

# MASTERPLAN

## Preston Lancaster New Road, Catterall

June 2021



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## 1.0 Introduction

Policy SA1/22 of the Wyre Local Plan 2031 (WLP31) allocates land at Daniel Fold Lane, Catterall for 66 dwellings. The allocation extends to 3.56 hectares of open land on the western edge of Catterall. The allocation is purely for residential development; there is no local plan requirement for supporting social infrastructure to be located on the site.

The allocation identifies a number of Key Development Considerations (KDCs) that must be taken into consideration in developing the site.

KDC1 requires the site to be brought forward for development in line with a masterplan covering the whole site. The council's Guidance on the Preparation of Masterplans (v1.2) allows for a proportionate approach to the level of detail required in a masterplan. It states that in simple cases such as where there is a single land ownership, a single use proposed and no supporting infrastructure (such as a new school) is required, the masterplan can be in the form of an enhanced Design and Access Statement. Given that the allocation meets these requirements, this Masterplan has been drafted with this guidance in mind.

The purpose of a masterplan is to provide an overall development strategy for the allocation. It provides an understanding of site constraints and opportunities and establishes spatial principles relating to matters such as land use, highways and movement and green infrastructure.

This Masterplan will be a material planning consideration when the council assesses future planning applications on the site.

This Masterplan has been produced by Anwyl Homes Lancashire, Hourigan Connolly and Gallagher Technical Design in advance of a detailed planning application being submitted to Wyre Council.

Pre-application discussions have taken place with Officers of Wyre Council and these have informed the evolution of the Masterplan and the overall development design.

Catterall Parish Council were provided with a copy of the submission documents which were discussed with Wyre Council as part of the 'without prejudice' pre-application enquiry, along with the Council's pre-application response. The comments of the Parish Council have been received and are being considered.

## 2.0 Site Context and Analysis

The site is located on the eastern side of the A6 Preston Lancaster New Road in the popular village of Catterall. The site is irregular in shape comprising a large field, a farm complex and two smaller fields. The site excludes the two residential properties fronting Preston Lancaster New Road in this location.

The site is sandwiched by a number of roads; the Preston Lancaster New Road to the west / south west, Cock Robin Lane and Daniel Fold Lane to the east / north east, and Blackthorn Avenue along the north east boundary. The northern boundary is marked by a hedge which separates the site from an adjoining farm, an agricultural field, and a new housing development known as Calder View which is currently under construction by Wainhomes. The site is bound by a mixture of railings, post and rail fence and hedges.

Other matters which have been influential in the proposals and are key to defining the site context are:

