

Masterplan
Part 1

Land West of Great Ecclestone

Created on behalf of Northern Trust Ltd.
December 2019



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SECTION
01
INTRODUCTION

The Wyre Local Plan 2011-2031 was adopted on 28th February 2019. This identifies a need to deliver 9,200 net additional dwellings across the Borough by 2031, of which 5,192 are to come from allocated sites set out in policies SA1, SA3 and SA4.

1.1 Foreword

Local Plan policy SA3 'Mixed Use Development' allocates five sites for residential led mixed use development, one of which is allocation SA3/3 'Land West of Great Eccleston'. This allocation extends to 33.7 hectares of land to the south of the A586 and on both sides of Copp Lane. The land is allocated for residential development, employment, a primary school, health centre, community hall and local convenience store.

Local Plan policy SA3/3 requires the allocated site to be brought forward in line with a masterplan approach to ensure that it is planned comprehensively and forms an integrated extension to the settlement.

The purpose of this masterplan is to provide an overarching strategy for the delivery of the allocation as a whole and to establish key development principles for the site. It will guide the preparation of planning applications relating to the masterplan area and in so doing ensure that any development within the masterplan area does not prejudice the delivery of the wider allocation in a comprehensive and sustainable manner.

The masterplan is in two parts.

This document is part 1 and provides the physical and policy context, describes a vision and objectives for the masterplan and establishes the masterplan framework which establishes the broad location of the different land uses and indicates how the movement network will function.

Part 2 will be the implementation framework. It will describe how the various uses will be delivered taking into account issues such as phasing and the funding of the non-residential components of the proposed development.

The final masterplan will consist of both parts.

The Masterplan production has been a collaborative approach involving landowners, Wyre Borough Council and other key stakeholders. However this document has been produced by De Pol Associates and Baldwin Design Consultancy on behalf of Metacre Ltd, who are a promotional company acting on behalf of a number of landowners.



Aerial view of Great Eccleston

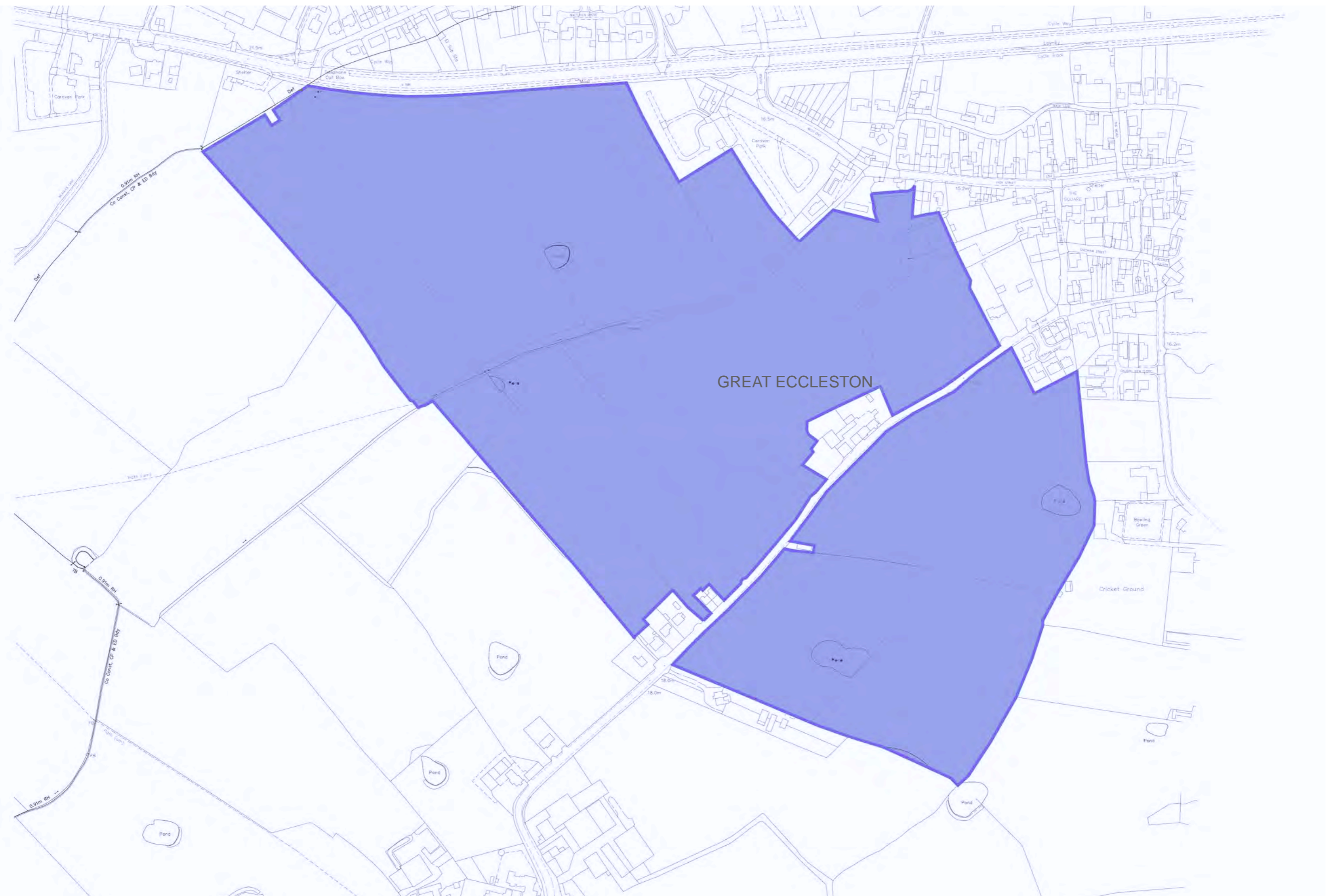


Figure 1: Adopted Wyre Borough Local Plan- Allocation SA3/3

1.2 Production of the masterplan

The production of the masterplan has been a collaborative process between the landowners and their representatives, Wyre Council as well as key stakeholders. It has followed a number of stages, described below.

The first stage of the process was a landowner meeting where it was agreed that Metacre would progress the Masterplan production, which coincided with an assessment of the baseline conditions at the site.

3 The evidence base collection included surveys covering matters relating to topography, ecology, ground conditions, highways and access, landscape, arboriculture, heritage, flood risk and drainage. These identified specific features and considered the potential impacts of development. A summary of this evidence is provided in Chapter 2.

The landowner meetings and evidence base collection was supported by direct engagement with a range of stakeholders, including Wyre council, Great Eccleston Parish Council, Great Eccleston Health Centre, Fylde and Wyre Clinical Commissioning Group (CCG), Lancashire County Council Education, Highways Environmental Health and Drainage departments; United Utilities; Historic England and the Environment Agency.

These initial stages led to the identification of the constraints and opportunities for the site and the identification of different options and concepts for shaping the development.

The proposed vision and different development options / concepts were presented to the local community and their views and preferences sought. This community consultation was undertaken in the form of an exhibition held in Great Eccleston on 11th December 2018 and 10th January 2019. The consultation boards were available to view on the Council's web site and at Great Eccleston Village Centre throughout the six week consultation period, which ran between 11th December 2018 until 22nd January. A copy of the consultation boards are attached at Appendix 1 and a summary of the feedback received and how this has influenced the final masterplan is provided at Appendix 2.

The feedback following the consultation exercise was analysed and informed further landowner / Council meetings where the masterplan principles were agreed. This formed the basis of the production of this masterplan document.

The Public Consultation boards from the initial Planning Application have been reproduced to the right for reference purposes:

1.3 Structure of the masterplan

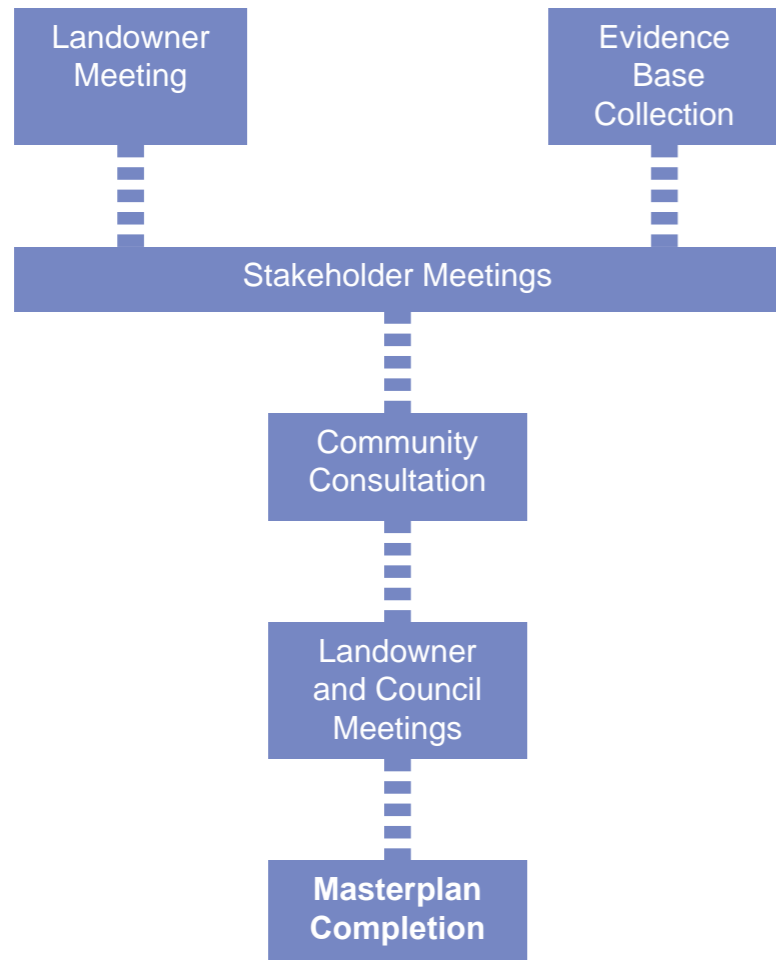
The remainder of this masterplan takes the following structure.

Chapter 2 - provides a summary of the base line condition surveys and planning history, together with a summary of the key implications for the Masterplan.

Chapter 3 - sets out the planning policy context which both informed the Masterplan and will need to be considered by any subsequent planning applications. It also identifies the vision and objectives for the Masterplan.

Chapter 4 - sets out the Masterplan framework and development parameters to guide planning applications. It covers issues relating to land uses and scale, access and movement, green infrastructure, sustainable drainage and key development principles.

Chapter 5 - The delivery section of the masterplan is in two parts with Chapter 5 of this document providing some basic information only at this stage. A separate and more detailed part two delivery section is to be produced.



Great Eccleston Extension Masterplan Board 7

What land uses need to be provided for?

Housing

The local plan policy identifies an approximate capacity of 568 dwellings across the whole allocation area, which falls to 385 when excluding the Rowland Homes site. However the final dwelling number will be dictated by a number of factors including:

- The remaining developable area taking into account the other land uses which need to be incorporated and any on-site constraints.
- The capacity of the highway network and other infrastructure.
- The preferred dwelling mix, with smaller properties resulting in higher densities.

The emerging Local Plan requires developments to make provision for an appropriate mix in terms of size, type and tenure of housing to meet identified housing need and local market demand. In order to help meet the needs of an ageing population and people with restricted mobility, at least 20% of dwellings within developments should also be of a design suitable or adaptable for older people and people with restricted mobility. Where appropriate, this housing will be located in the most accessible locations for services and facilities.

