additional use of this road, traffic calming measure will be required. A traffic calming measure will be required. A traffic-calming scheme has been prepared for the stretch of Beacon Lane east of Dalton Church crossroads. This should be paid for at the developer's expense prior to the development of the Whalleys 4 site. However, before any of the sites are developed for traffic calming measures at the Dalton Church crossroads must be implemented at the developer's expense. Traffic measures should endeavour to be in keeping with the Dalton Village Design Statement.

Pedestrian / Cycle Route

3.17 A strategic pedestrian / cycle route should be provided to link up to existing routes to local shops and schools as well as providing a link between the Tawd Valley Park and Beacon Country Park. This is to be implemented as part of the Whalleys 4 development (see appendix 5 for details). At Whalleys 4 a link through the DE14 site to St James’ School and then out into the existing highway network is required. This should be provided by the developer as part of the first phase of development to ensure that it is available when people
first move into the new houses. Pedestrian / cycle routes and bridleways should link up and be tied in with existing points of destination. Where new routes link into existing routes appropriate upgrade of existing routes may be necessary.

3.18 All pathways and cycle tracks should have bitmac surfacing and be provided with lighting where required. Landscaping around these paths will form part of the overall landscaping schemes. Particular attention will have to be paid to the design of any footpaths and associated landscaping to ensure that they are suitably visible and have sufficient lighting to provide a secure environment. Adequate land drainage will need to be provided in proposals for the route (See Appendix 5).

Bridleway

3.19 The developer should provide a continuous bridleway linking the Tawd Valley Park to Beacon Country Park. This should follow the route shown in Appendix 5 or any alternative route which may be agreed by the Council. Where it crosses roads it should incorporate traffic calming measures. The Council will promote the dedication of the route.

Public Transport

3.20 Bus lay-bys have already been provided along Whalleys Road although these are not necessarily in the correct location. There are no rail facilities that would serve the site. On advice from Lancashire County Council, the District Council will negotiate with the landowner to provide bus shelters and additional bus service provision. Bus stops and shelters should be provided at suitable distances so that residents do not have to walk further than 400 metres.

Car Parking

3.21 Sufficient car parking must be provided to the adopted standards. At present this means that family houses should be provided with 2 car parking spaces which should be off street, a single garage would be treated as providing a single parking space. Single bedroom housing need only have one space per dwelling. It is important to keep road side parking to a minimum to ensure free movement of vehicles along roads and to improve pedestrian safety. Wherever possible parking spaces should be located in order to reduce visual intrusion in the street scene.

Landscaping

3.22 Landscaping and boundary treatment should be designed to reinforce the visual, historical and ecological characteristics of the
site and its surroundings in order to assimilate the development into the general area. Landscaping proposals for the development sites should accord with the Joint Lancashire Structure Plan 2001 – 2016, Policy 21.

3.23 Subject to a full survey, all existing mature trees and hedgerows along the site boundaries should be retained and reinforced with new tree and hedge planting. Good quality landscaping along the boundaries should be provide to soften the impact of the development when viewed from the countryside or existing roads. Such landscaping can be enhanced through the provision of attractive and varied plot and site boundaries expressed in different appropriate natural materials. In particular development not impinge upon Cobbs Clough or affect the trees around Lucas Cottage which are the subject of a Tree Preservation Order. A high standard of boundary treatment will be required throughout the sites, most especially along the main access roads and edge of the countryside.

3.24 To ensure that this is achieved substantial green space areas have been identified around most of the sites to provide buffers. Developers will not be expected to plant continuous belts of trees as it is envisaged that the multifunctional route will be incorporated into these areas. A mixture of open space, new woodland planting and open grassland areas are envisaged, with opportunities for new habitat creation being incorporated. The primary purpose of these areas is to ensure that development is set back from the most vulnerable areas.

3.25 Cobbs Clough has been identified as a County Biological Heritage site – a site which contributes significantly to the biological diversity of Lancashire, selected to present the best example of each habitat type in each landscape tract in the County. The main principle for development of Whalleys 2 will be to avoid damage to the existing woodland path. Developers should include additional planting that would expand the woodland and provide opportunities for positive habitat creation.

3.26 There will be further opportunities for positive habitat creation associated with the buffer areas and the design of open space and developers with be expected to consider measures to improve the nature conservation value of these undeveloped areas. In particular landscaping should respect the local landscape and wildlife by using species of trees, shrubs and wild flowers which are found in nearby woodland areas.