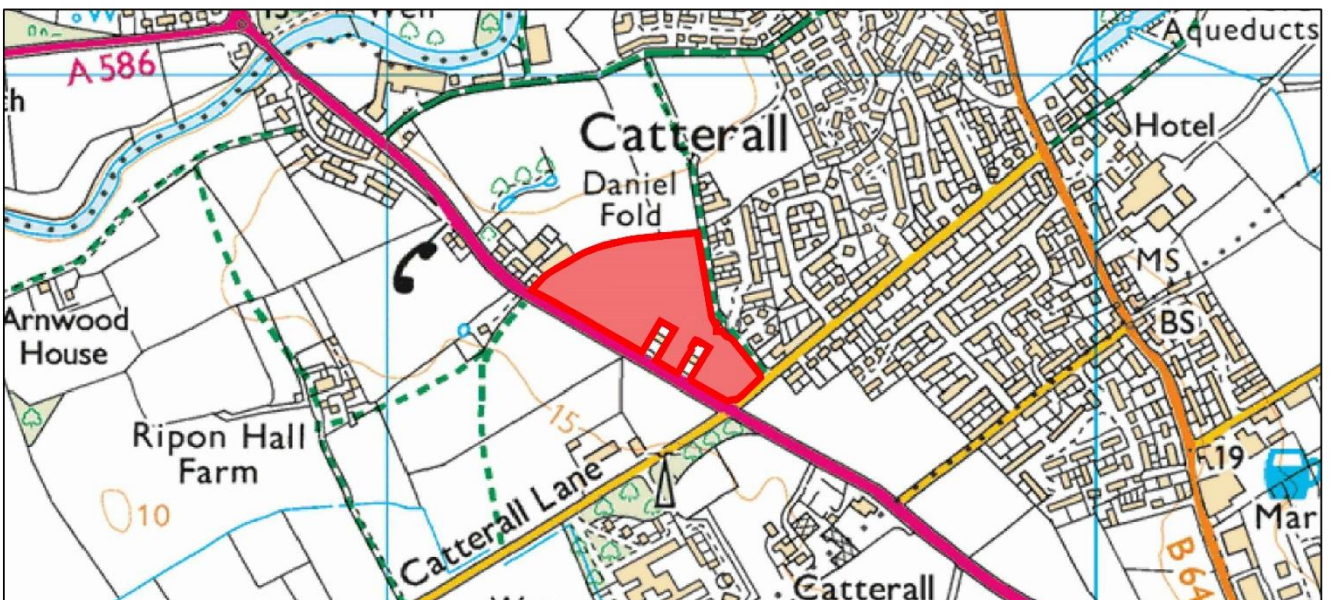
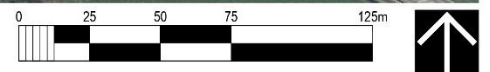
- Strong existing building lines along the A6 Preston Lancaster Road, Cock Robin Lane, Chapelside Close, Daniel Fold Lane, Parkers Fold.
- Mature trees and hedgerows within the site boundaries.
- The presence of the site within the village of Catterall which is emphasised by the flat topography.
- Importance of the A6 Garstang corridor.
- A public right of way which runs through the northern part of the site.
- A Grade II Listed Medieval Cross which is positioned outside of the site but close to the north west corner, where the public right of way enters the site off the Preston Lancaster Road.
- An electricity substation present within the application site area.
- An existing water main runs underground along the northern boundary.
- The site is not at significant risk of flooding from run-off from adjacent land and has limited potential for groundwater flooding.
- The ground conditions (clay) indicate the site is not capable of utilising infiltration techniques in drainage design.



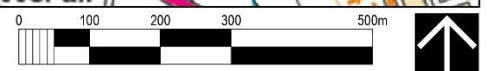
Preston Lancaster New Road, Catterall



LOCATION PLAN & PHOTO LOCATIONS



LOCATION IN WIDER CONTEXT





Preston Lancaster New Road, Catterall



PHOTO 1



PHOTO 2



PHOTO 5



PHOTO 3



PHOTO 6



PHOTO 7



PHOTO 4



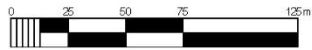
PHOTO 8

### **3.0 Considerations & Opportunities**

This Masterplan has been informed by a series of technical studies and assessments that identified a series of considerations and opportunities

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# Preston Lancaster New Road, Catterall



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## Considerations Legend

- Existing adopted highway
- Proposed new adopted highway as part of adjacent development
- Existing Public Right of Way
- Optimal location for new vehicular access
- Existing build lines continued into the site
- Existing electric substation within allocation site and outside land ownership
- Grade II Listed Medieval Cross -25m and 50m stand-off shown
- Existing trees
- Existing trees with TPO (Tree Protection Order)
- Existing Hedgerows
- Adjacent public open space
- Water trunk main easement
- Boundary where direct access not possible due to ownership or proximity to junction

## Opportunities Key

- A** There is an opportunity to reinforce the existing building line and urban grain
- B** Proposed public open space could link to the existing open space on Daniel Fold Lane and even provide a green link through to Preston Lancaster New Road
- C** Incorporating a stand-off to the off-site Grade II Listed stone cross will allow for a blue-green infrastructure buffer to the edge of the development
- D** The presence of the water main easement will also allow the greenspace to wrap around the boundary to the adjacent farm
- E** Retaining the hedge and trees along the site frontage - in conjunction with the above items - will create an opportunity for a "green" link along the frontage
- F** The current PROW is unlit and relatively unused. There is an opportunity to upgrade it to a surfaced, lit and well-overlooked route through the site

## CONSIDERATIONS & OPPORTUNITIES



## 4.0 Masterplan Framework

### i) Aim

To create a high quality sustainable residential development that is seen as an “organic” natural extension to Catterall and responds positively to its local context.