Local Plan policy also requires at least 30% of the proposed housing to take the form of affordable homes, which national planning policy defines as including starter homes, discounted market housing, affordable housing for rent and shared ownership.

Community Hall

The Great Eccleston Village Centre is a charitable organisation which currently leases 59 High Street in the village centre. This provides rooms and facilities for hire, from which activities such as yoga, language courses, pilates, coffee mornings and social training are provided.

The masterplan is to include land for a new Community Hall with car parking which should be sited in an accessible location for the whole of the village.

Healthcare

The Masterplan needs to provide for the relocation of the existing health centre. The Fyde and Wye Clinical Commissioning Group (CCG) have identified this as one of their top priorities and both the CCG and existing Health Centre have identified their preferred location for the site adjacent to the proposed public footpath link through to the High Street. The CCG have funding in place and propose a new purpose built medical centre which would be approximately twice the size of the current practice and would include a full on-site pharmacy, car parking, cycle shelters, drop off/pick up areas, an ambulance bay and area for the siting of mobile technology such as mobile breast screening units.

Employment

The development offers an opportunity to create a small business park providing increased employment opportunities. Local planning policy requires an employment area of approximately 1 hectares to be included within the masterplan. A flexible development mix will be created to be adaptable but it is envisaged that this would primarily comprise smaller scale, residential offices compatible with residential areas.

A government road fringe location close to the A566 and ease of access will be key to its success.

Education

The Local Plan and Wyre Infrastructure Delivery Plan identifies a requirement to re-use a 1.36ha site within the masterplan area for the provision of a new one form entry primary school. Lancashire County Council Education Authority have not expressed a preference regarding the location of the primary school, although they have advised against its location to the south of the site in close proximity to the existing school. The examples shown today show how the school could be sited in different locations across the site. There is not a requirement for a new secondary school, although financial contributions will be required towards secondary education enhancement.

Retail

Great Eccleston has a defined village centre which acts as the heart of the settlement and has been ranked 7th in the borough in terms of service and facilities. Nevertheless the local plan seeks to enhance the retail offering with provision to be made in the masterplan for a small convenience store of not more than 400sq metres. Some stakeholders have indicated a preference to not create a village square which would compete with the existing village centre and to locate the convenience store to the north of the site to also serve Little Eccleston. One option may be to provide the store as part of a complementary use such as a petrol filling station, as this would provide a different service offering to the village centre. Such a use would need a fringe location along the A566.

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Location of land uses - Concept B

One opportunity raised by some of the stakeholders was to locate all of the non-residential uses in the same location nearby, potentially enabling some synergy, where car parking and other facilities may be shared. The logical location for these uses would be the north eastern corner of the site where accessibility to the village is greatest. In this illustration this concept 2 showing a village green, although other GI concepts would also work. As the employment area has been sited to the north east corner of the site it may be possible for this to have a direct access off the A566. Some concern has been expressed that this overall concept may create a new village core.

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What happens next?

Before the Great Eccleston Extension Masterplan is progressed further we would like to know your thoughts on the different design principles and concepts referred to at this consultation event. Your views are valued and so it is important that as many people give us their comments as possible. Other stakeholders are also being consulted, with some of the key issues including:

- Are there any other principle constraints or opportunities which need to be taken into account?
- Is the Masterplan vision appropriate?
- Will the identified key development principles deliver the vision?
- What is the preferred Green Infrastructure Strategy?
- What is the preferred location for the different land uses?

Sending us your comments

There are a number of ways in which you can comment on the exhibition material and masterplan, including:

- Completing and leaving a comment form with the exhibition team here today;
- Posting comments to Planning Policy, Wyre Council, Civic Centre, Beck Road, Poulton-le-Fyde, FY6 7PU
- Emailing comments to Wyre Borough Council at planning.policy@wyre.gov.uk
- Completing an on-line electronic form available on the Council's web site www.wyre.gov.uk/masterplans

The consultation material, an on-line form and an editable electronic copy of the comments form can be accessed at www.wyre.gov.uk/masterplans

What will happen to your feedback?

All feedback received to this exhibition will be collected by Wyre Borough Council and held in accordance with the Data Protection Act 2018 and the Wyre Borough Council Privacy Notice. In providing your details you give consent to the Council to process your personal data for the specific purpose of developing the Great Eccleston Extension Masterplan (for instance to clarify comments made if necessary). These details will not be shared with any third party without your consent. You do not need to provide your personal details if you do not want to.

Copies of your comments will be provided to De Poi Associates, with all personal details redacted. De Poi Associates will analyse comments received for the purposes of informing the production of the Masterplan. Any comments you make may be summarised in subsequent public documents, although this will not contain any personal details.

All comments received to this exhibition will be considered and used to help inform the final masterplan proposals for the development of this site.

We ask that any comments are sent to us before
5 pm on 22nd January 2019.

We would like to thank you for attending this exhibition.

Great Eccleston Extension Masterplan Board 8

Location of land uses - Concept A

One concern raised by some stakeholders was a desire to avoid creating a new village core and as such one concept for the masterplan could be to disperse the non-residential uses across the site. This illustration shows the medical centre in the preferred location but sited from the central footpath link running through the site. The village hall and school are still shown close to the main footpath link to ensure ease of access from the village centre. The employment area and retail convenience store are shown located to the north east of the site where they would have main road frontage, although access would have to be via the main spine road rather than straight off the A566. This illustration has been paired with Green Infrastructure concept 1 although it could be paired with any of the GI concepts.

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Location of land uses - Concept C

This concept is a mixture between the two previous concepts, where the medical centre, school and village hall are sited close to one another to create some synergy of uses and are sited close to the central footpath link running through the site. This will ensure ease of access from the village centre to these uses. However, the employment area and retail convenience store are shown located to the north east corner of the site. This illustration has been paired with Green Infrastructure concept 3, although again it could be paired with any of the GI concepts.

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SITE CONTEXT AND ANALYSIS

SECTION
02

A wide range of technical studies have been undertaken to establish the baseline conditions for the masterplan area.

2.1 Introduction

The technical studies provide an in-depth appraisal of the site, its context and the constraints and opportunities which influence the development of the site. This evidence has formed the foundation for the masterplan and is summarised in this chapter, together with the relevant planning history of the site and other matters affecting the developable area. Subsequent planning applications relating to the masterplan area will still have to be supported by relevant detailed technical surveys.



2.2 Existing Service Provision

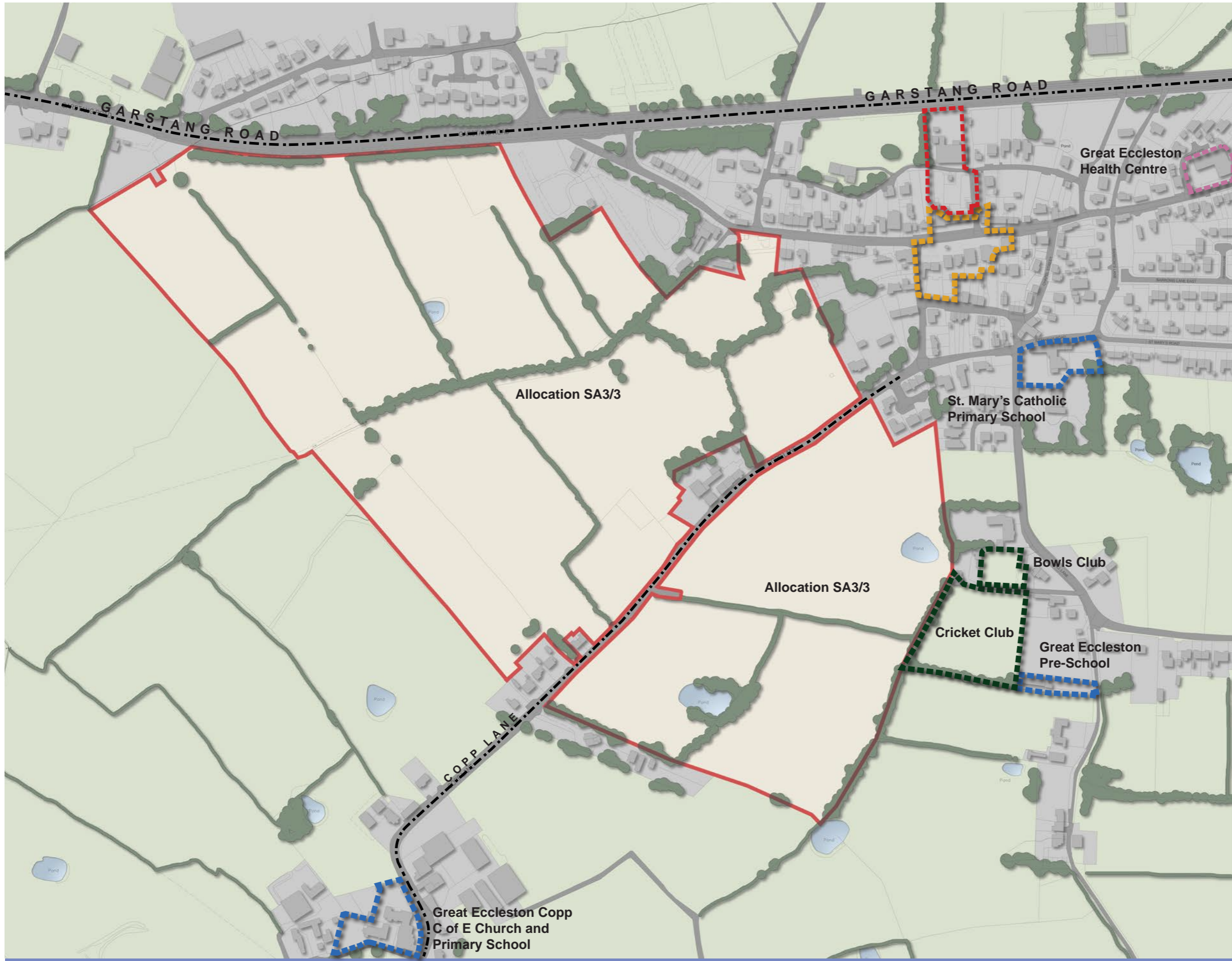
Great Eccleston sits within the coastal plain east of Poulton-le-Fylde, south of the A586. Based on the 2011 census the village and the surrounding area has a population of nearly 1,500, accounting for approximately 1.4% of the total population in the administrative borough of Wyre.

There is a village centre to the north east of the Masterplan area which acts as the heart of the village and has a strong service and facilities offer. Existing facilities within the village include a supermarket, doctor, dentist and pharmacy, primary schools, post office, newsagent and other convenience shopping, together with a village and community centre, scout hut, churches, public houses and eating establishments.

There is an area of employment accessed off the High Street and Back Lane that provides a range of small industrial units, whilst the health and education sectors, private and retail service providers and other local businesses provide further employment opportunities. There is a village cricket club, football pitches and bowling clubs. There is also an annual agricultural show every July, together with a monthly farmers market and weekly general market held within the village centre.

Great Eccleston is one of the three main rural settlements in the Borough with the most service provision and it serves the wider rural area.





Key

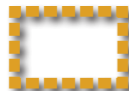


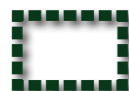

-  Village Centre
-  Schools
-  Medical Facilities
-  Leisure Facilities
-  Employment area

Figure 2: Existing Service Provision

2.3 Planning History

Allocation SA3/3 is sited to the western edge of Great Ecclestone, south of the A586 Garstang Road and extends to 33.7ha. It encompasses a variety of fields and sites in different land ownership, some of which already have planning permission or are the subject of live planning applications. The most relevant planning history is highlighted below.