3.27 Planting on the site boundaries should be carried out prior to any development or where this is not possible incorporated into the first phase of any development.
3.28 Landscaping within the developed areas must accord with the guidance document on Landscape Submissions. Garden boundaries can be partially intrusive. Where fencing is necessary, planting should be incorporated outside the fence to reduce the visual impact, particularly where they are visible from existing roads, the open countryside or internal road estate roads.

**Public Open Space**

3.29 To ensure that adequate facilities are provided within new housing for informal amenity purposes and children’s play areas, specific guidelines on open space requirements can be found in the Council’s Open Space or Recreation Provision Related to Residential Development SPG.

3.30 The guidance also requires Section 106 Agreements to be put in place to ensure that adequate arrangements are made to maintain the open space to the satisfaction of the Council. This will normally include dedication of the land to the Council and payment of a commuted sum equivalent to the cost of 10 years maintenance. This will be calculated by the Council’s Leisure and Grounds Maintenance Section.

3.31 The open space and access to it should be visible from houses to improve security but play areas should be far enough away from houses to reduce the likelihood of general disturbance and noise.

3.32 Open space should be designed to provide usable play space, to retain as many existing natural features as possible (such as trees, hedgerows, ponds and streams) and to maximise their benefits. The areas of open space will need some additional landscape planting of lost species.

3.33 The Council has put together a schedule (Appendix 4) which indicates the extent of public open space required for both children and adult play, along with its location.

3.34 The Council may be willing to approve schemes which provide less that the standards set out within the SPG if the developer provides compensatory provision nearby or contributes to a fund set up to provide leisure facilities to serve all the development sites covered by this SPG.

**4. DEVELOPMENT GUIDELINES FOR LAND ADJACENT TO ST JAMES’ RC SCHOOL: SITE DE14**

4.1 This small site identified under Policy DE14 of the Replacement Local Plan as being suitable for a mixture of uses. Which ever type(s) of development are brought forward an element of open space should be included.
4.2 The site is suitably located to be easily accessible to local shops and schools and developers will be expected to include any necessary pedestrian crossing facilities to link these with the site.

4.3 Depending on the scale of development the developer may be required to contribute towards the cost of providing additional car parking, and taxi waiting area.

4.4 A suitable access point must be agreed with the highway authority.

5. SERVICES

5.1 Whilst most services are not available within the sites they are all available within close vicinity associated with recent developments in the Ashurst area. When installing new services developers will be expected to ensure that they are to a standard appropriate to serve the future development of the employment site at Cobbs Clough.

Drainage

5.2 Development of these large areas could generate problems on the River Tawd if surface water is permitted to discharge to the River without attenuation. This is an important consideration for the developer and discussions with the Environment Agency to satisfy their requirements will be necessary.

5.3 Developers are expected to work in conjunction with the Council’s Technical Services Section and the Environment Agency on the suitability of a Best Management Practice (BMP) and whether it can be combined with both the Whalley’s sites and the Cobbs Clough Employment site.

5.4 Any development must be drained using separate foul and surface water systems. All foul drainage must be connected to the foul sewers and only clean uncontaminated surface water should be connected to the surface water systems. Any proposed new surface water outfall structures will require prior formal consent of the Environment Agency.

5.5 When considering surface water discharge from the development then this should outfall to:

- soakaway (ground conditions permitting)
- sustainable urban drainage system (SUD’s)
- watercourse/culvert
- existing adopted surface water drainage network

5.6 In consideration of the above, free outfalls from the proposed new development into the surrounding surface water drainage network
may not be permitted. As such attenuation to these flows together with associated on site storage will be required and agreement must be reached with the EA in relation to this matter.

5.7 All downspouts should be sealed directly into the ground ensuring the only open grids present around each dwelling are connected to the foul sewerage systems.

5.8 During construction developers must ensure that no building material or rubbish finds its way into the watercourse. In addition no rainwater contamination with silt / soil from disturbed ground during construction must drain to the surface water sewer or watercourse without sufficient (the (EA) pollution prevention guidelines are included in an appendix).

5.9 United Utilities have indicated that foul sewerage from the sites can be drained to the Hoscar Waste Water Treatment Works.

5.10 Under the recent DEFRA initiative, “Making Space for Water”, the opening up of closed surface water culverts into open watercourses is now being considered as part of new development proposals in appropriate circumstances. Developers should give due consideration to this initiative during relevant consultations with the LPA and EA.

5.11 Developers must at all times satisfy the LPA that there will be no adverse effect on the drainage infrastructure anywhere within the catchment, as a direct result of any new development proposals.