“Organic” in this sense means placing the new development in its local context. For instance, external building materials will aim to recognise the local context of existing homes on Cock Robin Lane & Daniel Fold Lane by use of similar brick colours, feature render & grey roof tiles. House types within the new development will reflect and complement the appearance of existing houses in the locality.

### ii) Objectives

To accord with the aim, development within the allocation should positively respond to the following objectives:

- a. Create a sustainable neighbourhood that is integrated physically and socially with the existing village and promotes healthy and active communities, maximising opportunities to enhance the quality of life for future and existing residents of Catterall.
- b. Create a development that respects its location with particular attention paid to the relationship to the existing built form, listed buildings and their setting, views through the site, and the nature and quality of boundary treatments.
- c. Build a range of homes of different types, sizes and tenures to meet the needs of different sections of the community and that contribute to the creation of a varied and attractive environment.
- d. Create a movement network for pedestrians and cyclists that promotes safe connectivity within the site and between the site and existing village, including positively integrating any public rights of way.
- e. Ensure that the highway infrastructure supports safe movement and supports the A6 Corridor Highway Mitigation Strategy.
- f. Produce a high quality and safe public realm that includes landscaping and green infrastructure. In so doing, to deliver green infrastructure in a manner that contributes to a well-designed and healthy living environment.
- g. Preserve and/or establish functional ecological habitats and networks that facilitate the movement of species and populations and support biodiversity enhancement.
- h. Ensure that the site is appropriately drained, including the management of residual surface water through the use of sustainable drainage techniques which are integrated into, and enhance, the green infrastructure and biodiversity network.
- i. Ensure opportunities are taken to address any relevant issues arising from climate change and to minimise the use of resources, including energy consumption.
- j. Avoid unacceptable adverse impacts on the amenity of occupants and users of surrounding or nearby properties, whilst securing a good standard of amenity for the occupants and users of the proposed development.

### iii) Design principles

Development within the allocation will be expected to be consistent with relevant local plan policies as well as reflecting the aim and objectives of this document. Development must also follow the following design principles:

- 1) Development should achieve a high-quality environment taking advantage of and integrating with existing topography, views, landscape features and any identified biodiversity habitats.
- 2) The design and layout of the development should promote healthy living, including the provision of accessible high-quality green infrastructure together with cycle and pedestrian routes internal to the site and between the site and surrounding area.
- 3) Planting and landscaping should be used to shape the location and character of the built form, streets and open spaces using existing features such as trees and hedgerows where possible. Place making will be further reinforced through the design of hard and soft landscape for individual plots and the creation of incidental green spaces / landscaping to break up the built form.
- 4) Where tree and hedgerow loss is necessary, at least an equivalent amount of new mitigation planting of suitable species should be proposed. Trees covered by a Tree Preservation Order are protected and retained, as indicated on the Considerations & Opportunities Plan.
- 5) The structure of the development should preserve key views into the site and views out of the site towards the surrounding area utilising opportunities provided by the orientation and design of streets, green spaces, houses and other development types.
- 6) There should be a highly legible structure of streets and where residents and visitors can intuitively find their way around the development with good connectivity onto surrounding roads and streets.
- 7) There should be a suitable landscape buffer along the A6 boundary to mitigate any visual impact arising from development in this location.
- 8) Dwellings for older people/mobility impaired should be appropriately located in terms of access to services, facilities and access routes.
- 9) Sustainable drainage systems which follow the surface water hierarchy should be incorporated into the development as part of a high quality green and blue infrastructure with multi-functional benefits. Sustainable drainage and flood risk management should be an inherent part of the landscape design process and intrinsically linked to the landscape proposals.
- 10) Building orientation and layout – including corner-turning and dual aspect houses at key intersections - should be used throughout the site to create active