Land south of West End

A full planning application has been submitted by Property Capital plc for the residential development of a parcel of land to the south of West End and Pinfold House for the development of 13 dwellings, public open space, landscaping and associated infrastructure (Council ref. 18/00540/FULMAJ).

Whilst the majority of the site is within allocation SA3/3, some of the red edge application boundary includes adjacent land so as to enable access directly off High Street. The determination of this application has been postponed to allow for the outcome of the masterplan process, although the proposed access arrangement has been confirmed as being acceptable in principle by the Local Highway Authority. The masterplan area has been expanded to acknowledge the proposed development at West End.

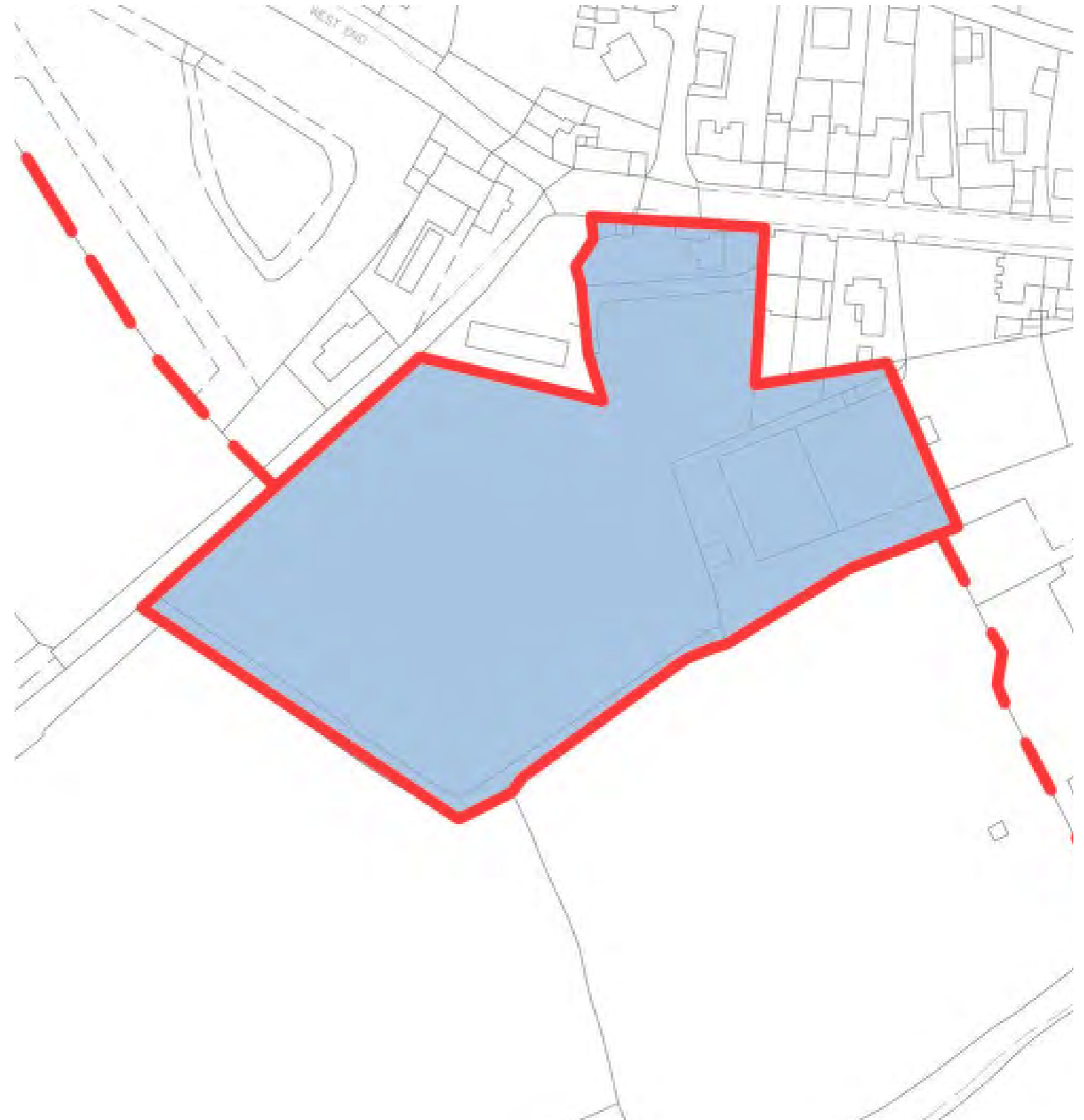


Figure 3: 18/00540 Location Plan

Land south of Copp Lane

The northern parcel of land to the south of Copp Lane has both outline and reserved matters approval for 90 dwellings, comprising a mixture of 2,3,4 and 5 bedroom semi-detached and detached houses. 30% of these (27 dwellings) are to take the form of affordable housing. The reserved matters approval (Council ref. 16/00973/REMAJ) includes the provision of a public car park to the north west corner of the site, with 26 parking spaces and pedestrian access onto the Copp Lane footway. This could be used as additional parking for the village centre. This development is already underway by Rowland Homes.

The southern parcel of land south of Copp Lane has outline and reserved matters approval for 93 dwellings and up to 850sq m of D1 use, which was intended for a health centre and was to be sited in the south west corner of the site. The reserved matters approval (Council ref. 18/01079/RELMAJ) excludes the D1 use and permits a mixture of 2,3,4 and 5 bedroom semi-detached and detached housing within the remaining area. 30% of the housing (28 dwellings) are to comprise affordable housing.

The part of the site approved for housing is being developed by Rowland Homes. The land approved for a D1 use is still available for development and has yet to obtain reserved matters approval.

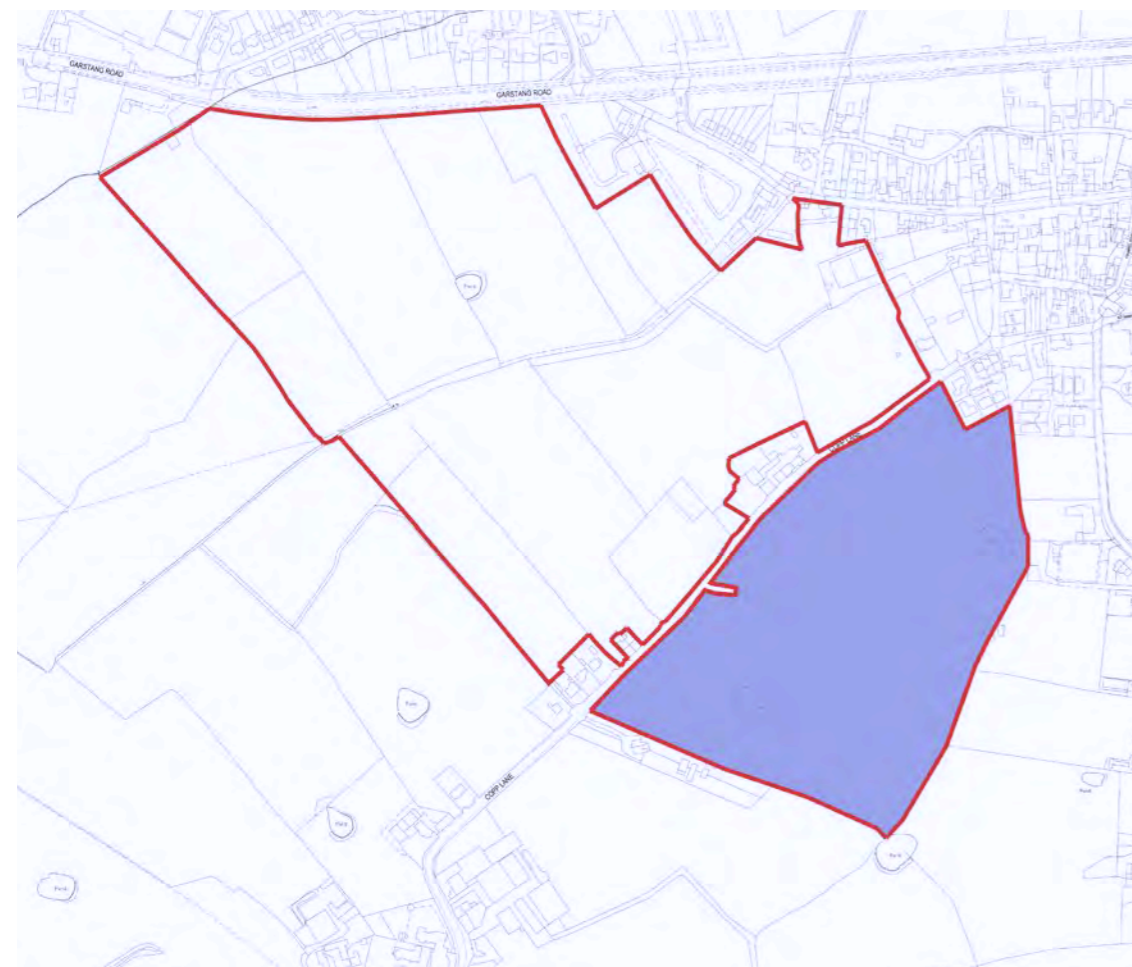


Figure 4: Approved Site Layout for development south of Copp Lane

2.4 Heritage Assets

There are two heritage assets within or adjacent to the Masterplan area. One is a small 17th Century Dovecote which is a Grade II Listed Scheduled Monument located within the field to the north of Copp Lane, highlighted green in Fig 5. It comprises a small tower structure of square plan built of brick with a slated pyramid roof topped by a brick lantern / cupola with leaded ogee cap and pinnacle. Historic research suggest the dovecote was once part of the Leckonby House estate. A degree of significance was lost when C20th housing was built on part of the large field the dovecote originally occupied, including obstruction of views when proceeding out of Great Ecclestone westwards along Copp Lane. It also detached it from Leckonby House. The building does, however, remain visible from Copp Lane and conserving these views of the building is a primary aim for conserving the building's significance and setting. The boundaries to the field in which it is located are largely defined by existing trees and hedgerows.



17th Century Dovecote

The second heritage asset is a Grade II Listed Pinfold located to the east of the Masterplan area adjacent to West End and High Street, within the grounds of number 41 High Street. This is currently outside but adjacent to the allocated site area as defined in the Local Plan.



Listed Pinfold

The Grade II listed Church of St. Anne is also located approximately 400m south of the site at Copp. This is unlikely to be affected by the development.



