

# Design & Access Statement

To support an application for Outline Planning, at  
Great Birchwood, Bryning with Warton, Preston PR4 1TE

November 2021

**bellair**

2110

**savills**

**KTA**  
Architects | Urban Designers

#### Document Revision

Revision	Date	Author	Checked
P1 - PRELIMINARY	OCT 2021	AC	AS

#### KTA

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Note - This Design & Access Statement shall be read in conjunction with separate reports provided with this planning application.

# 1.0 INTRODUCTION

## 1.1 ABOUT THIS DOCUMENT

KTA Architects have been appointed by Bellair Scotland Ltd, to prepare this document in order to provide design justification for the proposed redevelopment of the site currently known as Great Birchwood, located mid-way between Warton and Lytham.

This document shall be read in conjunction with separate specialist reports and statements forming part of this Outline planning application.

The outline planning application seeks permission for a high quality, sustainable residential development with all matters reserved except for means of access.

This document seeks to provide a clear outline of the background, context, constraints, design evolution and objectives of this project.

There is extant outline consent in place for a residential care village.

## 1.2 PROJECT TEAM

**APPLICANT:**  
Bellair Scotland Ltd on behalf of Fylde Care Village

**PROJECT MANAGEMENT:**  
Bellair

**ARCHITECT:**  
KTA Architects

**PLANNING CONSULTANT:**  
Savills- Planning Consultant

**LANDSCAPE ARCHITECT:**  
Donaldson Edwards Partnership

**PUBLIC CONSULTATION:**  
BECG

## 1.3 VISION

The vision for the site is to bring forward an inspiring bespoke development on a re-purposed brownfield site, empowering people and creating wellness within a flourishing community.

-Key points driving this Vision:

-Transformation of an existing redundant, dilapidated and unsafe brownfield site.

-Enhancing the existing woodland and perimeter landscaping.

-Proposing modern, quality, family homes with space to live, work and play.

-Connecting and integrating the surrounding landscape and facilities.

-Retaining and improving the existing water features.

-Enriching the existing ecology and creating a biodiversity gain.

-Creating a central area for well-being and improving the visual amenity to the site.

-Enhancing, regenerating and rejuvenating the poor physical environment of the site, within the existing green belt.

## 1.4 BRIEF

The brief is to prepare a proposal to submit for Outline Planning.

The application will seek approval for Access. The quantum of development being sought is for up to 62 dwellings.

The dwelling mix for the illustrative layout comprises a mix of 3, 4 and 5 bedroom houses, focusing mainly on detached dwellings. Semi-detached dwellings are also utilised.

The mix is not intended to be prescriptive, as the final layout and mix would form part of a future Reserved Matters application.

As a general point, the site layout in this application is illustrative and will inform the parameters for an outline planning application and a future Reserved Matters Application.

# 2.0 PLANNING CONTEXT

## 2.1 OVERVIEW

This section focuses on planning history at the site.

A full Planning Statement, setting out the justification in planning terms with reference to specific policy, is supplied as a separate document to this planning application as prepared by Savills.

## 2.2 PLANNING HISTORY

16/0992 | Outline application with all matters reserved except for means of access for the redevelopment of the site as a mixed use scheme comprising: (1) up to 33 single storey assisted living units (use class c2) with a maximum overall volume of 10,400 cubic metres; (2) a two storey care home (use class c2) with a maximum overall volume of 14,700 cubic metres; (3) replacement of two single storey dwellings with two 1.5 Storey dwellings (use class c3) with a maximum overall volume of 800 cubic metres; (4) a single storey mixed use building including a public leisure/café facility (use class d2/a3) and ancillary retail shop (use class a1) with a combined maximum overall volume of 2,600 cubic metres; (5) a bowling green; and (6) associated revisions to internal access routes and landscaping | land at Great Birchwood Country Park, Lytham Road, Bryning with Warton, Preston, PR4 1TE  
Granted September 2018

09/0587 | Extension and reorganisation of existing touring / static caravan park. Resultant site to provide 49 touring caravan plots and 46 static caravan plots along with amended parking arrangement & internal access roads and additional landscaping. Great Birchwood, Lytham Road, Bryning with Warton, Preston, PR4 1TE. Granted January 2010

08/0624 | Resubmission of application 07/0973 for redevelopment of land to provide a hotel, two replacement dwellings, 61 holiday chalets together with associated car parking, access roads and landscaping | Great Birchwood, Lytham Road, Bryning with Warton, Preston, PR4 1TE.  
Refused September 2008

06/1168 | Demolition of existing gun club and construction of replacement club with 12 car parking spaces. | Great Birchwood, Lytham Road, Bryning with Warton, Preston, PR4 1TE.  
Granted March 2007

06/1168 | Demolition of existing gun club and construction of replacement club with 12 car parking spaces. | Great Birchwood, Lytham Road, Bryning with Warton, Preston, PR4 1TE.

01/0171 | Two storey extn. To existing building to provide two shops, 11 bedrooms and increase size of bar area | San Antone, Great Birchwood, Lytham Road, Warton.  
Granted May 2001

99/0596 | Extension and conversion of single storey bunk house to form dwelling | Great Birchwood, Lytham Road, Warton  
Granted August 2000

91/0890 | Change of use to country leisure park- phase one, 15 holiday log cabins; 10 craft units; 18 stables; 24 bed bunkroom conversion; alterations to bbq building, additional car parking; reception office; lighting standards to access road; ancillary landscaping | Great Birchwood equestrian centre, Warton  
Granted January 1993



### 3.0 THE SITE

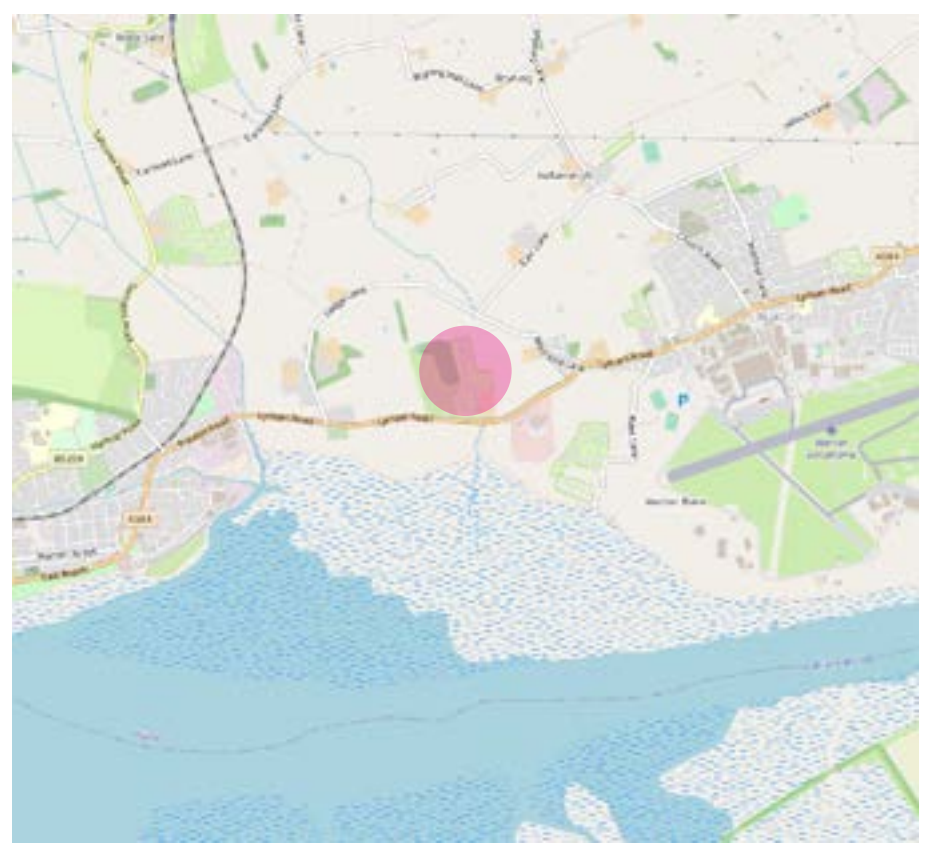
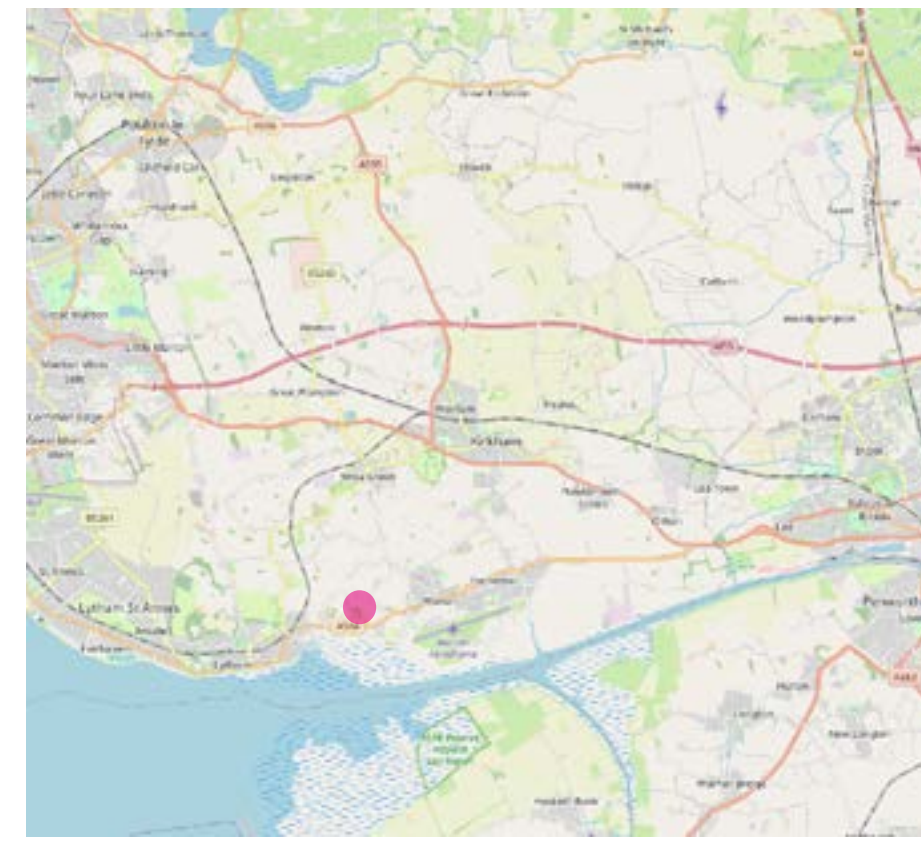
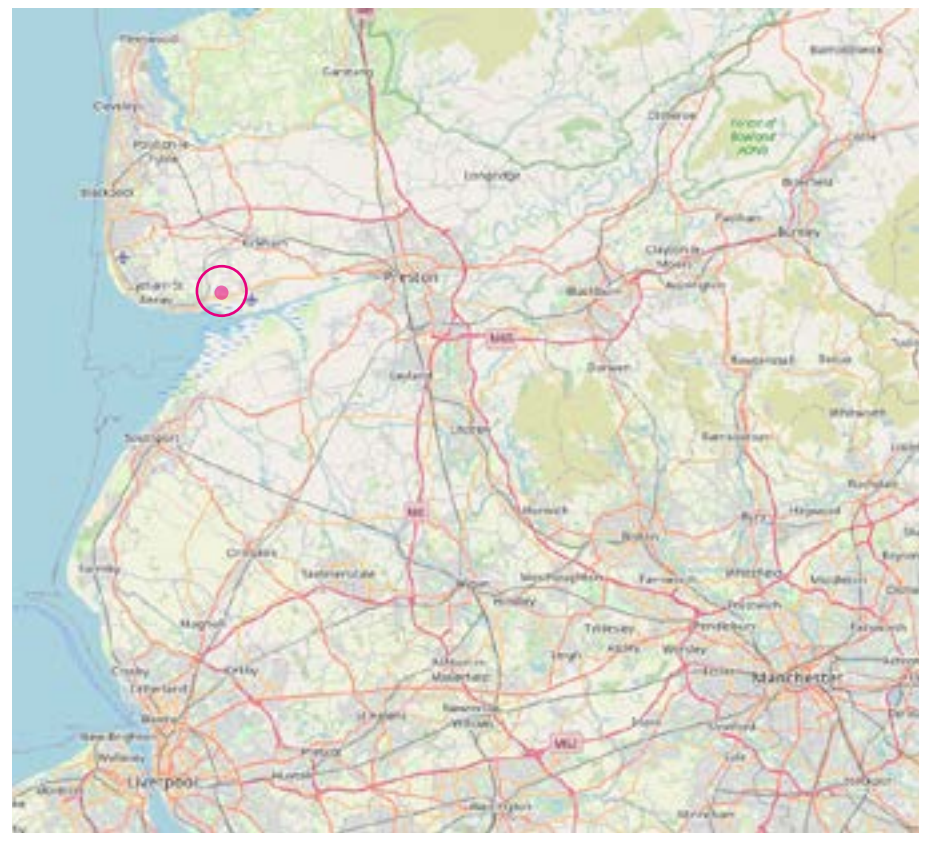
#### 3.1 INTRODUCTION