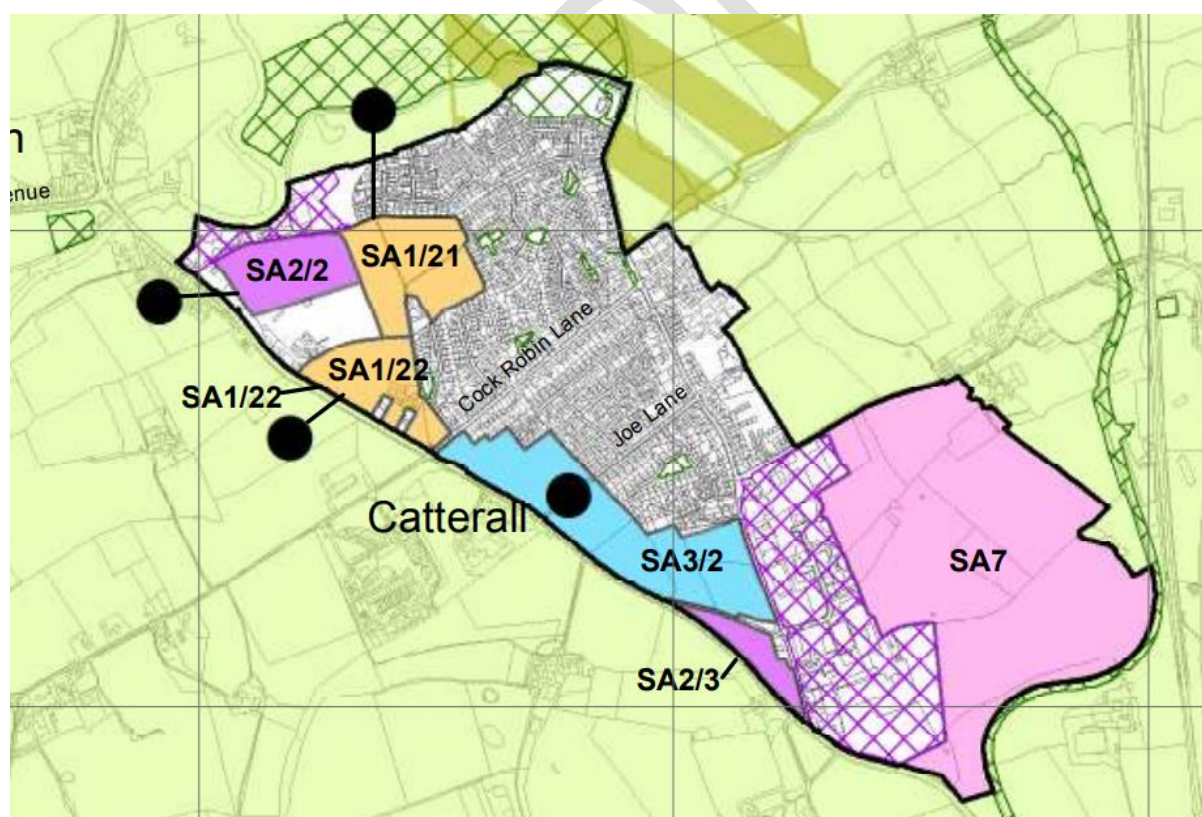
frontages and natural surveillance /security over the public spaces, streets and footpaths / cycle routes.

- 11) Adequate car parking will need to be provided in line with planning policy, but this should be sufficiently well-integrated so as to not dominate the street and building frontages.
- 12) There should be clear demarcation between the public and private land.
- 13) Development should not adversely affect the significance of heritage assets.

#### iv) Uses

##### ➤ New Homes

The site is allocated in the Wyre Local Plan (2019) for residential development with an expectation that the site capacity of 66 dwellings will be delivered by the end of the Plan period, i.e., by 2031. The image overleaf illustrates the extent of the allocation, Site Reference SA1/22, within the Settlement Boundary of Catterall. The text contained in Policy SA1/22 is contained in Appendix 1.



It is noted that allocation SA1/22 refers to a medical centre proposed as part of a previous planning application, although there is no requirement for the provision of this as part of the allocation itself. For the avoidance of doubt, Wyre council and the Fylde

and Wyre Clinical Commissioning Group are not seeking a medical centre on the allocated site. This is reflected in the masterplan.

The site allocation suggests a site capacity of 66 dwellings. This masterplan proposes in the order of 80 dwellings. However, this Masterplan demonstrates that the proposals will comply with the aim, objectives and design principles of Policy SA1\_1/22 and would result in a high-quality development that the village of Catterall can be proud of.