Gas

5.12 British Gas have indicated that it would be necessary to supply the sites from the 300mm medium pressure main in Ashurst Road. However at present time it is not possible to indicate whether this would involve any abnormal costs to developers, as this would be dependent upon allowances given against gas loading. This can only be established when details of gas consumption, layout etc. are available.

Water Supply

5.13 United Utilities have indicated that they would envisage no difficulty with servicing these areas with water.

Electricity

5.14 Norweb have indicated that they do not anticipate any major difficulty in providing a supply to these sites. All new power lines should be placed underground to reduce the visual impacts of the new development.
Whalleys Housing Sites, Skelmersdale

Plan 1. Location Plan

Scale 1:25000
Appendix 1

CONTACT ADDRESSES

The Director of Development & Amenities
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Litherland Road,
Bootle,
Merseyside, L20 3JE

PC. John Marriott,
Crime Prevention,
Lancashire Constabulary,
Skelmersdale Division,
Police Headquarters, Southway,,
Skelmersdale,
Lancs. WN8 6NH

Tel (01695) 566036

The Environment Directorate,
Lancashire County Council,
P.O. Box 9,
Guild House,
Cross Street,
Preston PR1 8RD

Norweb,
Lancashire Region,
Hartington Road,
Preston,
PR1 8LE.

The Coal Authority,
Mining Reports Office,
Ashby Road,
Burton - On -Trent,
Staffordshire,
DE15 0QD

Mr. Lance Houghton
Residential Land Sales Manager
English Partnerships
New Town House
Buttermarket Street,
Warrington,
WA1 2LF
F.A.O. John Simpkin

The Environment Agency,
Lutra House,
Dodd Way,
Off Seedlee Road,
Walton Summit,
Bamber Bridge,
Preston, PR5 8BX

North West Water Ltd.,
Planning Liaison (West),
Cheadle Avenue,
Liverpool,
Merseyside,
L13 3EA

British Telecom,
B. T. Swamp, P.P. 51D,
Lancaster House,
Old Hall Street,
Liverpool,
L3 9PY
Policy GD 1

Design of Development

Development will be permitted if it complies with the other policies in this Plan and if it meets the following criteria:-

i. It maintains or enhances the distinctive character and visual quality of the Landscape Character Area, as shown on the Proposals Map, in which it is located.

ii. It provides landscaped buffer zones and appropriate levels of public open space to screen unsightly features from view and to limit the impact of the development on adjoining sensitive uses and the open countryside.

iii. It avoids the loss of trees, hedgerows, and areas of ecological value, or provides for their like for like replacement, where loss is unavoidable, and provides for the enhancement of any features of ecological value.

iv. It incorporates and enhances the landscape and nature conservation value of any water features, such as streams, ditches and ponds.

v. It incorporates recycling collection facilities, or composting and rainwater collection facilities, unless the applicant demonstrates that it is inappropriate to provide them.

vi. It is designed to minimise any reduction in air quality.

vii. It incorporates measures to reduce light spillage.

viii. It respects the historic character of the local landscape and townscape, as defined by the Areas of Landscape History Importance shown on the Proposals Map.

ix. It complements or enhances any attractive attributes of its surroundings through sensitive design which includes appropriate siting, orientation, scale, materials, landscaping, boundary treatment, detailing and use of art features where appropriate.

x. Where the proposal involves extensions, conversion or alterations to existing buildings, its design should relate to the existing building, in terms of design and materials, and should not detract from the character of the street scene or the surrounding area.

xi. In the case of large scale development proposals or those on sensitive sites a design statement should be submitted with any application for planning permission to enable the Council to assess if the design meets the criteria of this policy.

xii. It incorporates design features which assist in conserving the use of energy, water and other natural resources.

xiii. It retains reasonable levels of privacy, amenity and sufficient garden /outdoor space for occupiers of the neighbouring and proposed properties. In the case of new buildings it provides sufficient garden /outdoor space to meet the needs of residents of those buildings.

xiv. It is designed to minimise the risk of crime and the fear of crime.

xv. It incorporates sustainable drainage systems where feasible or, where this is not feasible, it incorporates features to reduce the amount of surface water run-off by minimising hard surfaces and using porous materials where possible.

xvi. It is designed to prevent sewerage problems.

xvii. It integrates well with the surrounding area and provides safe, convenient and attractive pedestrian and, where appropriate, cycling links, to local facilities. It should also prioritise the convenience of pedestrians, cyclists and users of
public transport over that of the car and include traffic calming and traffic management measures to achieve this where appropriate. Applicants for developments over a certain size will be required to provide Transport Assessments and Travel Plans to accord with the requirements of the latest Lancashire Parking Standards.