This section provides a context appraisal of the site, its location and immediate context. This section will outline key land uses, the site's history, key views, topography and transport links. Key constraints and opportunities on the site are dealt with in the next chapter, Design Development.

#### 3.2 LOCATION

The site is a former caravan park known as Great Birchwood Country Park, and is located on the Fylde coast, midway, between the settlements of Lytham and Warton in an area referred to as the Fylde Coast on the Fylde plain, in the Borough of Fylde within the County of Lancashire. The wider area comprises the adjoining districts of Wyre, Preston and Blackpool Unitary Authority.

Fylde district comprises well over a dozen parishes, which range from the larger communities of Lytham St Annes and Kirkham, to the many smaller rural/semi rural posts such as Wrea Green.



Map images - Copyright. Openstreetmap

### 3.3 CONNECTIVITY

The following images illustrate the forms of transportation and connectivity around the site and wider area.

The site is directly accessed off of the A584, which links Preston to Lytham and beyond to Blackpool.

The image top left, shows the principle bus (red) and rail (black) links local to the site.

The rail links radiate from Preston and extend to Blackpool North and Blackpool South.

By foot.  
45mins along the A584 (pedestrian path each side)

By Car.  
The closest rail station, Lytham is 2.4miles by car from the site along the A584.

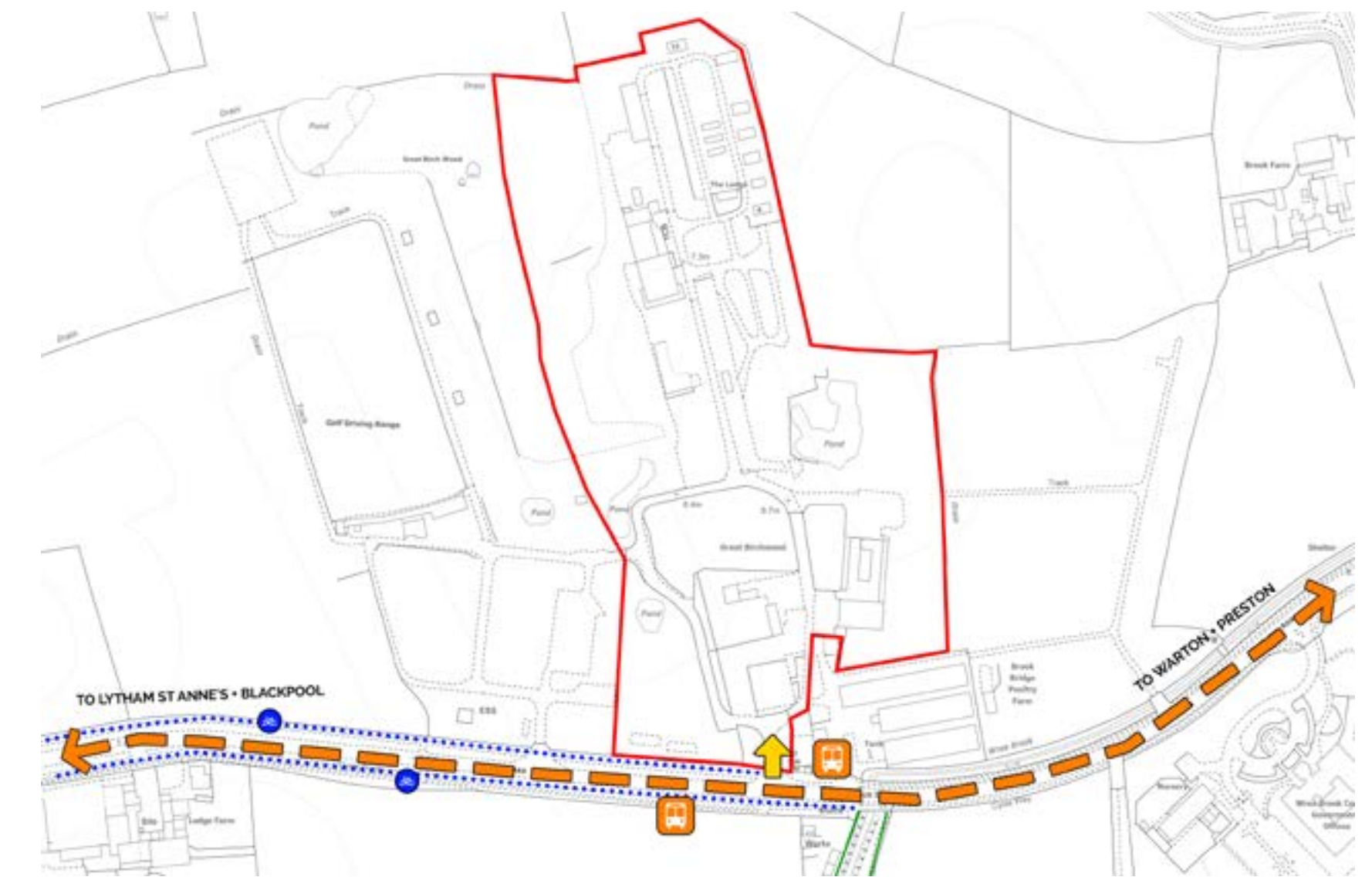
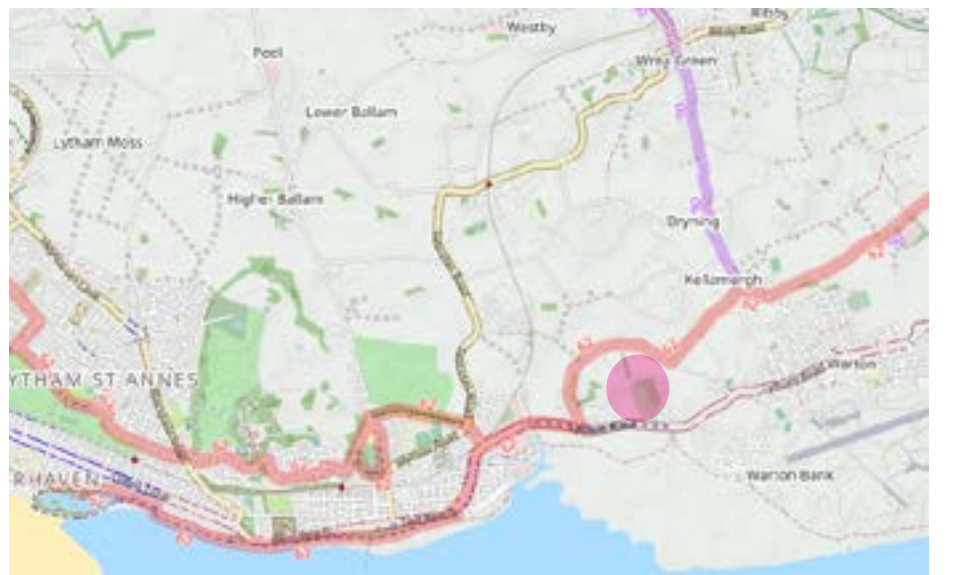
By Bus.  
There are 2 bus stops located within close proximity to the site, providing services East to Preston, and West to Blackpool and Lytham St Annes. 13mins by bus (No. 76 & 78), along the A584.

The image top right, shows the known cycle routes in proximity to the site. A cycle from the site to Lytham, is 2.4miles and takes approximately 14mins and generally follows the A584 using the shared cycle/pedestrian paths which run alongside the highway in parts.

The image below right, shows the existing entrance to the site, the associated bus stops and cycle routes.