Local Plan Policy HP2 requires a suitable housing mix to be delivered with reference to the latest housing evidence. At least 20% of the properties should be suitable or adaptable for older people and those with restricted mobility. Local Plan Policy HP3 requires 30% of the properties to be true affordable homes.

This masterplan proposes the following:

- In the order of 80 no. new homes of mixed design and size.
- Mixture of 2, 3 and 4 bedroomed homes to appeal to a wide range of future of occupants.
- A density which reflects the semi-rural location.
- 30% of the home will be affordable (affordable rent and shared ownership).
- 20% of the homes will be 'adaptable'.
- Areas of informal public open space.
- Area of formal and inclusive play for young children.

#### ➤ **Green Infrastructure, Landscape and Ecology Strategy**

Although the allocation site is of a relatively modest scale at 3.56 hectares, the design ethos of this Masterplan is to locate the built development within a green setting. In this context, the approach to green infrastructure is also closely related to the movement network for pedestrians and cyclists. The form and type of green infrastructure, landscaping and ecological enhancements is therefore of critical importance to the overall design of the development.

The total amount of green infrastructure to be delivered will be based on the requirements set out in Policy HP9 of Wyre Local Plan. At this stage, using the Wyre Council green infrastructure Calculator, it is estimated to be 0.7ha based on 80 dwellings as shown in the table below:



GI Calculator					
On Site Provision - for schemes where the dwelling profile (no. beds) is not known:					
Estimated number of dwellings	Average household size (borough)	Population	GI Type	Standard per 1,000 pop	GI Requirement (hectares)
80	2.24	179.2	Parks and gardens	0.4	0.072
			Amenity open space	0.4	0.072
			Natural/semi natural green space	1.5	0.269
			Children & young people	0.18	0.032
			Allotments	0.25	0.045
			Playing pitches	1.2	0.215
			<b>TOTAL GI REQUIREMENT (TGIR)</b>		<b>0.70</b>

The actual amount of green infrastructure will depend on the total number and type (by reference to the number of bedrooms) of dwellings proposed.

Policy HP9 defines green infrastructure as one or more of the following types:

- Parks and gardens
- Amenity open space
- Natural/semi natural green space
- Children & young people
- Allotments
- Playing pitches

Providing the total amount of green infrastructure provision required by Policy HP9 is secured, there is flexibility as to the type of provision made, having regard to site-specific constraints. A consideration of site characteristics and setting, together with Wyre council's guidance on green infrastructure, has informed the approach to green infrastructure for the scheme at Preston Lancaster New Road which is focused on three elements:

- Amenity open space.
- Play space for young children which is inclusive and designed to encourage play across a range of age groups and abilities.
- Natural and semi natural space.

These elements have been included in the masterplan scheme to be provided on site as part of the new blue and green landscape. To mitigate for the loss of approximately 135m of existing hedgerow which dissects the site, 610m of new hedgerow will be planted throughout the scheme, in areas surrounding the public open space and managed green spaces, and by providing hedging boundary treatments to more than 25 homes.

The proposals will result in biodiversity enhancement through additional tree planting, native woodland species, additional mixed native hedgerows and self-sustaining lawn seed in public green spaces.

➤ **Drainage and Water Infrastructure Strategy**

United Utilities has been consulted regarding drainage of the site. Investigations have confirmed that the subsoil beneath the site is not suitable for the use of infiltration / soakaway. Two Sustainable Drainage basins with underground attenuation capacity will be incorporated into the open spaces within the development.

The open basins will be in shared spaces and will be maintained regularly by the Management Company.

The follow page provides an indicative strategy for both the foul and surface water drainage systems, and a full suite of designs and investigations will be provided with the detailed planning application.