Listed Church of St. Anne

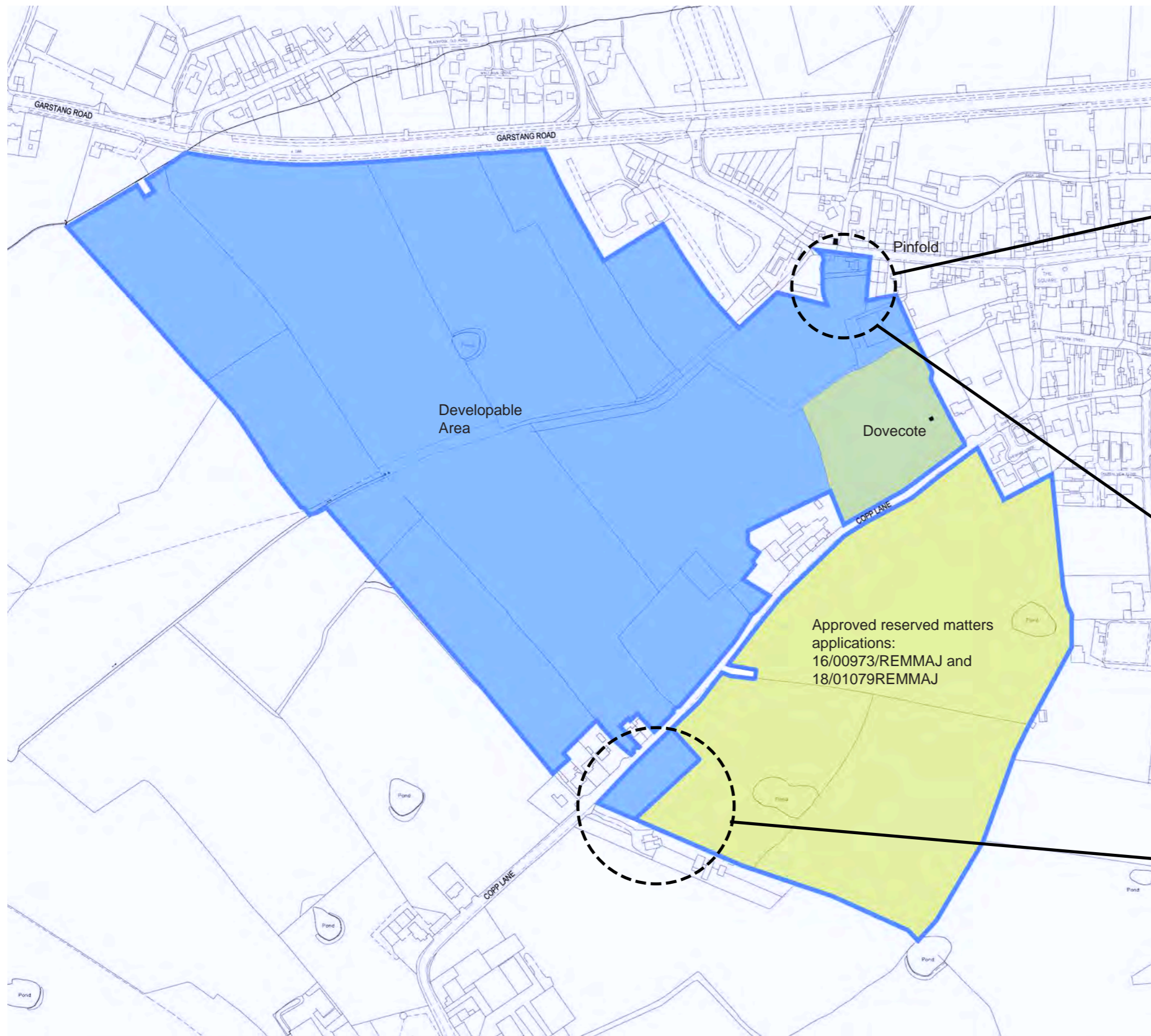
2.5 Masterplan Developable Area

As the land to the south of Copp Lane benefits from full planning permission the development of this part of allocation SA3.3 is already fixed and thus is not subject to the requirements of this masterplan. The exception is the 0.299ha area of land which has outline permission for a health centre, as the landowner has confirmed that this part of the site is available for an alternative use if considered preferable.

To preserve the setting of the Grade II Listed Dovecote and in light of the fact that the landowner is not putting forward the land for development, the field shaded green on Fig 5 is to remain undeveloped.

The planning application on land south of West End has also established that an access serving a limited amount of development can be provided off High Street. This creates opportunities to provide additional pedestrian and cycle links to the village centre whilst also avoiding the need to remove existing trees along the field boundary. The removal of trees may be necessary should vehicular access to this area be provided through the main body of the allocated site. The masterplan boundary has therefore been extended beyond that shown on the Local Plan policies map to allow such an access.

Consequently, whilst the Local Plan allocation area is 33.7 ha the actual remaining developable area taking into account the above factors is approximately 22.6 ha.



Approximate location of current allocated site boundary

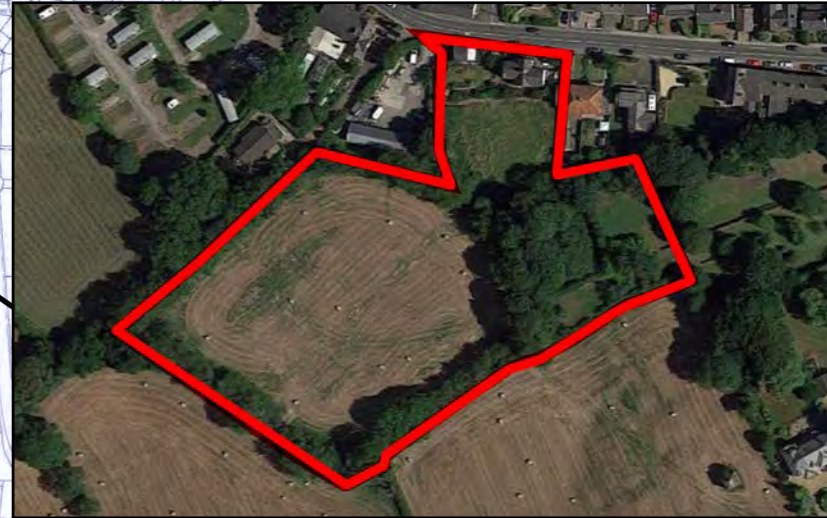


Figure 5: Masterplan Developable Area

2.6 Site Access and Movement

A586 Garstang Road

The northern boundary of the site adjoins the A586 Garstang Road, which is a strategic county road linking the A585 trunk road and Poulton, Thornton and Fleetwood in the west, with St Michael's, Garstang and the A6 in the east and the M6 beyond. The A586 is of varying standards along its length, however, in the vicinity of the site it takes the form of a wide single carriageway some 10m in width subject to a 50mph speed limit. It is also a major bus route, the no. 42 bus running between Blackpool & Garstang. Bus stops are located within 90 metres of the site boundary, which are accessible by footways provided to both sides of the highway. These footpaths connect to High Street (B5293) approximately 300 metres to the east of the site boundary, which in turn connect to the village centre. The footpaths along High Street are intermittent until they reach West End. To the north of the A586 there is also a segregated cycleway.

There are existing agricultural access points onto the site off the A586, although an access to serve the proposed development would be restricted to the eastern half of the northern boundary. This is in part due to an existing commitment for the creation of a pedestrian refuge island and a right turn lane associated with an approved housing development at Little Ecclestone to the north of the site. The approximate location of the committed refuge islands is shown on fig 6.

In addition to the aforementioned no. 42 bus services, other bus services along the A586 include the no. 76 and 77 between Preston, Lytham and Blackpool, together with several school services.



E Viewpoint along Garstang Road

Copp Lane

Copp Lane dissects the allocation site and carries mainly local traffic travelling between Great Ecclestone and the settlements of Elswick and Kirkham, together with J3 of the M55. The road has a carriageway width of between 6 and 7.3 metres along the stretch adjoining the Masterplan area. There are footways on the south side of the road which lead to the Great Ecclestone Copp Church of England Church and Primary School to the south and Great Ecclestone village centre to the north. As Copp Lane approaches the village centre the highway cross-section changes, where the carriageway width reduces and the footway provision is intermittent over short lengths. This arrangement was considered appropriate when the development to the south of Copp Lane was approved, although there will be a need to ensure pedestrian accessibility through the centre of the site to provide more options for enhancing connectivity with the village centre.

Copp Lane has a system of street lighting and is subject to a speed limit of 30mph where it passes the site. Copp Lane is a bus route where the no. 77a provides services between Preston and Myerscough. There are also school services. Bus stops are located close to the site boundary. It is also part of the LCC Northern Loop cycle route. As highlighted the approved residential development to the south of Copp Lane is already committed to widening the footpath along the southern side of Copp Lane and the provision of bus stops as detailed in the associated s278 works.



NE Viewpoint along Copp Lane

West End / High Street

West End serves some properties to the north east of the masterplan area, providing access onto High Street, although it is unsuitable as a vehicular access point for the masterplan area. By extending the masterplan area in the manner previously referred, part of the site adjoins High Street enabling a direct vehicular, pedestrian and cycle access point.

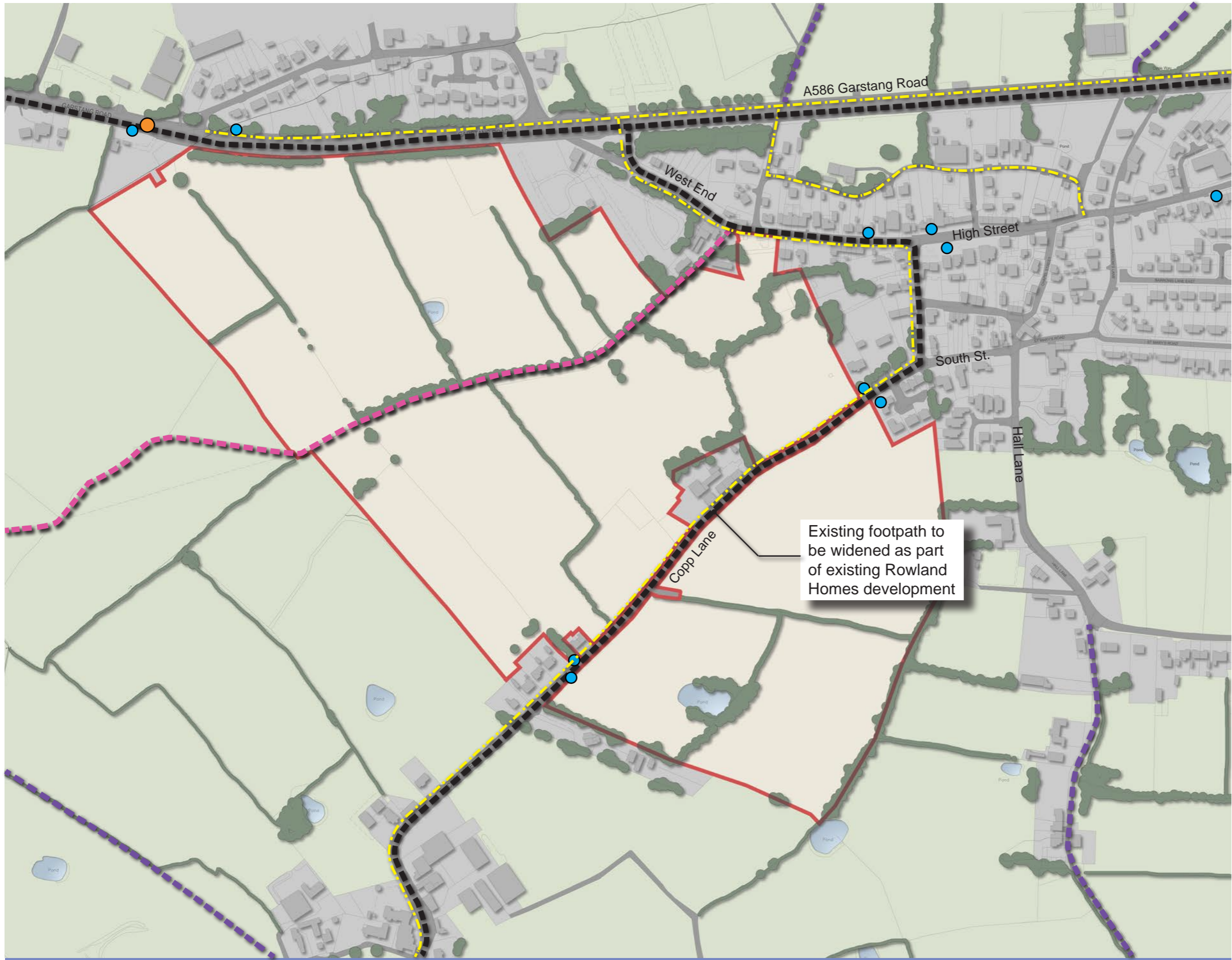
Feedback from the Local Highway Authority identifies a need for a single access point off the A586 to the north and a single access off Copp Lane to the south, connected by a spine road capable of accommodating bus services. Live planning application 18/00540/FULMAJ considers that the access from High Street should only serve a limited number of dwellings, in line with this the submitted application proposes 13.