Map images - Copyright. Openstreetmap



Map images - Copyright. Openstreetmap

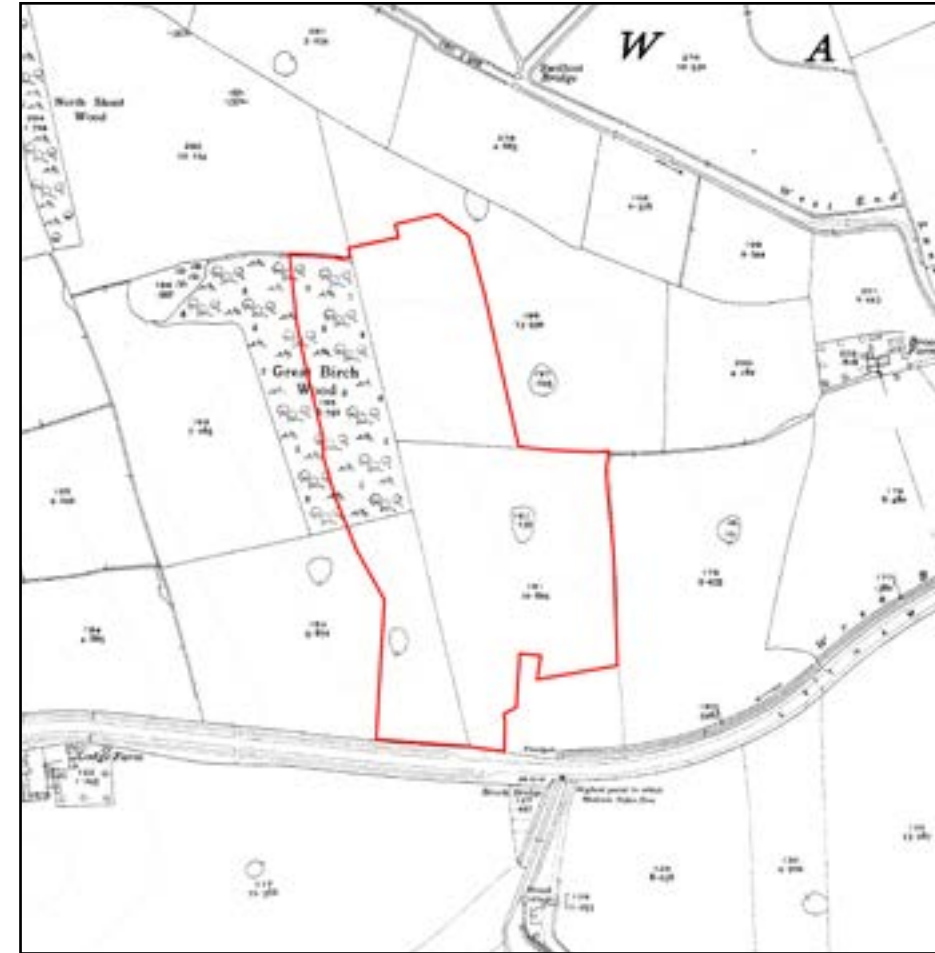


### 3.4 SITE HISTORY

Up to the early 1930's the site and surroundings were largely green field and agricultural use, with small hamlets nearby. The arrival of the railways in the mid C19th signalled growth around Blackpool and along the Fylde coast.

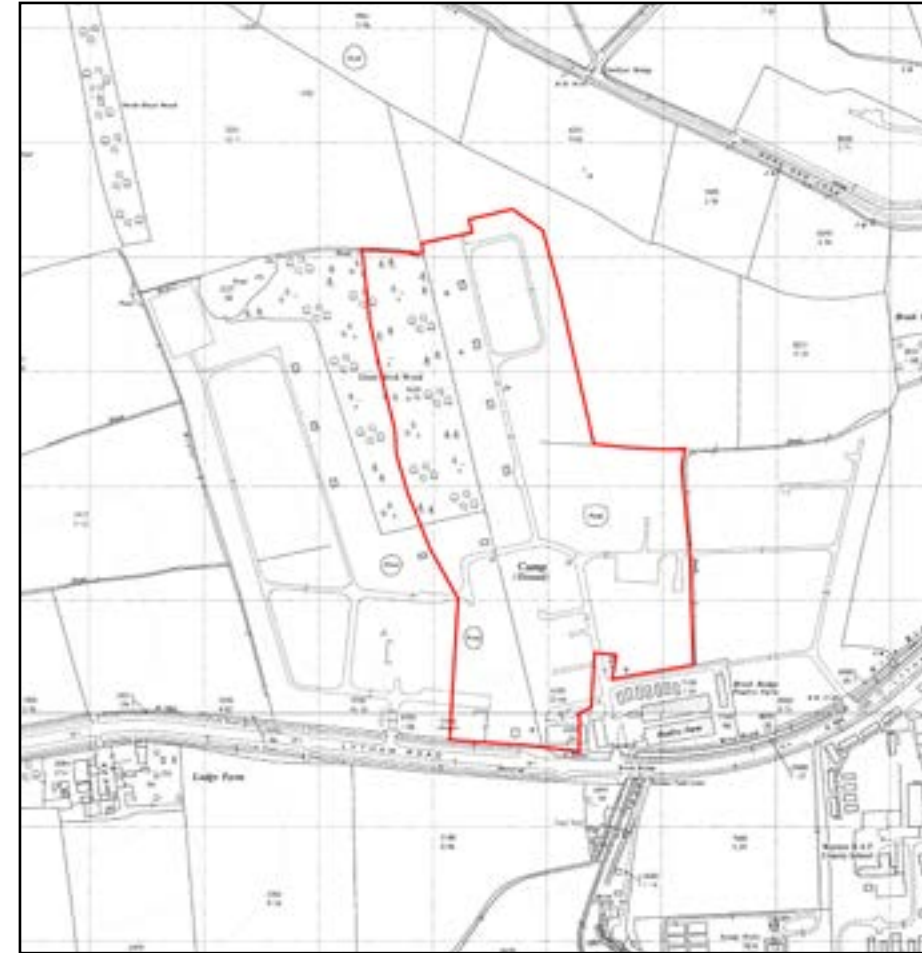
The images below show three particular stages in the development history of the site.

The site is currently considered to be previously developed, brownfield land.



1930's

The site was originally agricultural land surrounded by scatterings of small residential developments and farms. During this period, Lytham and St. Anne's on the Sea were two separate small towns to the West of the site, and Warton was a small village to the East.



1960's

From the 1940's - 1960's the site was used as a military base 'RAF Lytham', and saw the erection of a number of huts and roads. This period also saw the expansion of adjacent towns and villages in the area; with Lytham and St Anne's on Sea spreading out to become joined-up..



2021

In recent decades, the site has been utilised as a caravan and camping site, with a set of permanent lodges and buildings, in addition to areas of hard-standing for touring caravans and tents. The surrounding towns and villages have also seen residential expansion in response to growing populations, particularly in Warton.

### 3.5 SITE - THEN AND NOW

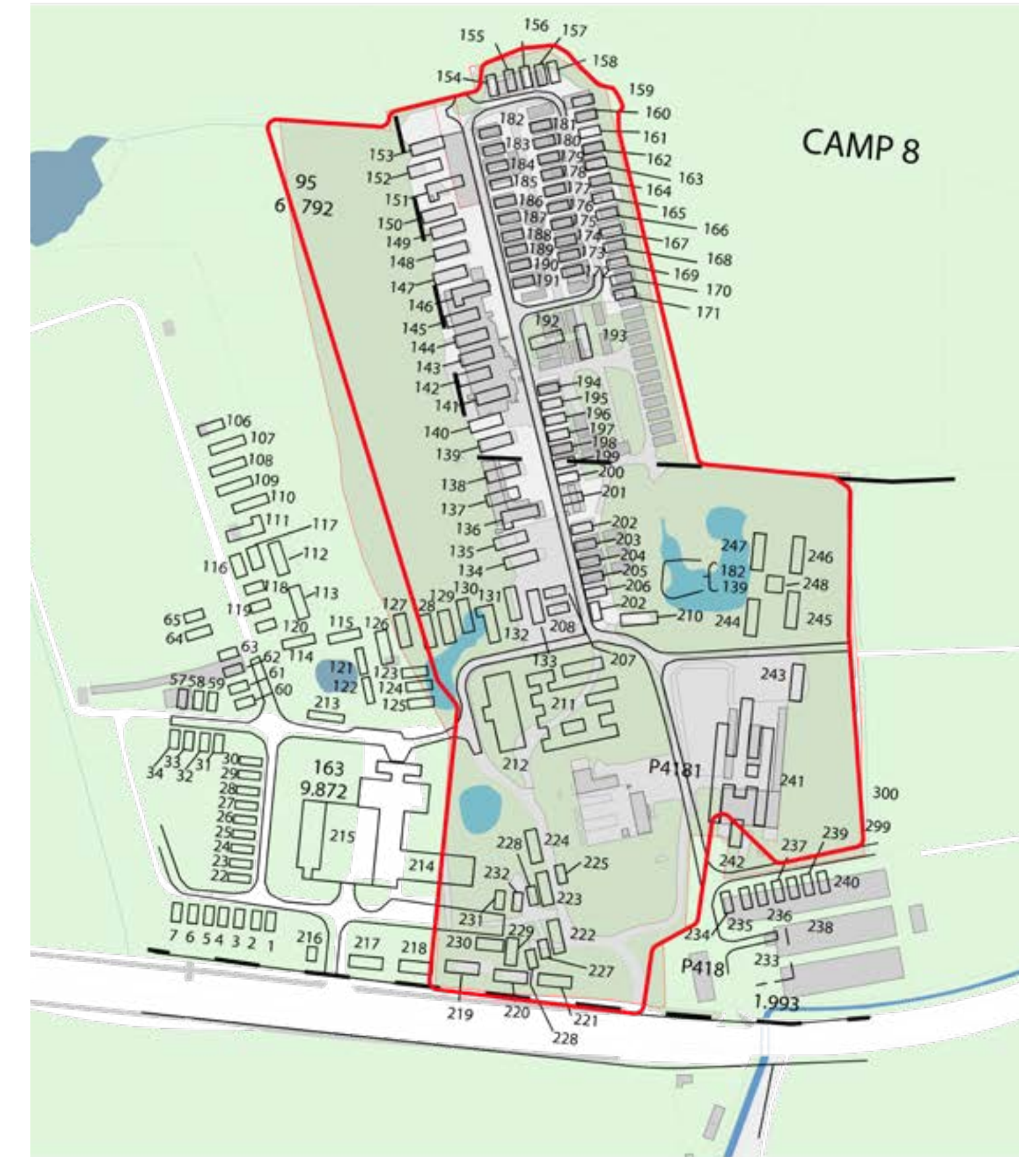
As noted, the Great Birchwood site was previously an RAF camp in the 1940s with the camp covering all of the site with the exception of the Great Birchwood woodland.

Most of the military camp buildings are gone, however the concrete bases of these buildings and large areas of hard-standing are still visible across much of the site. Two building bases 219/220 are located at the front of the site facing Lytham Road with other bases being used by the caravan pitches.

The site is currently occupied by a number of large buildings used as entertainment blocks for the former holiday park. Much of these, and a number of the holiday lodges have deteriorated badly since the park closed. Visually, the site is unattractive and does not contribute to the immediate environment or green belt.

The image on the right of this page illustrates the extent of the RAF camp from the 1940's, in black outline. This is overlaid onto the existing colour site layout. It is apparent that much of the hard-standings have been utilised by the network of circulation and buildings currently standing on the site.

The 2010 aerial image below, shows clearly that the current buildings and circulation have used the RAF bases and roads, much as they where from the 1940's.





### 3.6 AREAS OF CONTINUED USE AND PREVIOUSLY DEVELOPED AREAS

The site contains an assortment of buildings and which formerly served different functions within the original Caravan Park. These all stand between 1 and 2 storeys, and are in varying states of decay.