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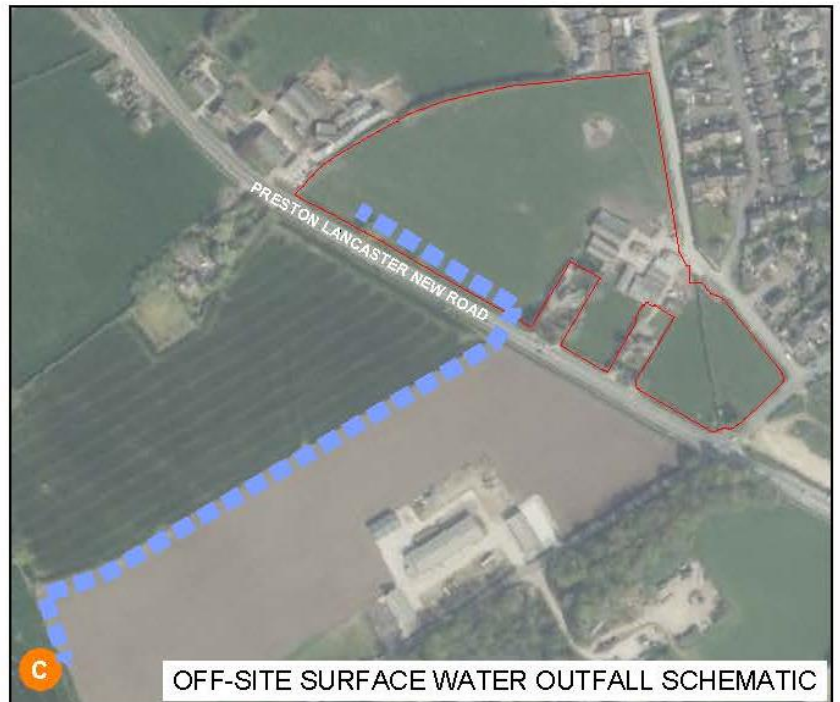
Preston Lancaster New Road, Catterall



Drainage Key

- A** Potential SUDs basins
- B** Potential sub-surface surface water attenuation
- C** Proposed surface water outfall to watercourse for whole site
- D** Existing combined sewer
- E** Existing foul sewer
- F** Point of foul drain connection to existing combined sewer in Preston Lancaster New Road
- G** Point of foul drain connection to existing foul sewer in Daniel Fold Lane

INDICATIVE DRAINAGE STRATEGY



## ➤ Highways, Access and Movement Strategy

The site is highly accessible by modes of travel other than the private car. Notwithstanding, studies have been completed to consider the traffic impact of the proposals on the local highway network by looking at trip rates and forecasted trip generation. In comparing the proposals set out in this Masterplan, with those previously approved by the Council 'in principle' – i.e. the 66 homes and medical centre – the 80no. proposed homes will generate a substantially lower trip generation during peak hours. Further details to explain this in full will be submitted with the planning application.

Car parking will be provided in accordance with Lancashire County Council requirements with 2 spaces for 2-3 Bed properties and 3 spaces (usually including a 3x6 int dim garage) for 4 Bed properties. All driveways will be located as close as possible to front doors to ensure they are well utilised. Where shared parking areas are proposed, they are overlooked, will be illuminated and easy to maintain.

A public right of way footpath runs within the site along the northern boundary, being accessed by a stile from the A6 in the north west corner of the site and taking a route which follows the hedge line and egresses the site, in the north east corner adjacent to the Wain Homes development. There is also a public right of way which follows Daniel Fold Lane and the track along the eastern boundary, but outside of the application site boundary. The proposals comprise the retention of the footpath within the site, however it is proposed to be diverted through the site to follow an alternative route along an upgraded footpath through the new residential layout. The existing stile at the north west corner of the footpath will be replaced with a timber kissing gate.

Any re-routing of the public right of way should ensure that it is safe to use, follows a clear and unambiguous route and is designed in such a way as to encourage its use, including appropriate signage.

Footpaths throughout the site will provide connectivity both within and beyond the application boundaries, with particular attention being paid to ensure that all corners of the scheme are accessible and not isolated. Footpaths will be routed to provide easy access to the greenspaces within the site, thereby promoting and encouraging healthy living.

The detailed layout will be designed to encourage low traffic speeds of 20mph which will enable pedestrian and cyclists to safely use the internal site roads.

Pedestrian and cycle access will be via the proposed access junctions on the A6 and Daniel Fold Lane, as well as via a number of dedicated footpaths linking to the A6 and Blackthorn Avenue. In addition, two pedestrian refuges are proposed to provide a safe crossing point on the A6 linking to the existing footway on the south-western side of the carriageway.


