Public Rights of Way (PRoW)

PRoW (2-13-FP 11) dissects the northern part of the allocation in an east to west direction, connecting a wider PRoW network within the countryside to the west and with West End to the east. This in turn connects onto High Street and a PRoW network to the north of the village.



NE Viewpoint along High Street



Key

- - - Public Right of Way
- - - Existing Cycle Way and LCC Northern Loop Cycle Route
- - - Vehicular Route
- Bus Stop
- Already committed pedestrian refuge island
- Site boundary

Figure 6: Site Access and Movement

2.7 Topography / Ground Conditions

A Geo-Environmental Assessment report has been undertaken by Brownfield Solutions Ltd, whilst TriCad Solutions have produced a full topographical survey of the site. In summary, Great Eccleston lies within a wider area that is relatively flat although the land to the north of Copp Lane is located in a minor valley to the west of the village. There is a drainage ditch running through the centre of the land, adjacent to the PRow, with the fields to the north sloping gently downwards towards this central drainage ditch. The southern fields are relatively flat. Other than the land already being developed to the south of Copp Lane, the masterplan area is largely under agricultural production with arable land and pasture, mostly medium in scale and enclosed by hedgerows and some hedgerow trees. The site does not lie within a Source Protection Zone and there are no groundwater abstraction licences within 2000m of the site. The site is not located in an area requiring radon precautions, it is outside the area of a designated coalfield and aside from historic farming processes there is no potential contaminative sources onsite. The risk from made ground to site end users is considered to be low. The risk to controlled waters is considered to be very low.

There are currently some overhead telecommunications over the south west corner of the site that may need to be relocated or altered. There is no record of higher voltage electricity assets or high pressure gas pipelines within the site. It is understood that there may be a private water supply and some electricity power lines through the north east corner of the site.

The site topography to the east of the site is relatively flat.



Photo point A: Existing ditch adjacent to PRow

2.8 Ecology and Trees

Bio-ecological consultancy Cameron S. Crook & Associates have undertaken an Extended Phase 1 Habitat Survey & Baseline Ecological Impact Assessment. There are no ecological designations within the masterplan area and the vast majority of the site comprises agricultural grassland which is of limited ecological value. There are two ponds on site although surveys found no Great Crested Newt presence on or off-site. Surveys didn't record many overwintering birds and none in significant numbers. Whilst all birds are protected during the breeding season, no specifically protected species such as barn owl were recorded, though several UK Priority Species such as hedge sparrow, house sparrow, song thrush, reed bunting and starling, were recorded and should be allowed for in mitigation proposals. Mitigation proposals will include avoidance of the breeding season when carrying out initial site works and retention of ponds and hedgerows within a suitable buffer of open space along with supplementary planting with native trees and shrubs where appropriate.

There are several trees on site that have both ecological and arboricultural value, including a number of group TPO and individual TPO trees. These are mostly situated within the hedgerows and on field boundaries and are largely within the Category A and B habitat identified in Fig 7. There are also hedges along almost every field boundary, although the majority are of limited ecological value and none qualify as Important Hedges in respect of the Hedgerow Regulations.



Photo point B: Aerial site view

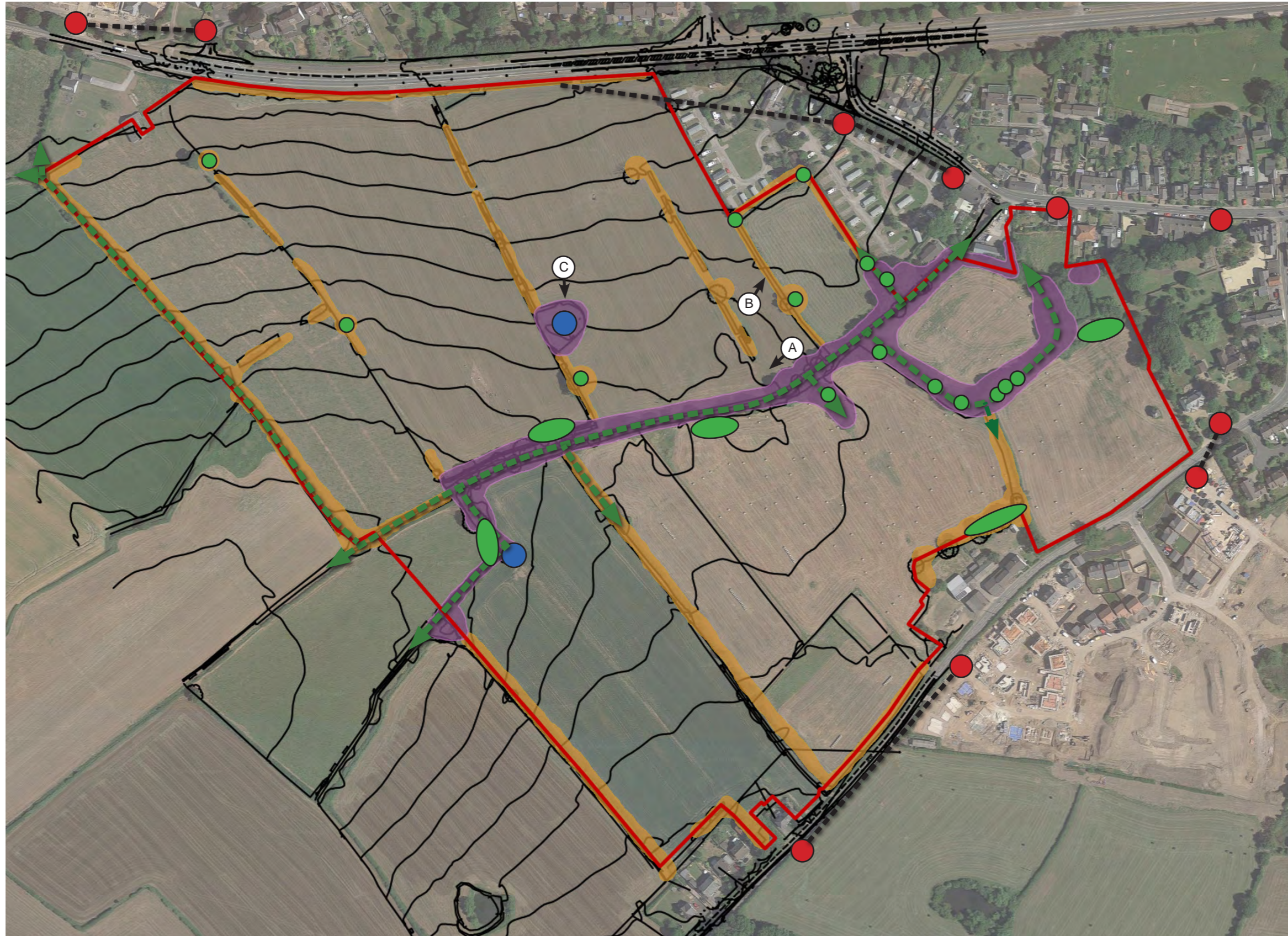
There are a number of ditches that cross the site but they are generally suboptimal for water voles and there are no historic records of this species in the general area. The Masterplan could nevertheless still seek to retain these ditches with an appropriate buffer.

Whilst the site is within 3.5km of the Morecambe Bay European protected nature conservation site no significant populations of important bird species have been recorded and there would be no direct impact on the conservation site due to the distance involved and the presence of other houses and major roads between the proposed development and conservation area. Nevertheless, home owner packs for future home owners will highlight the sensitivity of the site to recreational disturbance in accordance with the Key Development Considerations set out in Local Plan policy. Consideration will need to be given to the need for a Habitat Regulation Assessment at the relevant Planning application stages.

In summary, the ecology surveys have identified onsite areas of Category A and Category B habitat (Fig 7). Category A habitat comprises the ditches, trees, hedgerows and existing ponds identified as being of higher ecological value. This habitat is to be retained as a priority and incorporated into a wildlife corridor. Category B habitat comprises other hedgerows and trees within the site which are to be retained wherever possible. This includes the existing hedgerow along the northern boundary adjacent to the A586. TPO trees are to be retained. The rest of the site is of negligible to low ecological value. Additional detail can be found in an ecological note in Appendix 3.



Photo point C: Aerial view of existing pond



Key

- Wildlife corridor
- Category A Habitat
(ditches, trees, hedgerows and ponds of higher ecological value)
- Category B Habitat
(existing trees and hedgerows of lower ecological value)
- Site boundary
- Tree Preservation Order Trees & Groups
(Indicative only. Developers will need to refer to detailed Council records)
- Existing pond
- A → Photo points A-C
- Existing Telecommunications pole
- Overground Telecommunications cable

Notes:
Contours are presented at 1m intervals. Not all of the development site has contour data.

Figure 7: topography, ecology and trees

2.9 Flood Risk and Drainage

Ironside Farrar have undertaken a Flood Risk and Drainage appraisal of the site. There is an existing ditch running from east to west through the centre of the site which continues to run to the south west and flows to Thistleton Brook and eventually to the River Wyre. The ditch has a track to the northern side that runs from High Street to the western boundary and is lined with hedges and trees. The topographical survey shows the ditch is up to approximately 1m deep and falls from 13.50m in the east to 10.00m at the western boundary. The site falls towards the ditch from Copp Lane on the southern boundary and from the A586 along the northern boundary.

Examination of the Environment Agency Flood Risk Map shows the site is located in Flood Zone 1, Land having a less than 1 in 1,000 annual probability of river or sea flooding. Potential surface water flooding is indicated, as expected, along the existing ditch line; the site is outside the extent of flooding from reservoir failure. The flood risk from other sources is considered low.

A site investigation has been undertaken by Brownfield Solutions. The ground conditions have confirmed that underlying the topsoil is a generally firm brown sandy gravelly clay, with frequent sand bands in the upper 3.00m. Below this depth the clay was generally stiff. These conditions were found across the site during the windowless sampling, trial pitting and cable percussive drilling down to a maximum depth of 6.50m bgl. It is therefore unlikely the site will be suitable for the use of infiltration techniques.

The use of infiltration is not suitable so the discharge of residual surface water to the watercourse is appropriate for the site and in line with the key development considerations of Local Plan policy SA3/3. The ditch running through the site from east to west offers an outfall point for development on the site and the location of on-line attenuation basins to the north and south of the ditch, close to the western boundary would be appropriate. This is the lowest area of the site with natural falls towards the western boundary; levels adjacent to the ditch will need to be raised to ensure connections into and out of the basins and the watercourse can be achieved with appropriate freeboard. It is envisaged that there will be new attenuation ponds rather than relying on the use of existing ponds for SuDS. A detailed drainage scheme will need to be provided at the relevant planning application stage, which will need to take into account Local plan Policy CMDP2.