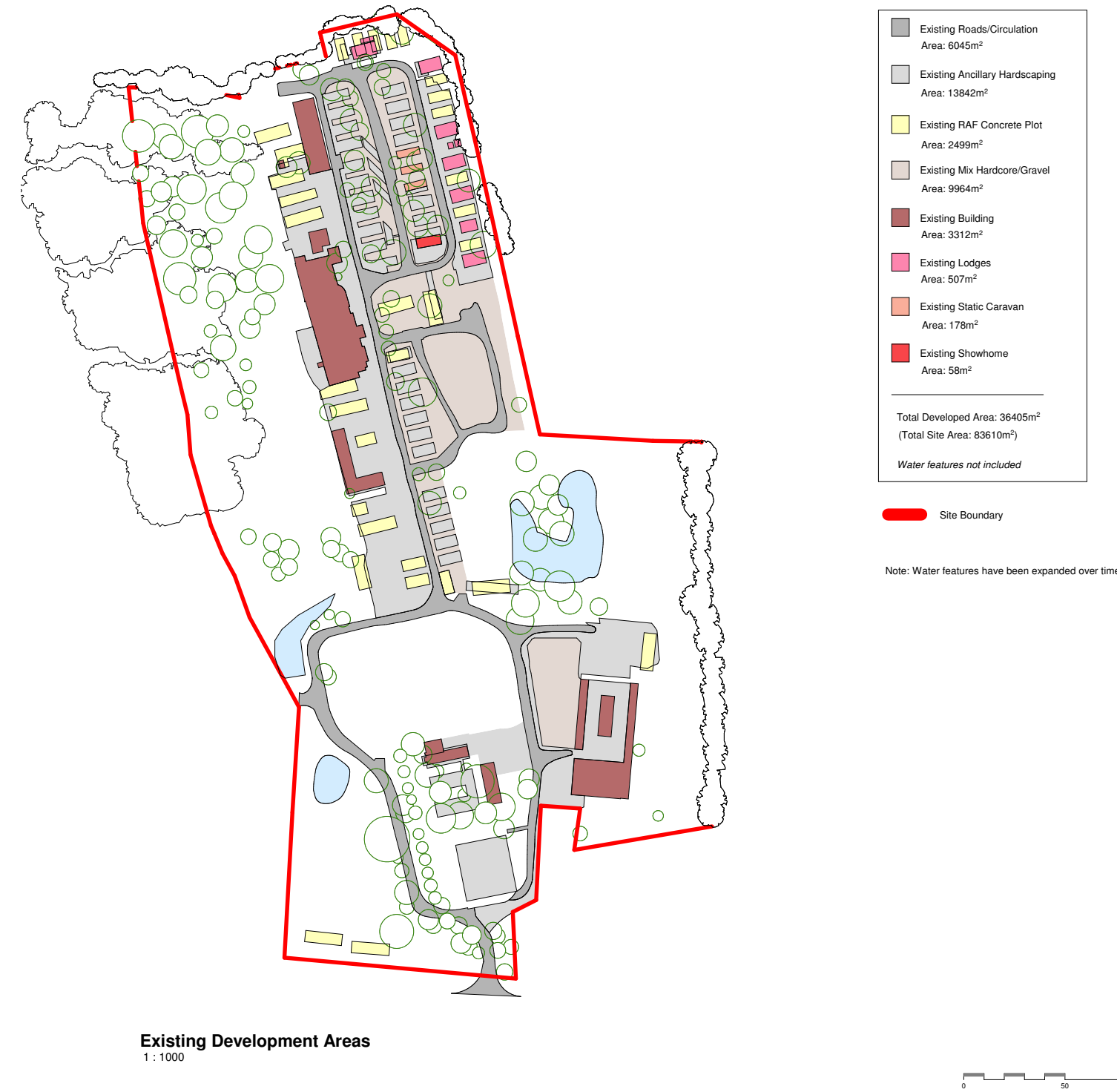
The most developed area of the site lies to the West, featuring a large 2-storey wild-west style building, which formerly served as an entertainment venue and bar. Beside this is a single-storey timber building, formerly used for visitor accommodation, and a single-storey brick building presently occupied by the Blackpool and Fylde Fullbore Pistol Club. Opposite these, along the North East edge of the site, is a set of 8 timber lodges, some of which are presently inhabited by lodgers

The site features a high proportion of hard standing, including roads and concrete bases for static and touring caravans and gravel areas. Some static caravans remain within this portion of the site.

The South of the site features a mix of soft landscaping, comprising ponds and grassland, and further hard landscaping in the form of roads and concrete slabs as relics from the RAF base.

An Equestrian facility (not in use), comprises 3 stand-alone stable blocks, and a large indoor riding arena. Opposite this stands 2 single-storey residential buildings with gardens, which serve as reception blocks.

It is clear, that there are significant areas of continued use and previously developed areas on the site, much of the RAF hard-standing areas still remain and host these uses to the extent that the site can be viewed as brownfield, in development terms.



### 3.7 WIDER USES

The immediate context is predominantly a mix of agricultural and pockets of residential, the latter comprising bungalows (some with attic dormers) and 2-storey dwellings. Agricultural uses (farms/ Dairy) are peppered locally. Other non operational, such as Brook Bridge Poultry Farm to the south east boundary of the site, is presently abandoned.

A number of caravan parks are also located in the wider area, containing permanent static caravans and hard standing for touring caravans to hire. These are evident at, Eastham Hall, Oaklands and Bank Lane (Warton)

Commercial and retail uses vary in size and scale - immediately west of the site is the Lytham Golf Academy, which is set into a range of single storey buildings with golf retail and driving ranges, to the south east the large offices of HM Land Registry, to the east car dealerships and car valeting.



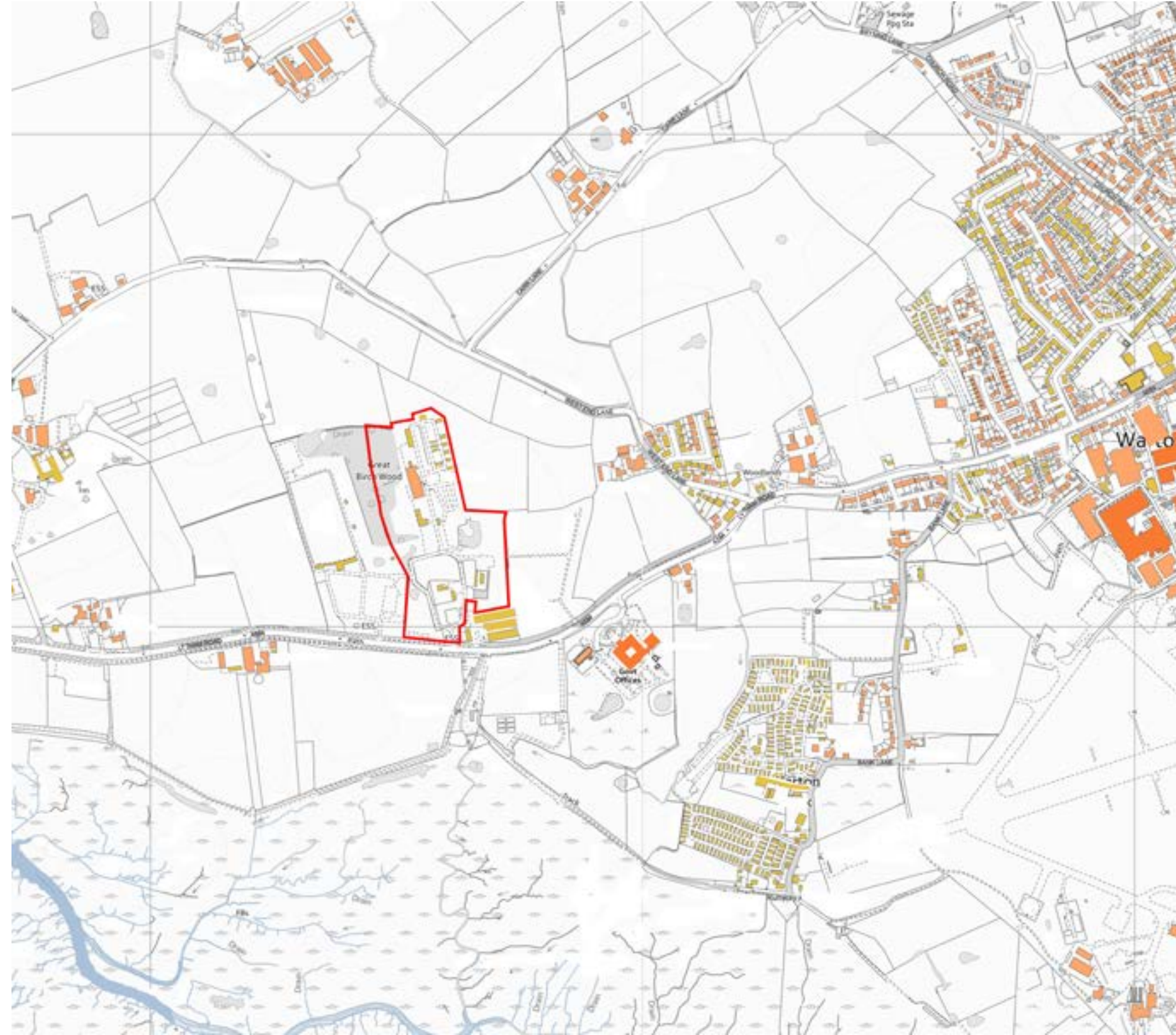


### 3.8 BUILDING HEIGHTS

The majority of buildings within the locality and immediate to the site as previously noted, range from 1-3 storeys. There are also a number of larger barns ranging from 2-3 stories in height.

The proposed development comprising 2-storey dwellings is therefore considered to be in keeping with the scale of the immediate surrounding area.