xviii. It creates an environment that is accessible to all sectors of the community including children, elderly people, and people with disabilities.

xix. It provides, where appropriate, suitable provision for public transport including bus stops and shelters.

xx. It incorporates suitable and safe access and road layout design, and vehicle and cycle parking provision, which meet the requirements of the latest Lancashire Planning and Access Standards.
Affordable Housing Development

Affordable housing development to meet the needs of local people will be permitted within the settlement areas shown on the Proposals Map provided that:-

i. a need has been identified in the local area and the proposed development would meet that need;

ii. the affordable housing is made available for local residents in proven housing need, who cannot afford to rent or buy houses through the open housing market. The tenure of affordable units should be determined by need in the local area, and should meet local needs in perpetuity; and

iii. the site should be in reasonable proximity to local services such as schools, shops, medical facilities and public transport, and its development should not prejudice the realisation of other key planning objectives for the development of the site or local area.

The number of affordable housing units to be provided within approved housing developments outside of Skelmersdale will be between 30% and 50% on sites of 10 or more dwellings. The tenure of these affordable housing units should be determined by need in the local area, and should meet local needs in perpetuity.

Within Skelmersdale the number of affordable housing units to be provided on each site will be up to 25% on sites of 10 or more dwellings. These affordable units should include a mixture of types required to meet the overall regeneration and Housing Strategy objectives for Skelmersdale.

In determining the precise level of affordable housing provision to be made on any site, regard will be had to the following criteria: (a) site size suitability and the economics of provision; and (b) the need to achieve a successful housing development.

All affordable housing proposed under this policy must be demonstrated to be genuinely affordable to those on lower incomes in the local area.
WHALLEYS, SKELMERSDALE - PUBLIC OPEN SPACE PROVISION

Based on the National Playing Fields Association's recommended standards.

Site H.3.2

Equipped children's play space

400 m² LEAP (north-east of the site).
900 m² NEAP (north-east of the site).
   LAP (Western end of site on constrained land).

Children's casual informal play space and adult space

0.43 Ha. (north-east of the site).

Formal sports provisions, including a small kick-about and laid out grassed area for other types of sport.

0.64 Ha. (eastern boundary of site).

Site H.3.3

Equipped children's play space

400m² LEAP (middle of the site adjacent St. James' Primary School).
900m² NEAP (south-west of the site adjacent St. James' Primary School).

Children's casual informal play space and adult space

0.31 Ha. (south-west of the site adjacent St. James' Primary School).

Site H.3.4 West

Equipped children's play space

At least 300m² LAP/LEAP (south-west of the site).

Site H.3.4 East

Equipped children's play space

At least 500m² LAP/LEAP (in the middle of H3.4W and H.3E).
Appendix 5

Cycle/Pedestrian route and Bridleway

There are opportunities to incorporate this multi-functional route within the wide buffer zones that are required as part of most of the development sites. Where appropriate developers will be expected to provide the cycle tracks with adequate site lines, generous curves, freedom from obstructions, and efficient drainage. Where the bridleway runs parallel with the pedestrian/cycle route they should be segregated by a minimum distance of 1 metre. Consideration will also need to be given to issues of security where these facilities are segregated from other modes. When designing traffic calming measures opportunities should be taken to enhance the environment for cyclists. Where the routes cross the distributor road then adequate crossing points are required. In accordance with Local Agenda 21 and sustainability, developers should consider the use of recycled materials for non-structural areas, where appropriate, for these types of routes. This would require the agreement of the relevant Highway Authority.

Pedestrian/Cycle route
The SUSTRANS width for a dual pedestrian/cycle route is 3.0 metres. The Council will expect that in the detailed design of the pedestrian cycle route 'The National Cycle Network: Guidelines and Practical Details Issue 2' is used along with the County Council's cycle guidelines publication. The detailed design should deal with issues such as the details of construction, including materials to be used; access barriers, a signage scheme and crossing points.

Bridleway
A separate bridleway is required as part of the overall development of these sites. The bridleway's construction should be of a hardcore gravel track or similar, with adequate drainage. A system of gates, which seeks to restrict motorbike access will be expected in the overall scheme design.

Regard should be given to The British Horse Society's publications titled 'A Guide to the Surfacing of Bridleways and Horse Tracks' Second Edition and 'Bridleway Gates - A Guide to Good Practice'.

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