There are presently no public foul sewers crossing or immediately adjacent to the site. United Utilities have confirmed that foul will be allowed to drain to the public combined / foul sewer network to the north of the site running along Butts Lane. Applicants must agree discharge rates with United Utilities. Given the size of the development United Utilities would prefer a solution to be developed for the entire site so that only one centralised pumping station is needed ensuring that all future parcels / developers have access to drain to it by gravity. On this basis a pumping station located in the area of the attenuation basins would be appropriate to serve the whole of the site.

2.10 Watercourse Plan

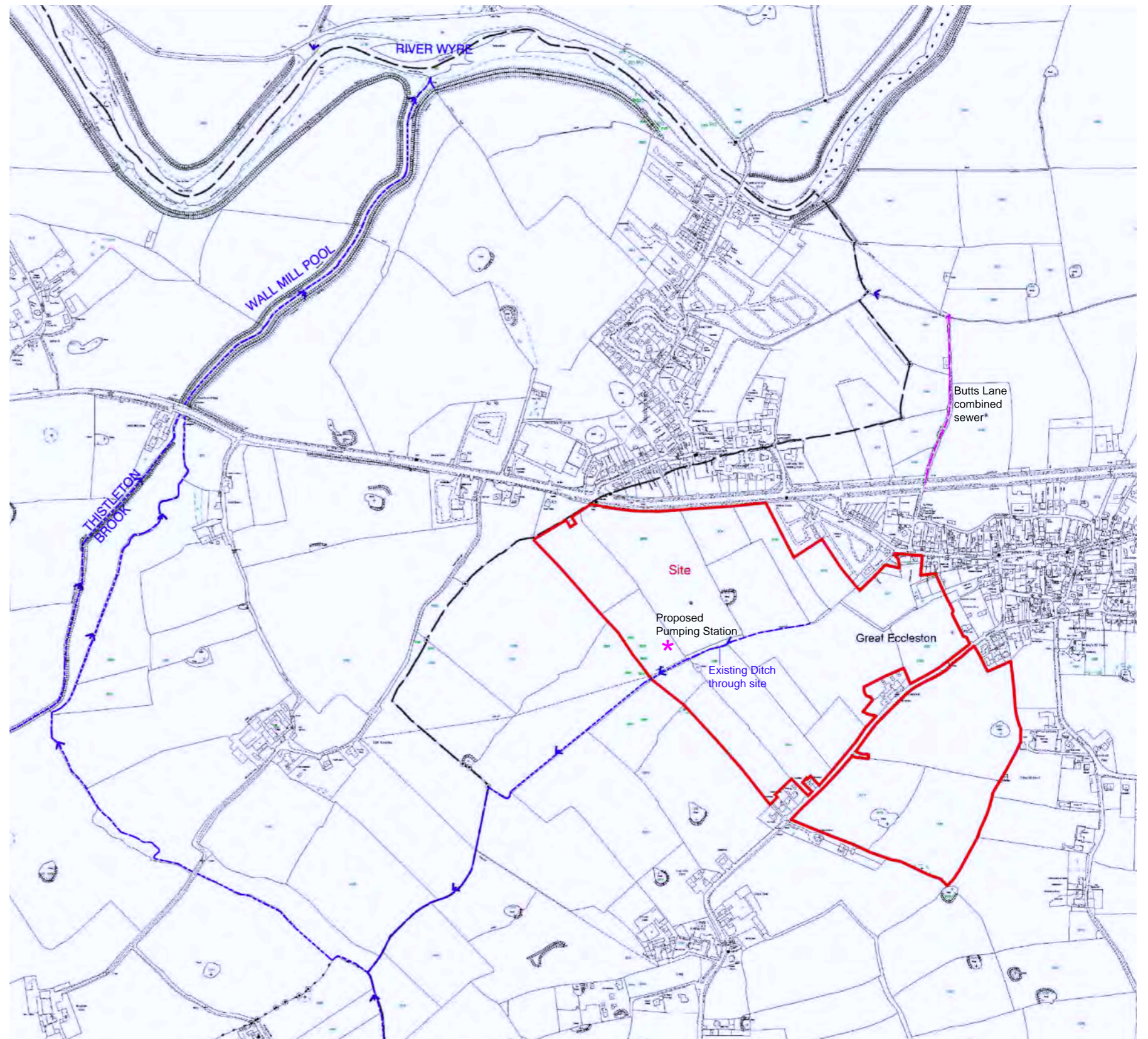


Figure 8: Watercourse & foul drainage plan

2.11 Landscape and Visual Assessment / Views

FPCR, who are a multi-disciplinary environmental consultancy, have undertaken a landscape and visual appraisal of the site.

The site and immediate context is not considered to be of particular scenic value. It is an area of improved pasture land containing few features of intrinsic landscape interest and is influenced by its location at the edge of a village, with 20th century dwellings and a caravan site to the north, east and south. It is not a rare landscape type, with the existing hedgerows, trees and ponds not being unusual features or particularly important examples.

The listed Dovecote is sited within a field to be kept free from development and is surrounded by tall hedges which should be retained and enhanced. Whilst there are some other listed buildings within Great Ecclestone and at Copp village, none are close enough to have a relationship with the site.

The site is well contained visually by both perimeter, internal and localised vegetation, topography and by the built development of Great Ecclestone, Copp and Elswick. As a result only short distance views of the site are possible from a narrow range of directions and mainly from Copp Lane, Garstang Road and the PRoW within and close to the site.

There are some views from the PRoW within the site and the wider periphery, although views from further away are broken due to intervening vegetation and topography and these are already seen in the context of Great Ecclestone. Additional landscaping along the western site boundary would help soften these views across open farmland.

There are no important views from within the site which need to be preserved.

The existing hedgerows along Garstand Road and Copp Lane restrict views across the site from road level and should be retained where possible.

Existing residents will experience some views across the site from the rear of their properties and boundary planting in addition to the existing vegetation will provide further mitigation.

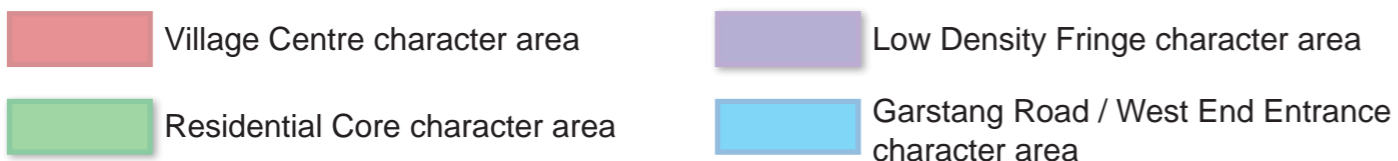
Change description of photo to view from outside the site looking north.

Further details of the landscape and visual impact are included in Appendix 4.



View to the north

2.12 Townscape Analysis



Village Centre

The Village Centre is made up of a core of older, more traditional buildings facing inwards, forming a traditional market square. The peripheries of the Village Centre typically comprises of smaller traditional housing. There are also elements of more contemporary construction present in the Village Centre however, it largely draws its design cues from the more traditional elements.



Low Density Fringe

Located to the east of the Village Centre, there is a conurbation of mid-20th century bungalows and other low density housing providing a softer interface with the surrounding countryside. Over time since their construction, some of the bungalows have been demolished and replaced with more contemporary 2 storey houses that provide a varied and disjointed street scene.



Garstang Road Entrance

To the west of Great Eccleston, accessed from the adjacent Garstang Road, the Entrance grouping connecting Garstang Road with the Village Centre comprises an eclectic mix of building types, classifications and ages, with contemporary developments being added to the older building stock as the settlement has grown. The character and design ethos has largely been retained throughout.



Residential Core

Primarily comprising of late-20th Century semi-detached two storey dwellings, the Residential Core, located to the east of the Village Centre and south of the Low Density Fringe, establishes a higher density population centre for Great Eccleston and the surrounding hamlets. Given the urban spread of this character area over time, there are several different styles and scale of dwelling.



2.13 Implications for the Masterplan

- The approved Rowland Homes housing development is not subject to the terms of the masterplan and the developable area is reduced by the constraints identified.
- There are two primary access points, one off A586 and one off Copp Lane, which must be connected by a spine road suitable for bus services. Secondary vehicular access off High Street is available but the amount of development it can serve is limited.
- The Dovecote and Pinfold heritage assets are to be retained and there is to be no development on the Dovecote field, whilst the existing hedgerows on its western and northern boundaries are to be retained and supplemented to increase the visual barrier with the proposed development.
- The ditch, hedgerow and trees running through the centre of the site and other identified Category A habitat is to be retained as a wildlife corridor.
- Category B hedgerows and trees within the site are to be retained where possible, which will also break up the form of built development and provide a framework for green infrastructure across the site.
- TPO trees are to be retained and protected.
- There are opportunities to enhance biodiversity through the creation of ponds/SuDS features, new natural / seminatural green space and landscaping.
- The existing PRoW through the centre of the site is to be retained, with an enhanced footpath / cycle link provided in this location linking the site to the village centre via West End / High Street.
- The existing hedgerow to the north of the site alongside the A586 is to be retained other than where needed to create access into the site.
- A detailed drainage strategy will need to be submitted at the relevant application stage. Sustainable drainage techniques (SuDS) utilising the existing watercourses must be incorporated into the scheme, with the preferred location for attenuation ponds being the centre of the site adjacent to the existing ditch. A pumping station will be required and the preference is for a single pumping station serving the entire masterplan area.
- The western boundary of the site is the most sensitive in visual impact terms and will need some landscaped buffering to create a sensitive transition between the built development and rural edge.
- There are existing houses and a caravan park adjacent to parts of the Masterplan boundaries and their amenities will need to be appropriately preserved.
- There are no insurmountable obstacles with regards to topography and ground conditions although some overhead telecommunications may need to be relocated or altered. There may also be a private water main and electricity assets within the north east corner of the site which will need to be considered.
- The existing village architecture provides a basis for developing a mixture of building types and designs that will contribute to the development of an organic extension to the village.
- Planning applications will need to consider whether the development would have an impact on the Morecambe Bay SPA and will need to include any necessary mitigation measures if relevant.