- < 2 Storeys
- 2 Storeys
- 3+ Storeys



### 3.9 GREEN SPACE

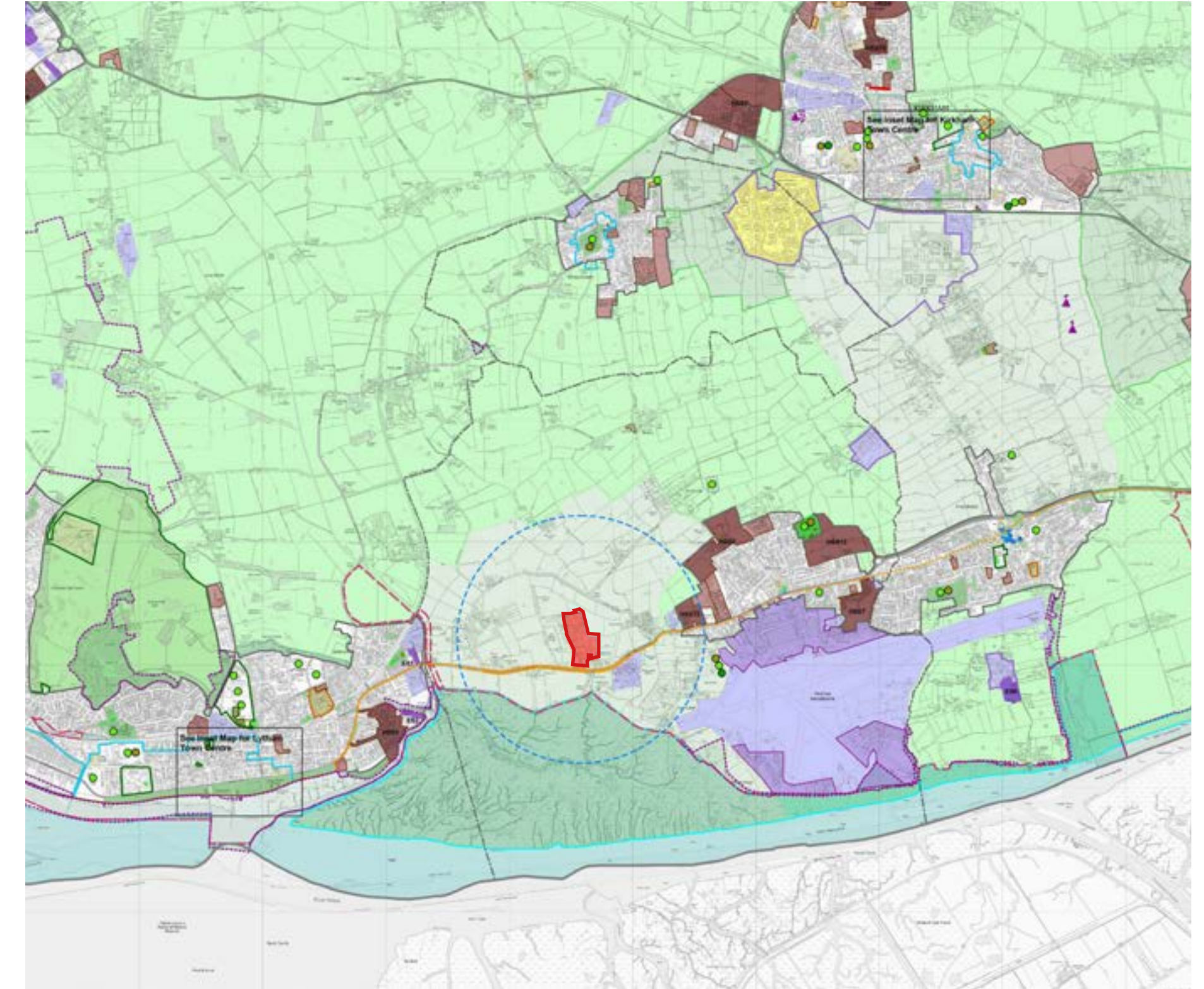
The site is highlighted in red in the image to the right.

The site is previously developed brownfield land sitting in a greenbelt context (Policy GD2). Beyond the Green Belt, is Countryside Area (Policy GD4) to the north.

The light purple (violet) is Warton Aerodrome.

- Green Belt (GD2)
- Areas of Separation (GD3)
- Countryside Areas (GD4)
- Semi-Natural Greenspaces (ENV3)
- Amenity Greenspace (ENV3)
- Children's Play Areas (ENV3)
- Local Areas and Local Equipped Areas for Play (ENV3)
- 1 Km Radius from the Site

Extract Fylde Local Plan to 2032-Policies Map





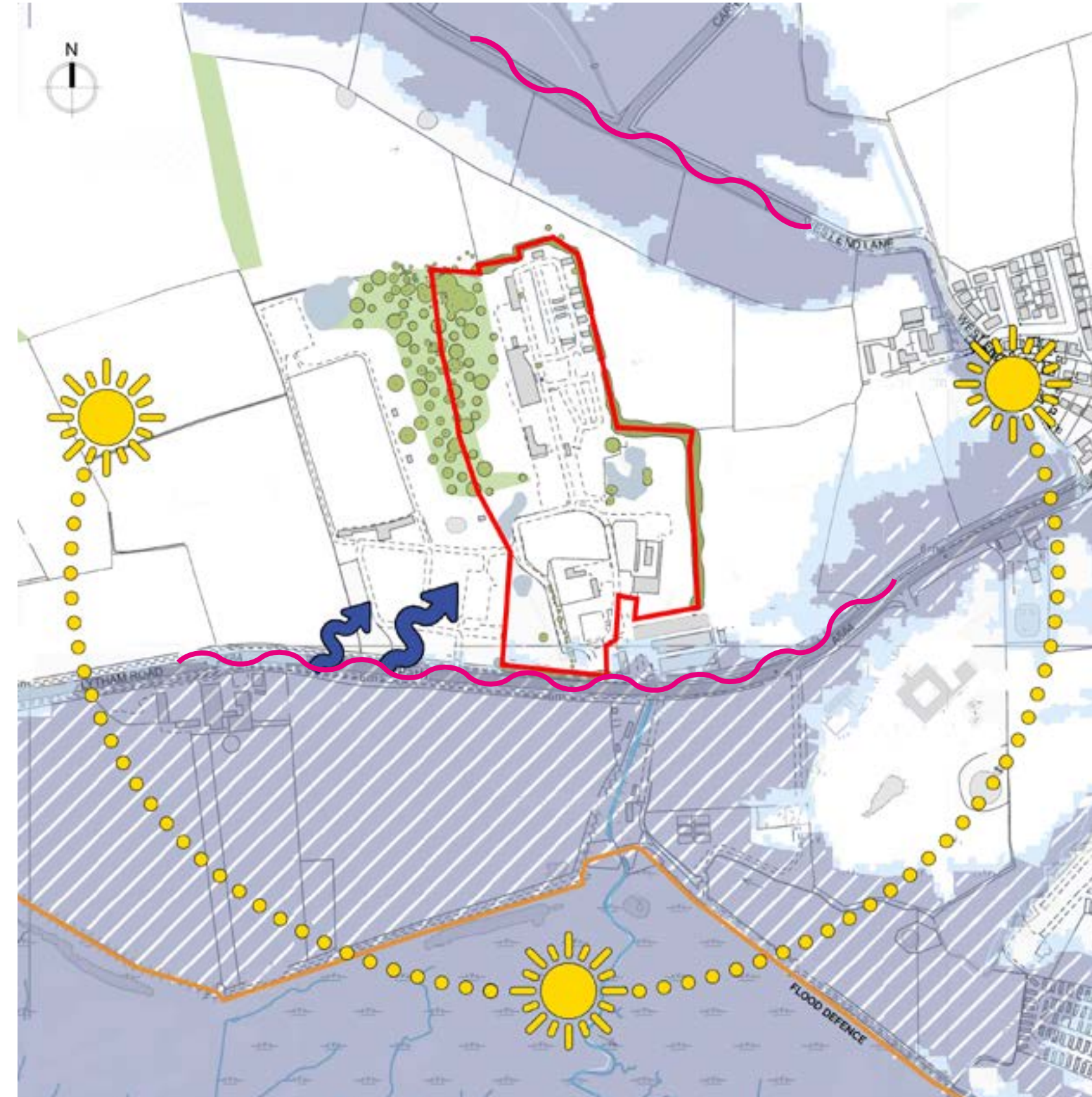
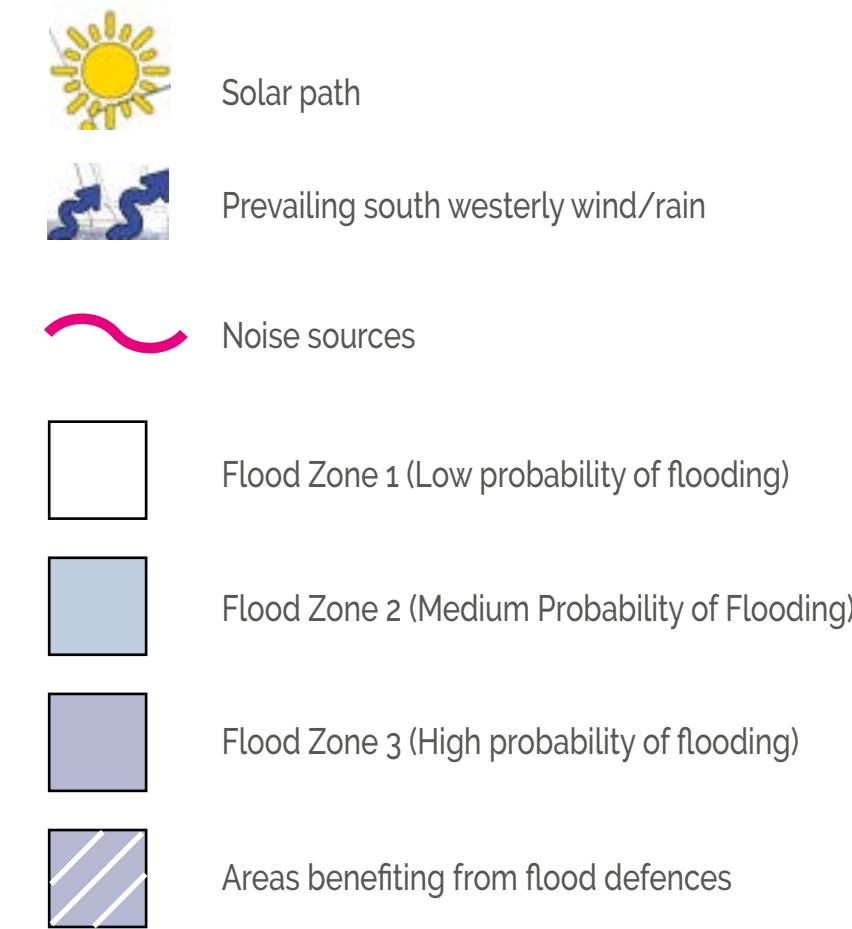
### 3.10 ENVIRONMENTAL

The site is at low risk from flooding caused by rivers and the sea, partly due to the flood defences along the estuary. There is also a low probability of flooding from surface water.

Mature hedgerows and trees along many of the edges of the site provide beneficial shading and buffering to prevailing winds. The site would benefit from planting along its south west edge to ease prevailing winds.

The A584 presents a source of traffic noise. Any positioning of dwelling would benefit from being placed further into the site and a landscaped buffer added to the front of the site to

Topographically the site is relatively level, with a variance between 1-2m over the site. Several ponds exist that have been enlarged over the years for commercial fishing purposes. The flatness of the site, combined with the existing tree-lines, banks and hedging, make views into and out of the site, very limited.



Source: Environment Agency

### 3.11 LANDSCAPE CHARACTER AND VISUAL APPRAISAL

A landscape and visual appraisal was undertaken by DEP Landscape Architecture in 2016 for Britmax Developments. Much of this is still pertinent to this planning application. The Landscape Character descriptions therein, are drawn from published material which includes Natural England National Character Areas and the Lancashire Character Assessment.

Specifically for character descriptions:

Natural England NCA32: Lancashire & Amounderness Plain.  
Lancashire Landscape Character Assessment  
Landscape Character – Landscape Type 15 : Coastal Plain.  
Character Area – 15d : The Fylde.  
Landscape Character – Landscape Type 18 : Open Coastal Marsh.  
Character Area - 18a : Ribble Marshes.

It is not proposed to reiterate the content of that report which is on public record. It also sets out the Landscape Appraisal of the wider area and of the application site.