## 5.0 The Masterplan



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### Masterplan Legend

-  Proposed new vehicular access & gateway feature
-  Green route along site frontage providing open space buffer to build line of ecological and amenity benefit
-  Proposed central green space to tie in with existing adjacent
-  Ideal location for a new play space for children in a position that can be well-overlooked, be integrated into a larger green space and with sufficient stand-off to avoid becoming a nuisance
-  Primary vehicular & cycle movement network
-  Pedestrian movement network
-  Opportunity to provide a central focal space at a junction of movement routes
-  Positions that are likely to be the most suitable for blue infrastructure with dual use (SUDs)
-  Potential for tree and hedge planting along movement routes to enhance the green links
-  Proposed development parcels with darker line depicting key active frontages
-  Existing electric substation within allocation site and outside land ownership
-  Grade II Listed Medieval Cross
-  Existing trees
-  Existing Hedgerows
-  Water trunk main easement

The masterplan layout presented on the previous page draws from the site context, constraints, opportunities, and design framework explored in this document, delivering a high quality sustainable residential development as an “organic” natural extension to Catterall which responds positively to its local context and comply with the Key development Considerations set out in Local Plan Policy SA1/22.

The design builds around the blue-green infrastructure strategy and provides outward facing development to all key boundaries and features.

In providing a mix of home types driven by market demand and having regard to local planning policy, a maximum density of 35 dwellings per net hectare can be achieved, resulting in approximately 80 new homes.

All new buildings will be a maximum of two-storeys and, to reflect the roofscape of the adjacent homes on the Preston Lancaster New Road frontage, the majority of roofs should be hipped with some gable features.

The materials will be complementary to the local character – red/orange brickwork, with occasional render use and grey roof tiles.

An easement area is provided to take account of the water mains in the north west corner.

Agreements have been reached with utilities providers and other land owners to address surface water drainage.

Existing trees and hedgerows will be retained where possible with additional native trees and hedgerows to be planted and to form part of the biodiversity enhancements. Tree covered by the Tree Preservation Order are retained and protected.

Intrusive ground condition investigations have been completed and confirm the site is capable of development without and contamination or ground gas risk to future residents or local receptors.

Discussions have taken place with the local highways authority and the proposals include improvements to the local highway network. A safe access can be achieved off the Preston Lancaster New Road.

## 6.0 Infrastructure and Delivery

Infrastructure is a term used to describe those services and systems required to enable a place to function effectively and efficiently.

The new development will include areas of communal benefit such as green infrastructure and Sustainable Drainage Systems. The management and maintenance of such uses will be determined at planning application stage but it is usual for this to be secured via planning condition and/or legal agreement with a management company employed.

Anwyl Homes Lancashire is committed to deliver the masterplan development in its entirety over a 3-year build period.

This Masterplan identifies a number of infrastructure requirements that are integral to the creation of sustainable development. These are focused on the following:

- Highways and movement.
- Water including water supply and surface and foul drainage.
- Green Infrastructure and landscaping.

The masterplan has been discussed with Lancashire County Council and the proposals incorporate measures to encourage safe and sustainable transport practises.

Flood Risk and drainage investigations have recommended that most of the surface water drainage will be adopted under a S104 agreement with United Utilities and the open sustainable drainage basins will be maintained via a management company to be set up solely to serve the development. A maintenance plan will be included in the planning application submission. Foul drainage will be connected to the existing public combined sewer running past the site in Preston Lancaster New Road and to the foul sewer in Daniel Fold Lane.

Public open space and a formal, inclusive play area form an integral part of the proposals.

Connection to the gas, electric, water and high-speed telecommunications networks is available in close proximity to serve the proposed homes on the development.

Any Infrastructure required to make the development necessary, and its delivery, will accord with the following infrastructure principles:

- Be appropriate and proportionate.
- Be delivered in a timely fashion that supports the new development at an appropriate stage.
- Be capable of being appropriately funded such that risks to delivery are minimised.

## **7.0 Conclusion**

This masterplan sets out a clear planning and design framework that will create a high-quality sustainable development in the attractive and popular village of Catterall. The site is allocated for housing in the Wyre Local Plan, and as such the principle of new homes in this location has been accepted.

The overall aims and objectives of the masterplan are to create a desirable place to live – a place that responds positively to the local context, embodies a sense of community, and where the new occupants are proud of where they live.

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