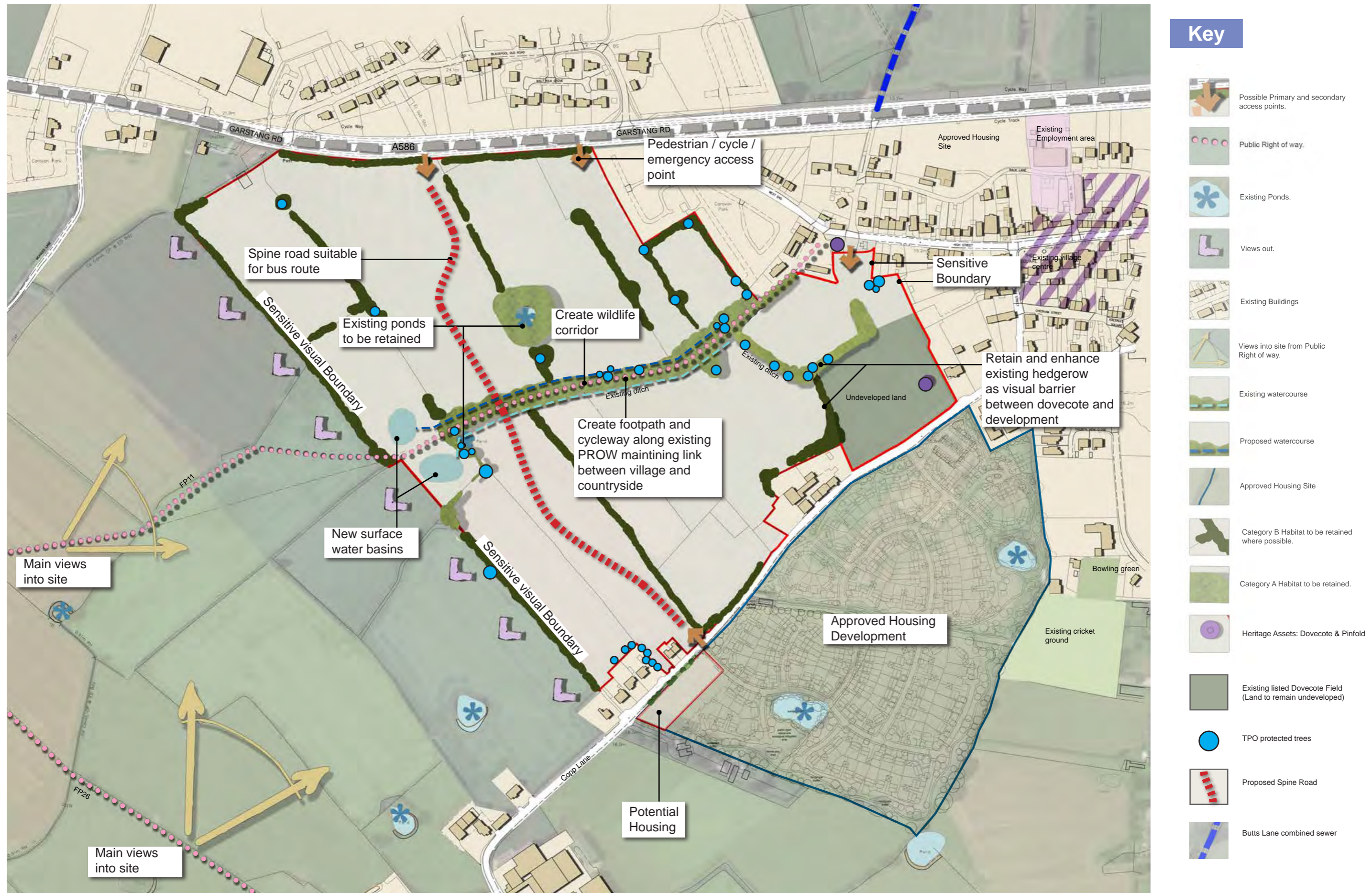


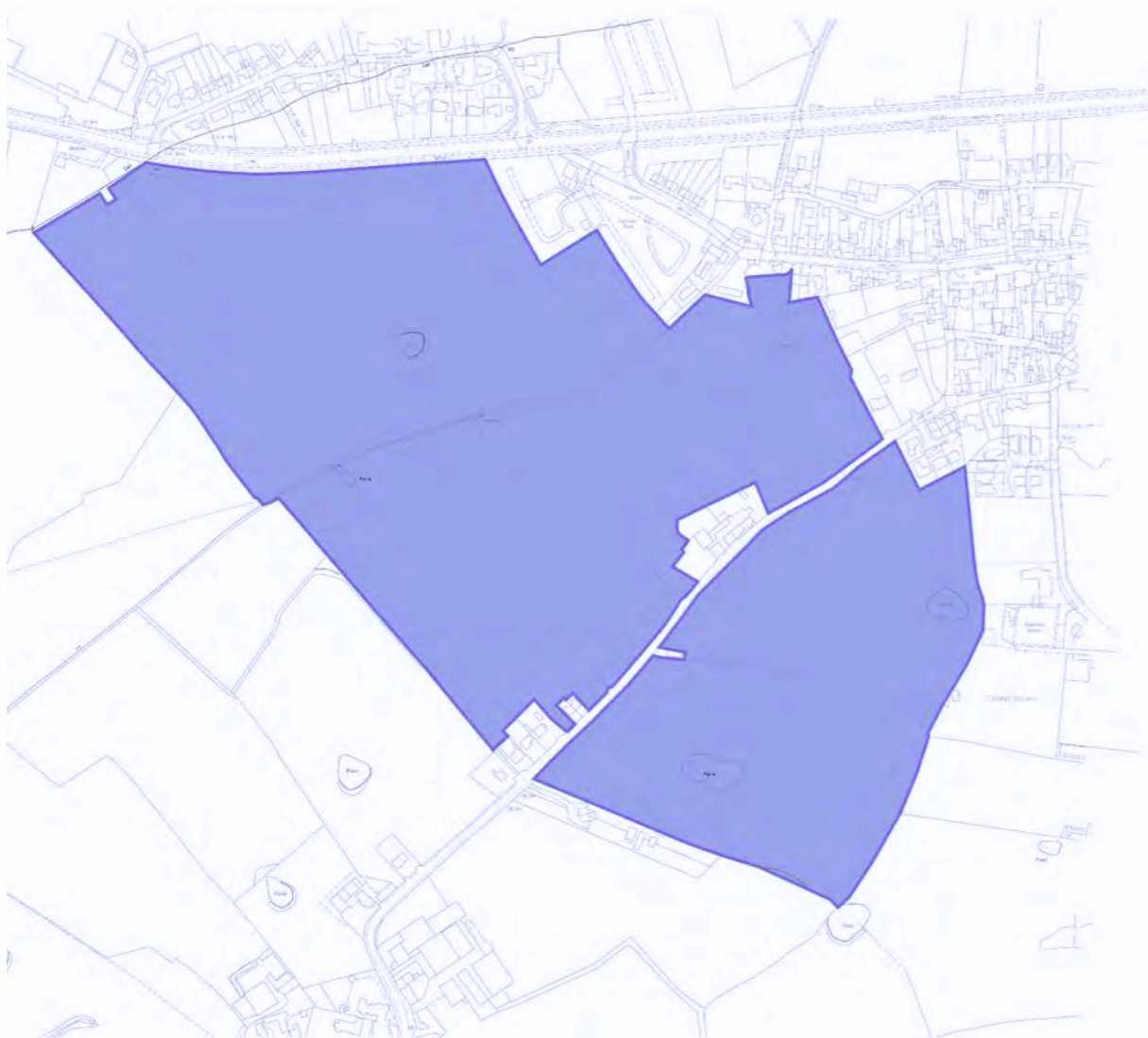
Figure 9: Constraints & Opportunities Plan

PLANNING POLICY, VISION AND OBJECTIVES

SECTION
03

3.1 Local plan Policy SA3/3

The Wyre Local Plan allocates land West of Great Eccleston for mixed use development (Policy SA3/3) incorporating residential development, 1 hectare of employment land, a new medical centre, primary school, small convenience store and community centre. The capacity of the residential component is a minimum of 568 dwellings which can be exceeded if in line with the policies of the Local Plan. Policy SA3/3 identifies a number of 'key development considerations', which are set out on the right.



Local Plan allocation SA3/3

Policy SA3/3 Key Development Considerations'

1. The site is to be bought forward in line with a masterplan to be produced covering the whole site. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site.
2. A through vehicular route from Copp Lane to the A586 will be required.
3. Development should be supported by a landscape and green infrastructure framework incorporating structured tree planning, on-site open space to include formal and informal play and pedestrian and cycle connectivity within and where possible outside the site and in particular with the village centre.
4. The design of the development should provide an 'organic' extension to the village. It should utilise important key vistas into the adjoining open countryside and provide a rural transition zone between the development and the wider countryside. Particular attention should be given to the nature and quality of boundary treatments.
5. Residual surface water should drain into the River Wyre (near Cartford Bridge) via Thistleton Brook and existing watercourses. Improvements to existing watercourses will be required.
6. The site does not have any nature conservation designations. Potential ecological impacts should be considered due to the greenfield nature of the site and important features such as hedgerows, trees and ponds. A project level Habitat Regulation Assessment (HRA) may be required.
7. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required.
8. The development should include a new primary school, health centre, community hall and a small local convenience store of not more than 400sq. m gross floor area. The location of these facilities should be determined through the masterplan to maximise their accessibility by new and existing residents and the benefits of co-location such as shared car parking.
9. A Dovecote situated within the site to the north of Copp Lane is a Scheduled Monument and Grade II listed building. An appropriate buffer will be required to protect its setting.
10. The site contains overhead electricity infrastructure, including pylons. Statutory safety clearances between overhead lines, the ground, and built structures should not be infringed.
11. The following should be taken into account in preparing the masterplan and planning application:
 - a) A Grade II listed Pinfold is located on the eastern edge of the site (south of High Street) and the Grade II listed Church of St Anne, is located south of the site at Copp.
 - b) A Public Right of Way (2-13-FP 11) runs east to west through the site to the north of Copp Lane.

3.2 Summary of Other Wyre Local Plan Policy

Future applications will need to consider other relevant local plan policy, which includes:

- CDMP1 'Environmental Protection'
- CDMP2 'Flood Risk and Surface Water Management'
- CDMP3 'Design'
- CDMP4 'Environmental Assets'
- CDMP5 'Historic Environment'
- CDMP6 'Accessibility and Transport'
- HP2 'Housing Mix'
- HP3 'Affordable Housing'
- HP9 'Green Infrastructure in New Residential Developments'
- SP2 'Sustainable Development'
- SP7 'Infrastructure Provision and Developer Contributions'
- SP8 'Health and Well Being'.

3.3 Masterplan Vision

To create an organic extension to Great Eccleston that is integrated into the existing village fabric in terms of design and layout, including pedestrian and cycle connectivity to key local facilities. The development will provide a mix of employment, retail and community uses to support the new growth. They will also enhance the sustainability of the village. It will contain a mix of integrated green spaces that will provide formal and informal recreation opportunities whilst creating a soft transition between the new development and surrounding countryside.

3.4 Masterplan Objectives

1. To create a sustainable extension to Great Eccleston which is integrated socially and physically with the existing village and promotes heathy and active communities, maximising opportunities to enhance the quality of life for future and existing residents and respecting the built heritage of the area and its setting.
2. To build a range of homes of different types, sizes and tenures to meet the needs of different sections of the community and create a varied and attractive environment.
3. To provide a range of non-residential uses which complement the existing provision in Great Eccleston and contribute towards servicing the needs of, and strengthening, the local community.
4. Create a movement network for pedestrians and cyclists that promotes safe connectivity with the village and surrounding countryside, taking the opportunity to enhance and improve access to existing public rights of way.
5. To secure a safe, desirable, healthy and inclusive place to live through the provision of accessible streets and open spaces with natural surveillance.
6. Ensure the safe movement of traffic and other road users, which is fully integrated with the movement network for pedestrians and cyclists.
7. To manage surface water run-off through a coordinated network of sustainable drainage (SuDS) techniques which are integrated into, and enhance, the green infrastructure network.
8. To use the existing site characteristics, retaining important ecological and landscape features with the aim of establishing and preserving functional ecological habitats and networks which facilitate the movement of species and populations and protect the Borough's biodiversity. In line with Local Plan policy CDMP4, provide net biodiversity gain where possible.
9. To consider phasing options to provide the appropriate level of services and facilities to support residents as the scheme is built over time.
10. Produce a high quality and safe public realm that includes landscaping and green infrastructure serving both the future residents and the wider village. Delivering green infrastructure in a manner that it contributes to a well-designed and healthy living and working environment, including physical and functional connections with neighbouring Green Infrastructure and countryside areas.
11. 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.
12. The mix of non-residential uses should ensure compatibility in terms of their location and the location of the community facilities should be located to maximise their accessibility by new and existing residents.
13. To create a development that respects and responds to its location with particular attention paid to the relationship with the existing built form and wider landscape, which includes structures of heritage value, views into and out of the site, and the nature and quality of boundary treatments.