It divides the site into distinct zones. The Zones are alphabetical as note in that report:

#### Zone A - Frontage Area

The entrance directly off the A584 Lytham Road. Framed by brick flanking walls. Screening by hedge and tree planting. A paddock and pond are located north west of the entrance and a children's play area with synthetic turf to the north.

#### Zone B - Reception and Stables

A domestic dwelling with garden areas and parking which serves as a reception building is located to the north of zone A, a stable block and yard to the north east.

#### Zone C - Central Area

Two large grassed areas form this zone. Both contain ponds, the one to the west is partially occluded with reed, both appear eutrophicated possibly due to intensive use by water fowl.

#### Zone D - Birch Wood

This is from where the site name is derived. It is a mature woodland with species including oak, ash, birch and sycamore with

contained within the separate tree survey report. The wood has not been managed and there is also notable die-back.

#### Zone E - 'San Antone'

This zone is dominated by permanent structures including a large two story building that served as an entertainment centre with bars and restaurants. The building is constructed from a variety of materials including rustic timber work in a 'wild west' theme.

Another timber building provides holiday accommodation. Most of the area to the east of this zone consists of caravan parking.

#### Zone F Northern Sector

Just outside the northern area of the site is a single storey building of brick construction which functions as a rifle range. To the east, located on concrete bases area series of timber lodges.

The site is very neglected and degraded in terms of landscape character.

The landscape value is described as poor and landscape sensibility is assessed as low.

Visibility of the is very limited from public footpaths and indeed, distant views are also limited.

#### Visual Summary

The DEP report summaries that given the flat nature and good vegetative screening of the site, that the effects on the receptors are mostly slight, pre-mitigation. The proposals are generally 2 storey dwellings, some with attic rooms. Post mitigation, the landscape effects of the proposed development would be negligible for the surrounding landscape and for the site itself.

Mitigation measures are described further in the landscape strategy and LVIA section.



### 3.12 ARBORICULTURAL ANALYSIS






A Tree Preservation Order, dating to November 1965, covers the area of woodland to the north west of the site. The majority of trees within this woodland are a mix of hardwoods consisting of mainly Oak with Sycamore, Elm, Beech and some Alder, Pine and Willow

A tree report by Arbtech (Nov 2021) accompanies this planning application which includes an Arboricultural Impact Assessment, Arboricultural Method Assessment, a Tree Protection Plan.

Despite the TPO, a number of trees are diseased or dead, and it is clear that some tree will require removal. The development proposes to remove a number of these low-category and dying trees, to allow for woodland regeneration.

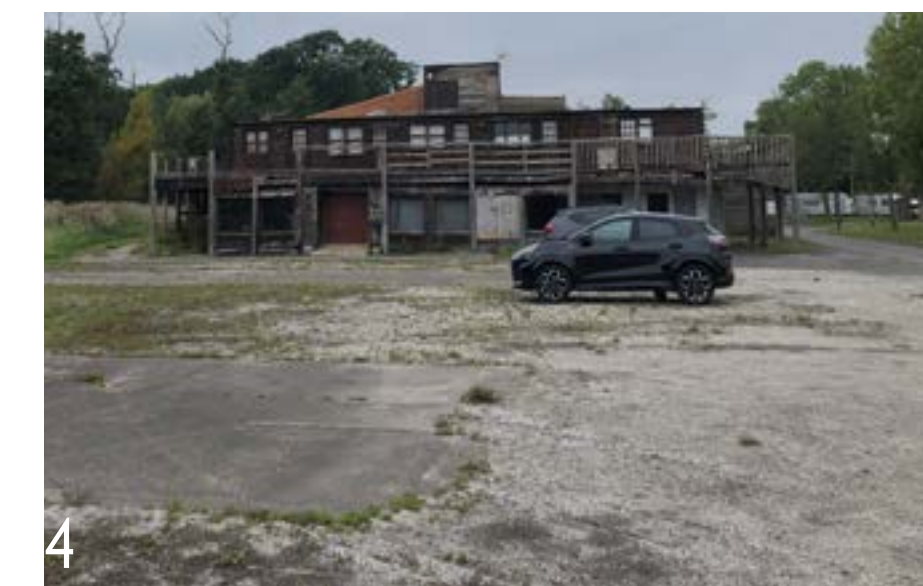
It is proposed that in any scheme brought forward, that new trees will be planted throughout the site. The site has ample opportunity for replanting within the existing woodland areas and on selected areas of the wider site.



-  Site Boundary
-  Category B Trees
-  Category C Trees
-  Tree Protection Order
-  Existing Water Feature

### 3.13 CONTEXT ON SITE

The site comprises a mix of building styles and materials which include the use of timber boarding, concrete blocks, red brick, white render, and corrugated metal. Several of these structures were designed to replicate a 'Wild West' theme across the site. These structures are generally not in-keeping with the materiality and architectural style of the surrounding area and many if not all are in a poor state of repair.





### 3.13 CONTEXT ON SITE

Further images of the site illustrate the assortment of existing buildings, hard-standing and 'road' network. Image 3, initially shows a grassed area. On closer inspection, the 'green' is in fact artificial grass laid over former RAF concrete bases. Images 9 and 10 show views of some of the existing lodges that have been maintained and are in use.



### 3.14 LOCAL MATERIALITY & FORM

A broad palette of materials and building styles can be seen within the immediate and wider context. These range in quality and scale. Materials include stone, brick, render, slate, tiles, and timber cladding. Gable ends and bays are seen repeatedly throughout these buildings.

The roofing primarily features pitched roofs, in slate, concrete and plain clay tiles, often with chimneys.

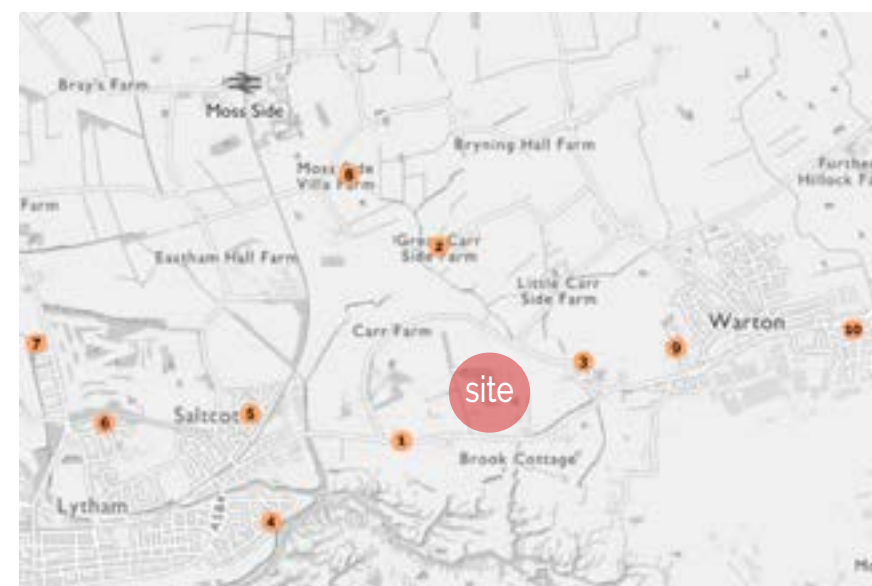
The mix suggests that the proposed application site could host a range of quality materials mirroring the local vernacular without being prescriptive, allowing for a residential scheme of high quality that will greatly improve the visual appeal of the site.



1 - Warton Lodge Farm, Lytham Rd



2 - Wrea Brook Lane



3 - Meadow Drive, Warton



4 - Lytham Quays, Lytham



### 3.15 THE WIDER CONTEXT



5 - Cotswold Road, Lytham St. Annes



6 - Norfolk Road, Lytham



7 - Ballam Oaks, Ballam Road



8 - Cartmell Lane



9 - Riversleigh Way, Warton



10 - Post Lane, Warton

## 4.0 DESIGN DEVELOPMENT

### 4.1 KEY CONSTRAINTS

The site has limited constraints. The key constraints offer opportunities to structure and zone the site into development zones.

#### 1. Existing Bunds

Much of the East boundary of the site is defined by bunds. The bunds encroach on the developable area. These provide excellent natural screening to and from the site. These will be retained to continue to screen the development from the surrounding landscape, and offer privacy to dwellings.

#### 2. Existing Woodland (Great Birchwood)

A Tree Preservation Order covers the birchwood to the West of the site, restricting development on this portion of the site. Ongoing woodland maintenance will also be required to sustain this zone.

#### 3. Existing Water Features

Three established ponds exist on the site. The existing ecosystems around these water features will be enhanced and managed.

#### 4. Quail Farm

This is off site. However, development would be set back from it and screened by landscaping to obscure.

#### 5. Access

The existing access point will remain this location and start to suggest how the site may be divided into zones of development.

### 4.2 KEY OPPORTUNITIES

Three key opportunities to enhance the built context have been identified:

#### Enhanced Biodiversity

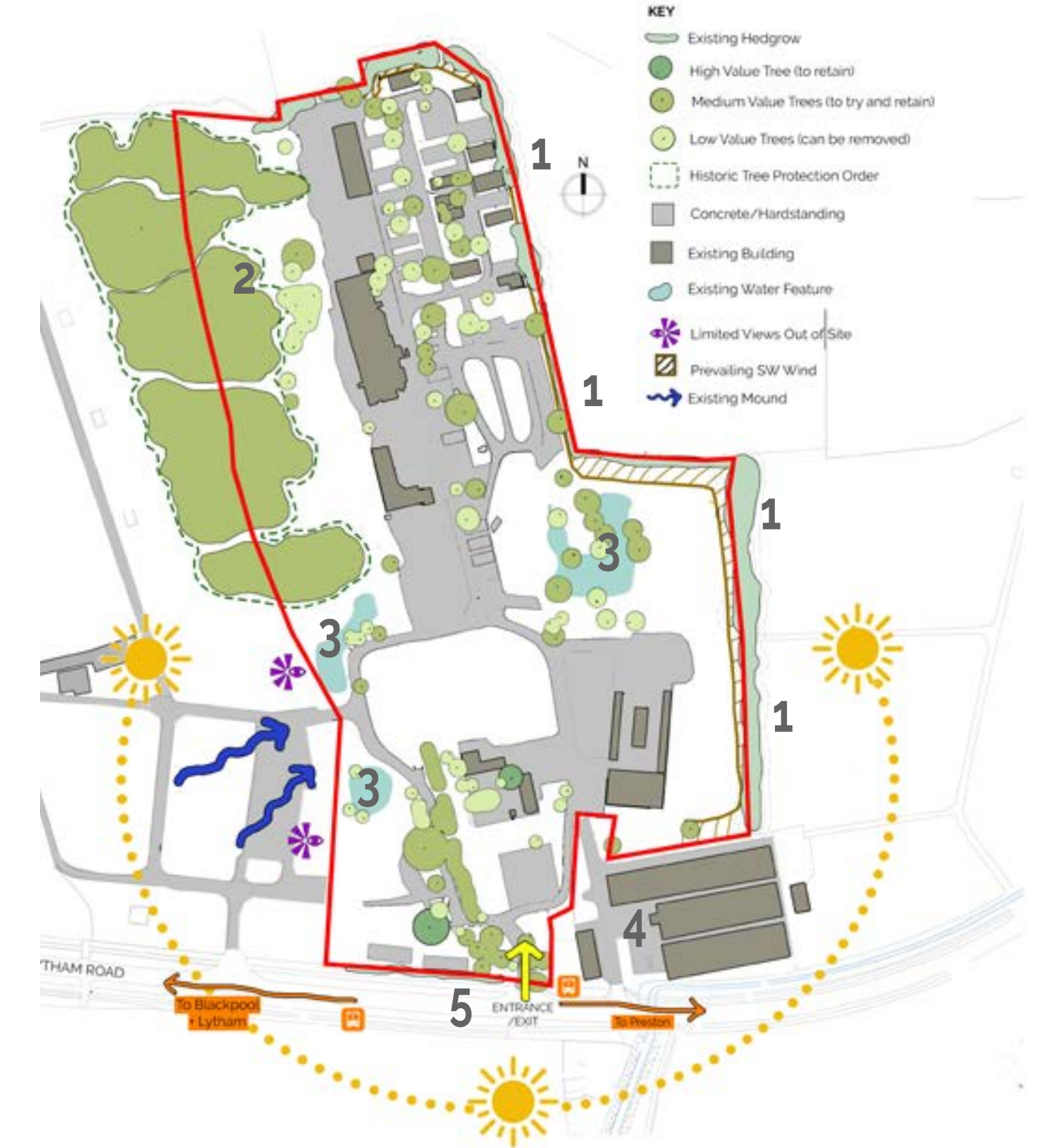
Improving and increasing planting around existing water features, to increase biodiversity on the site by providing new habitats for wildlife.

#### Enhanced landscaping

The removal of dying and diseased trees, the enhancement of existing trees and hedgerows to improve visual landscaping in addition to increasing biodiversity gain.

#### Architectural enhancement

Development provides an opportunity to refresh the site by facilitating the removal of deteriorating structures, which do not fit the local vernacular in favour of a high quality residential development.





### 4.3 CONCEPT LAYOUT STUDIES

The series of images right, illustrate the conceptual approach to setting up an infrastructural framework on the site to bring forward developable zones.

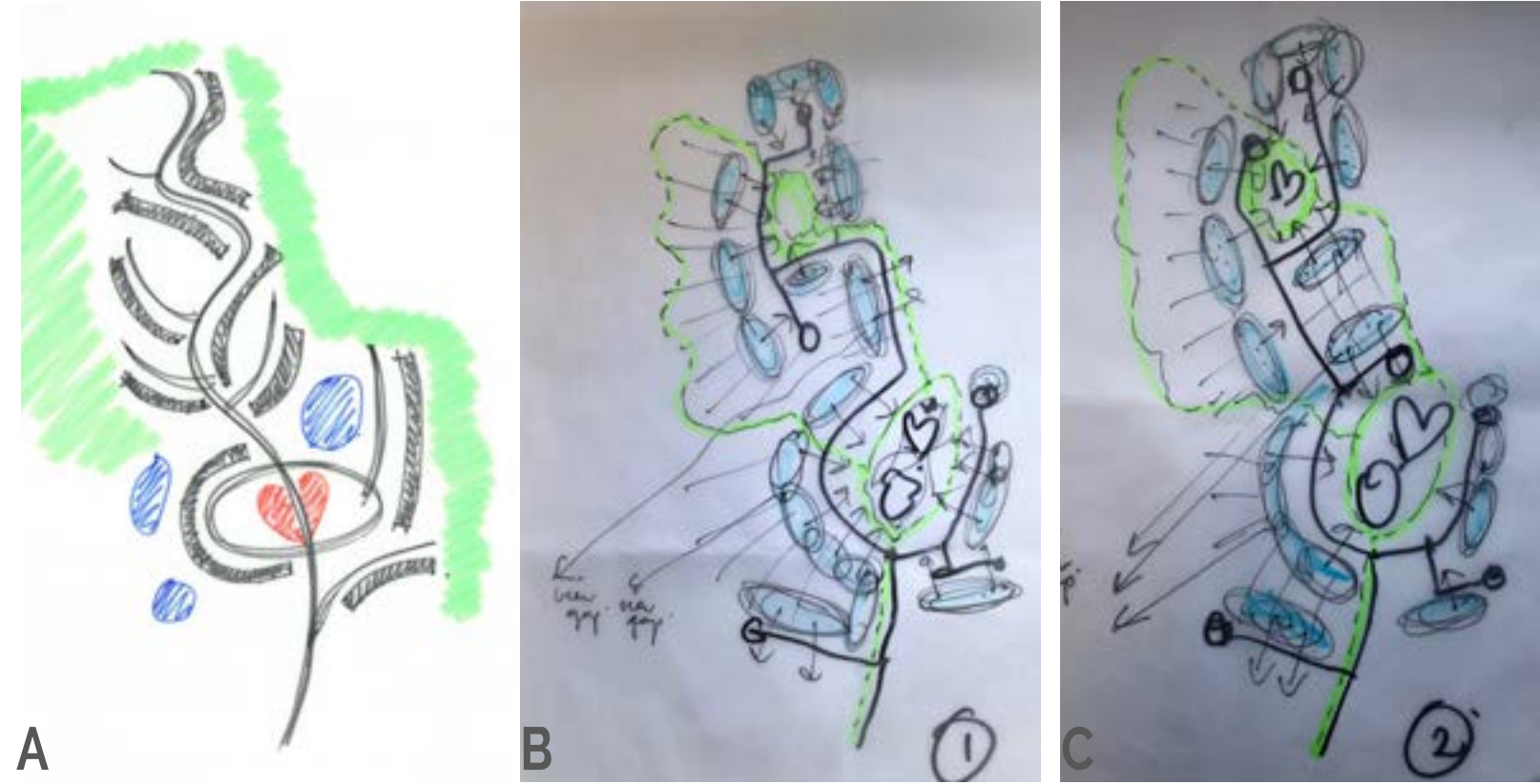
**Image A** - shows how the main existing access provides a spine through the site, passing through a central heart or hub area and drawing in the large existing ponds as focal points in the scheme. The structure avoids the TPO and bunded areas, using these as natural screens that the development would settle into.

**Image B** - This builds on Image A and illustrates a greater level of structure, setting up more defined zones of development and open spaces north and south. Frontages would face inwards so that all pedestrian areas have good surveillance and active frontages. Pedestrian trails would link up development zones and provide natural trails through the site and into the woodland. The site does not link to any other external trails.

**Image C** - A variation of Image B, but reducing the amount of curvature of the main spine route. Both north and south open areas are retained.

**Image D** - A more structured development of Image C, with indications of how plot parcels might relate to the road network - again, the open areas are retained and start to suggest opportunities for green open space for public use/play areas. The plot parcels are formed with what is essentially a perimeter block approach with are indicates as circles within the development areas.

**Image E** - The illustrative layout starts to emerge, with further detail on plots and private gardens, infrastructure and distribution of open space to the north and to the south with clear notions of residential frontages and a strong spine route linking the development zones from the access point to the very tip of the site. Landscape buffers are incorporated to the frontage with Lytham Road, the western tree zone and the eastern bund are beneficially retained.



## 5.0 THE OUTLINE PROPOSAL

### 5.1 THE INDICATIVE LAYOUT

The proposed indicative layout is illustrated right.

This Outline Application seeks permission for residential development with all Matters to be Reserved except for Access.

The proposal takes the key natural features of the site, being the ponds, the western tree belt, the eastern landscaped bunds and the previously developed areas as a basis for an illustrative approach to develop the site in an holistic manner.

Plots are generous as is public open space, in and around the site which will provide excellent walking trails threading through the site and woodland for leisure, pedestrian access - all to support health and well-being.

The principle spine road is reinforced with a landscaped spine that runs north south, linking the two public open spaces to the access point. This green ribbon, could act as a beneficial swale or water feature running through the site.

The following points are noted:

1. Access
2. Landscaped buffer/Community orchard area.
3. Walking Trail.
4. Existing pond as focus for the smaller development zone.
5. Retained, enhanced and managed woodland.
6. Public open space - play,community, amenity.
7. Retained enhance and managed eastern bund.
8. Green ribbon/swale and walking trail.
9. Landscape buffer introduced to screen the quail farm.
10. Utilising perimeter blocks with front facing dwellings and private rear generous gardens.





## 5.2 ILLUSTRATIVE VIEWS

The top right image, illustrates how a typical open green space might be envisaged. This image typically represents the areas annotated as Area 6 and 9 on the indicative site layout.

These would be seen very much as a community spaces, for play, leisure activities, fêtes, BBQ s - very much as a focal points for the development. The southern open area around the existing pond would likely be the principle heart of the development.

The bottom right image illustrates how the green ribbon would run as a thread from north to south, linking the development plots with each other via paths /walking trails. The ribbon could also act as a beneficial swale through the site, with opportunities for further planting and landscaping as the image depicts.



## 5.3 LANDSCAPE STRATEGY AND LVIA

### Landscape Mitigation

- Establish landscape buffers on the edge of the development to reinforce woodland character and maintain separation from adjacent areas.

- Improve species diversity across the site to ensure that they complement and take into consideration the character and biodiversity of the local area.

- Development to have regard (and relate) to the layout and character of the surrounding area.

- Soften the built form of the proposed development through the carefully considered layout and composition of buildings and building heights and use of vegetation to soften the built form.

### Visual Mitigation

- Maintain and protect the existing trees and woodland around the site boundary to conserve and enhance the characteristic features of the site and carry out appropriate arboricultural management of the existing trees to promote longevity.

- Establish landscape buffers to the site boundaries and set-back built development to reduce visual impact and provide additional landscaping to improve the quality of the landscape around the site boundaries.

- Plant trees and shrubs to provide additional screening. Introduce evergreen species to reduce the extent of filtered views in the winter months.

- Development to have regard (and relate) to the layout and character of the immediate surrounding area.

- Soften the built form of the proposed development through the carefully considered layout and composition of buildings and building heights and through the use of vegetation to soften the built form.

- Utilise building materials and techniques that are sympathetic to the landscape and built context.

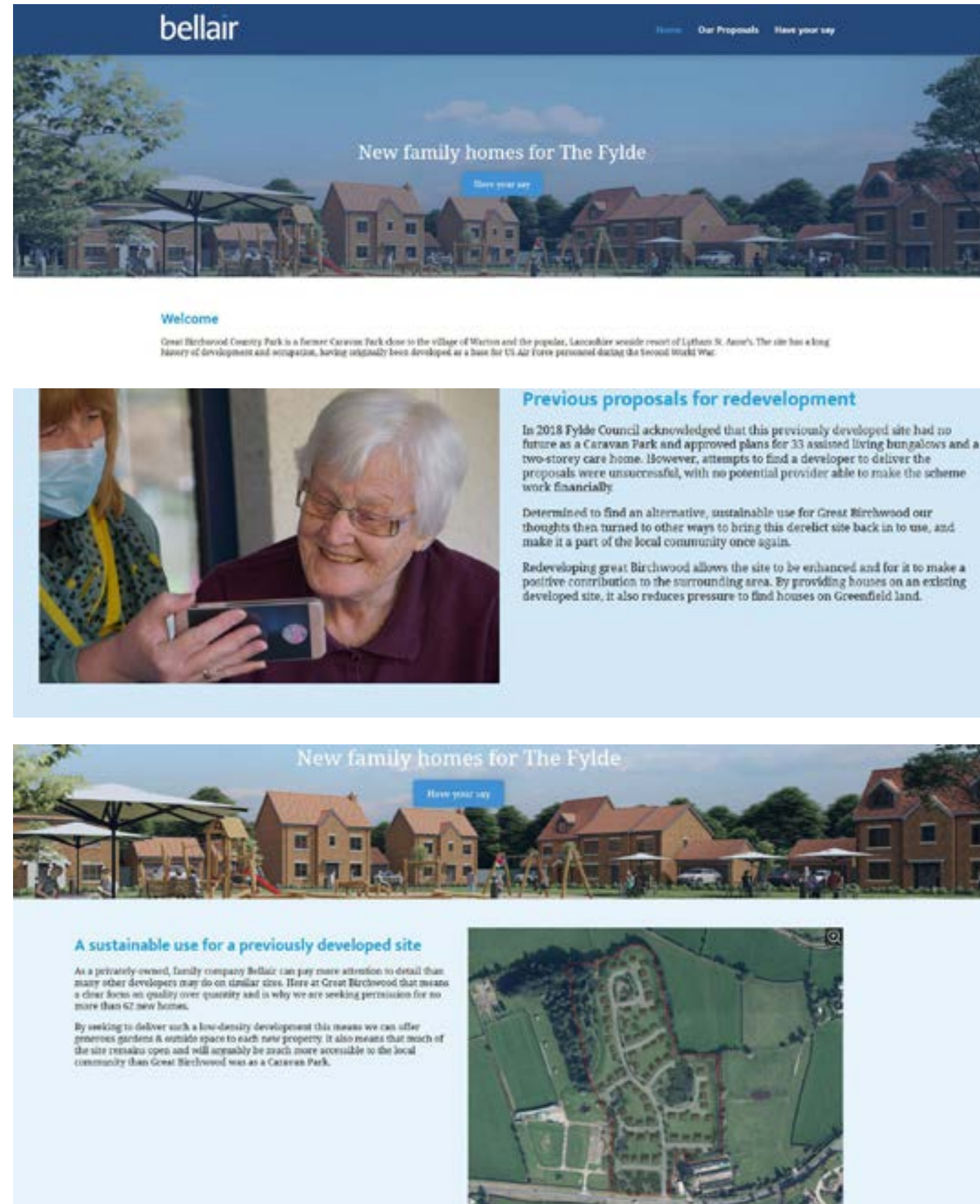
- The proposals should be broadly compatible with the Lancashire Landscape Strategy and the Lancashire Biodiversity Action Plan.





## 6.0 PUBLIC ENGAGEMENT

A separate report has been prepared by BECG, which sets out the detail on the public engagement undertaken to support and inform this planning application.



## 7.0 PARAMETERS PLANS

### 7.1 ACCESS

The proposed indicative site layout provides a beneficial springboard as to how a Reserved Matters Application may be taken forward and establishes a set of parameters for development.

These 'Parameters' form part of this planning application and are set out as individual parameter plans culminating in a combined Parameters plan.

The following Parameter plans include information on the proposed areas of potential built development, green and blue infrastructure, access and movement and other key structuring and place-making components.

Access Parameters

Green Infrastructure Parameters

Blue Infrastructure Parameters

Development Zone Parameters

All Parameters Combined.

**Access Parameters Plan** - The plan to the right sets out the existing access point at Lytham Road into the site. A primary spine route would serve secondary branches to feed each of the development zones.

Pedestrian walking trails would circumnavigate the site, linking development zones, the woodland, and the public open spaces.

Refer to detail drawing prepared by Hydrok which shows access at the junction with Lytham Road.





## 7.2 PARAMETERS PLANS - GREEN INFRASTRUCTURE

**Green Parameters Plan** - The plan to the right sets out the general arrangement of green infrastructure, where it is retained and enhanced.

The existing landscape is poorly managed and visually unappealing. There are large areas of hard-standing and hardcore/scalping interspersed with grassed areas and stands of trees, culminating in the wooded area to the north west flank of the site. The eastern boundary is marked by a bund/embankment of grass, bramble and hedge trees.

The following points are noted in the green infrastructure plan:

1. Existing planting to site frontage strengthened to provide good buffering to further mitigate visual impact. Inclusion of earth bund in enhanced landscape buffer and incorporation of community usage such as an orchard.

2. Enhanced landscape buffering to screen quail farm (dis-used)

3. Along the entire eastern bund -

Opportunities to introduce areas of wild meadow grass to increase biodiversity and form wildlife pockets, and wildlife corridors to establish/enhance existing corridors through the site.

Additional native hedgerow and trees to provide foraging routes through the scheme.

Existing boundary hedgerows retained and enhanced to establish well screened boundaries to the site.

4. Central feature landscape ribbon of trees/planting and swale connecting the length of the site.

5 and 6. Open green spaces for amenity, play, leisure, community uses.

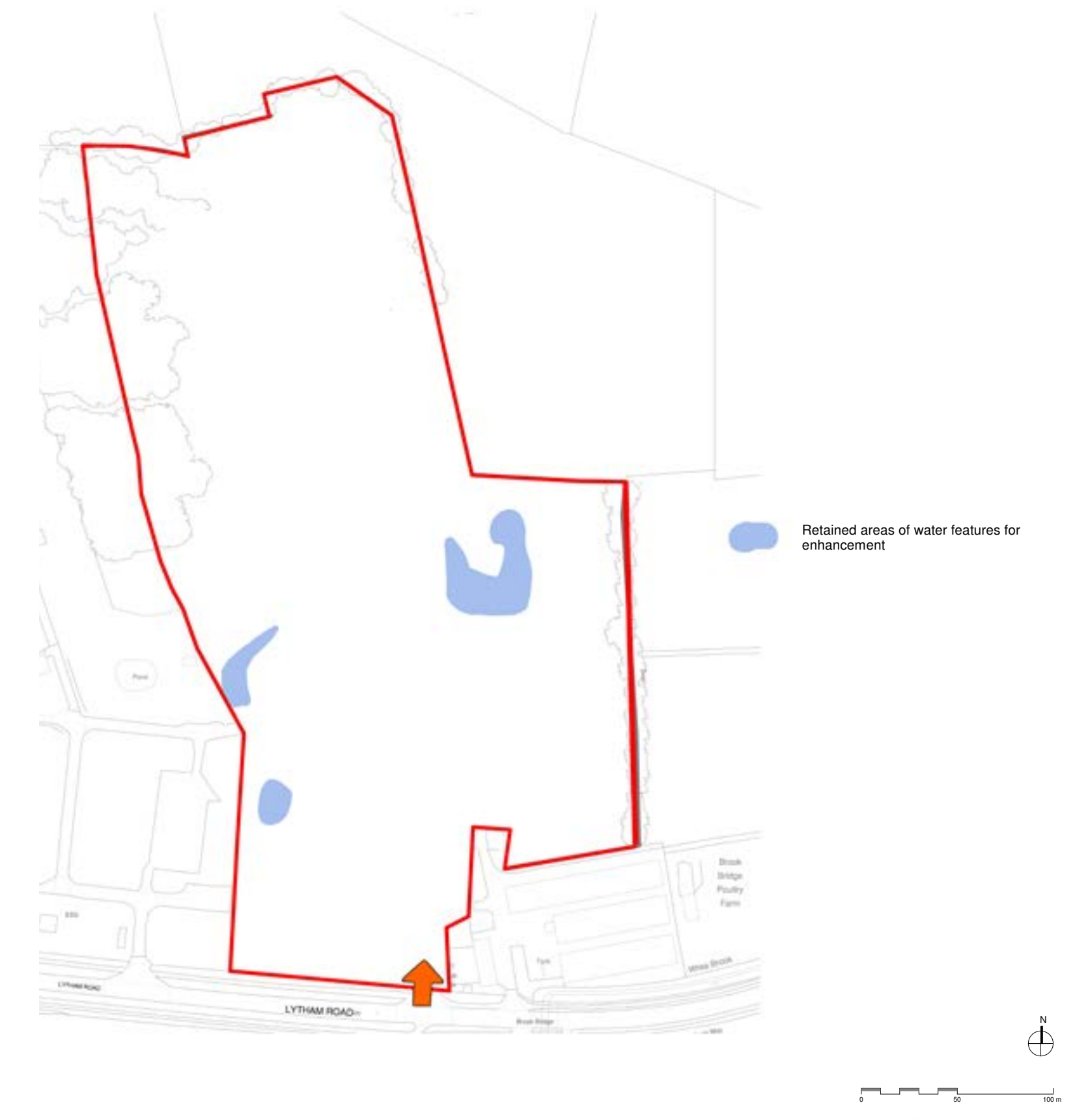
7. Existing woodland - area to be subject to long term management plan to improve and regenerate the tree structure. Proposed native woodland mix to be introduced to infill areas of die-back and reinforce the existing tree belt.



## 7.3 PARAMETERS PLAN - BLUE INFRASTRUCTURE

**Blue Parameters Plan** - The plan to the right sets out the areas of water apparent on the site. These are currently ponds.

It is clear from historical mapping (see earlier pages), that these have been subject to some enlargement overtime. Given the biodiversity that ponds generally offer, it is considered sensible that any proposal taken forward in a Reserved Matters application should seek to retain and enhance these important features to improve biodiversity. The water features would also act as key focal points on the site.





## 7.4 PARAMETERS PLAN - DEVELOPMENT ZONES

**Development Zones Parameters Plan** - The plan to the right sets out the key zoning of development.

The zones of development should establish clear frontages which align with established design principles to create clear perimeter blocks with a defined outlook.

Supporting this, key 'green' open spaces would be integral to the outlook from the development zones to create focal points on the site. These open spaces form natural spaces to support community activity.

In the adjacent image, open spaces are shown sitting comfortably with the development zones and are located sufficiently apart to better distribute such space in the proposal.

The image divides the development into zones. This is not intended to be prescriptive, but more to be able to reference parts of the site.

It is proposed that where practical, building heights should be not greater than 2.5 storeys. This means that 3 storey dwellings are possible using dormer windowed rooms (or similar) within roof pitches.

Proposed landscaped buffers to the southern edge would provide for further screening and improved biodiversity of the development.



## 7.5 PARAMETERS PLAN - COMBINED

**Combined Parameters Plan** - The plan to the right overlays all of the preceding parameters.

The result is largely self-explanatory and establishes a practical framework to implement a high quality residential development that retains and enhances the best natural characteristics of the site.