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SECTION
04

MASTERPLAN FRAMEWORK

4.1 Introduction

This Masterplan framework provides a spatial representation of how the area is to be developed in order to achieve the Masterplan vision and objectives in line with local plan policy objectives. It provides a visual representation of how the development should be structured around an interconnected network of greenspaces, landscaped areas and pedestrian routes. It also sets out a range of development parameters to inform subsequent planning applications relating to the site.

4.2 Land Uses and Scale

Local Plan policy SA3/3 requires the following land uses to be provided for within the site allocation and the broad requirements for each land use has been established through liaison with key stakeholders.

Employment:	1 hectare
Health Centre:	0.49 hectare
Primary School:	1.36 hectare
Village Hall:	0.4 hectares
Convenience Store:	max 400 square metres gross
Residential:	568 dwellings

As highlighted in appendices 1 and 2, various options were explored for the general location of these land uses and the Masterplan has taken into account the feedback from the local community and stakeholders. The preference was for the non-residential uses to be sited close together in an accessible location within a community hub, with the exception of the employment area which is to be sited separately.

Employment

1 hectare of employment land is to be included within the Masterplan area. Development falling within Use Classes B1, B2 or B8 of the Town and Country Planning (Use Classes) Order will be acceptable provided it is compatible with existing and proposed neighbouring uses. These details will be confirmed at the relevant planning application stages.

Whilst the Masterplan and fig 9 show a defined employment area this is for indicative purposes. There is flexibility at the planning application stage to define the exact location and boundary of the employment zone, provided it is sited to the north west with visible frontage along the A586. Appropriate boundary treatments and landscape buffering should be provided to maintain reasonable amenities for existing and future adjacent uses.



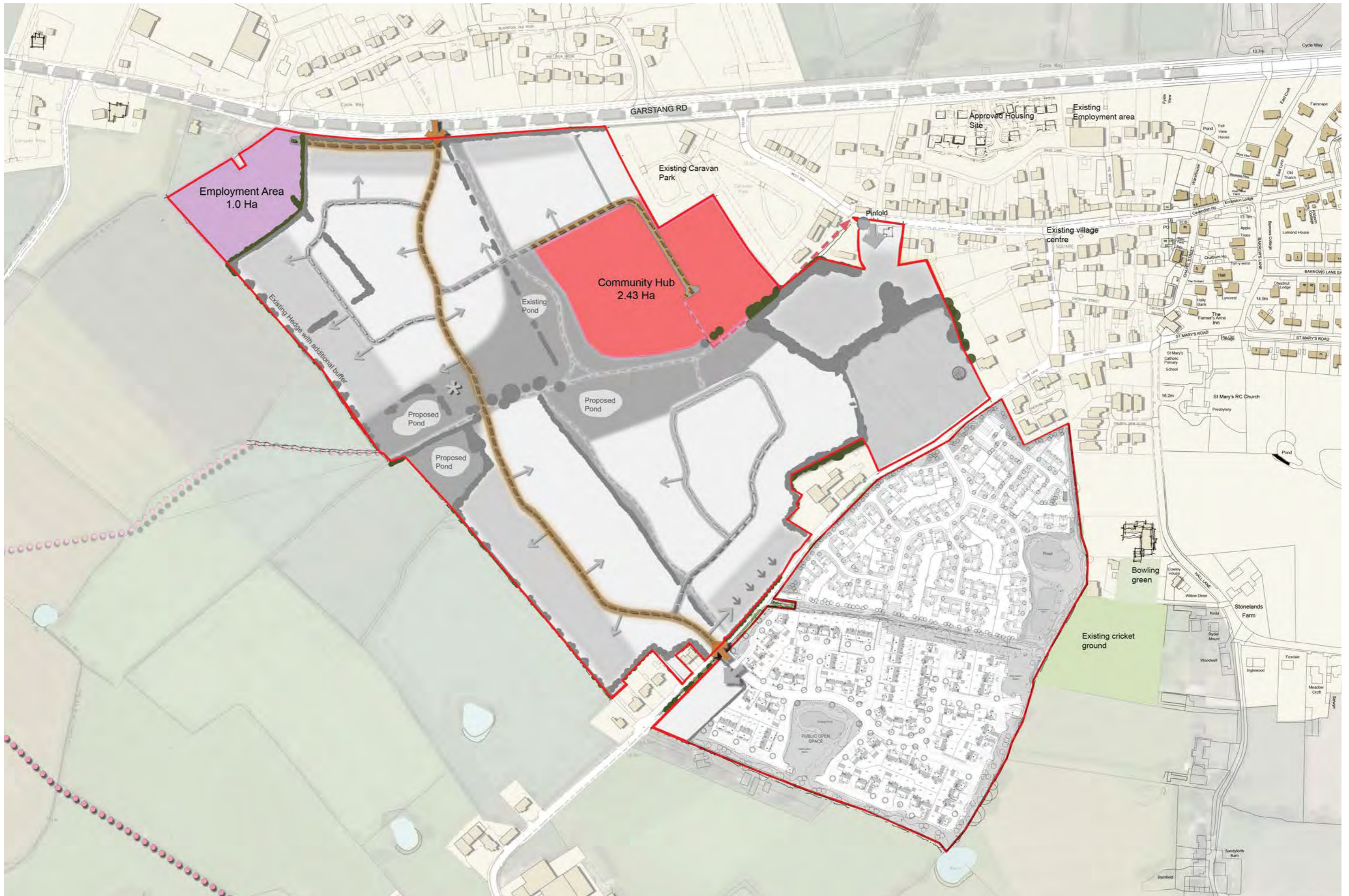


Figure 10: Community Hub & Employment Area

Community Hub

In line with policy SA3/3 the Masterplan is to provide for a primary school, health centre, village hall and convenience shop. Following public consultation and liaison with stakeholders it was established that the overall preference was for these uses to be sited close to one another to enable some synergy, where car parking and other facilities may be shared.

Some of these facilities such as the primary school and health centre will be serving the wider rural area rather than just the development or the village of Great Eccleston. They will need ease of access to the A586, as well as being accessible to the village centre. In this context the preferred location for the community hub is towards the eastern site boundary, north of the PRow running through the site. By siting the community hub in this location the land can also be made available in the first phases of the development (see Chapter 5).

The exact boundary and internal layout of the community hub will be influenced by factors such as topography, drainage, retention of existing landscape features, the extent of any synergy between the individual uses, together with the wider layout context. Accordingly, whilst the Masterplan shows the location of the Community Hub and confirms that it is to be 2.18ha in size, the exact boundary and how it is to be laid out is a matter for subsequent planning applications. Further details of each of the land uses making up the community hub are provided in turn. Figure 11 is only indicative to give an indication of the likely scale of the community hub.



Figure 11: Indicative Community Hub

Health Centre

The Fylde and Wyre Clinical Commissioning Group (CCG) have identified the relocation and expansion of the existing Great Eccleston Health Centre as one of their top priorities. They have confirmed an aspiration to deliver a new purpose built medical centre with pharmacy of circa 1,400 sqm over two floors, together with car parking, cycle shelters, drop off/pick up areas, an ambulance bay and area for the siting of mobile technology such as mobile breast screening units. The new Health Centre will be serving a wider catchment than Great Eccleston and will need ease of access to the A586 as well as the village centre.

The Masterplan development will be expected to support its provision by safeguarding a plot of 0.49ha within the community hub area and ensuring appropriate access is provided to it, which will include roads suitable for bus services. Its delivery is the responsibility of the CCG. As such the exact site boundary and the design / layout will be determined at the planning application stage relevant to that phase of the development.



Indicative Medical Centre

Primary School

The delivery of the required one form entry primary school is the responsibility of the Local Education Authority (LEA). Its design and layout should accord with the design principles set out in the Local Plan and any relevant national design standards for schools. These are matters for the detailed application stage. Development will be expected to support the provision of this primary school by:

- Safeguarding a 1.36 hectare plot within the identified community hub area. The exact site boundary will be agreed at the planning application stages relevant to that phase.
- Make appropriate financial contributions towards education provision, secured by way of planning obligations at the planning application stages.
- Ensuring that roads around the school are designed to maximise road safety and account for the dropping off/picking up of children by car and to allow for bus services.



Indicative School

Convenience Store

Policy SA3/3 requires the Masterplan to allow for a small convenience store suitable to enhance the offering within the village without undermining the main shopping centre. The policy limits the convenience store to more than 400 sq. metres. Development will be expected to support the delivery of this store by safeguarding an appropriate plot of land within the community hub area.

Village Hall

The Great Eccleston Village Centre is a charitable organisation which currently leases 59 High Street in the village centre. This provides rooms and facilities for hire, from which activities such as yoga, language courses, pilates, coffee mornings and circuit training are provided. Local Plan policy SA3/3 requires the Masterplan to make provision for a new village hall. This will be supported by ensuring that an appropriate plot of 0.4ha of land is reserved for this purpose within the Community Hub area.



Indicative Village Centre

Residential Development

Local Plan policy SA3/3 refers to an indicative capacity of 568 dwellings across the whole allocation area, which falls to 385 when excluding the already approved 183 dwellings to the south of Copp Lane. The housing capacity identified in the policy is not to be considered as a ceiling and can be exceeded if:

- a) evidence submitted at the relevant planning application stages identify additional capacity in the local highway network; and
- b) the vision / objectives of the Masterplan would not be undermined.

The nature of the proposed green infrastructure strategy and access / movement strategy is such that the main Masterplan area will be divided into different residential parcels. In particular there is the PRow and central wildlife corridor which dissects the Masterplan area in an east-west location and the proposed spine road which will dissect the area in a north-south direction. There is also the proposed retention of existing field boundaries, which are largely defined by hedgerows and reflect ownership boundaries. The main residential areas will be accessed via a spine road running north – south through the site, which is expanded upon later.

There are however two smaller residential areas which are fairly self-contained. Firstly the land to the very east to the site adjacent to High Street which is separated from the remaining Masterplan area by boundary hedgerows and trees which are to be retained. This part of the site will have its own vehicular access to High Street serving up to 13 dwellings, but there will be no vehicular link with the remaining Masterplan area.

Secondly there is a small area of land to south of Copp Lane which was earmarked for a health centre as part of the current Rowland Homes development. As there is now a preferred location for the health centre this land is available for residential development, accessible via the the approved adjacent housing scheme.

Density and Mix

Although there is a need to make efficient use of land and deliver reasonable dwelling numbers, the density of development must also respond to the character of the surrounding area.

Densities should vary through the site to ensure a variety and balance of house types. Lower density development comprising larger properties / plots will be sited towards the more sensitive western boundary to create a softer transition between the new edge to the village and the adjacent open countryside. Other lower density areas are identified on the Masterplan on page 34. These lower density areas include the northern boundary alongside Garstang Road to provide a more attractive road frontage and break with Little Ecclestone. Site constraints will also require a lower density scheme in that part of the site to be accessed separately off High Street.

The development is expected to provide a range of different dwelling types and sizes to create choice and a varied building form to support a mixed community. However, development is expected to take place over a number of years and the demand for different housing types and sizes can change over time. As such a specific housing mix is not identified in this Masterplan and will instead be agreed as part of the relevant planning applications. Each planning application will nevertheless be expected to reflect Local Plan policy HP2 'Housing Mix'. This policy requires an appropriate mix in terms of size, type and tenure of housing, to meet identified housing need and local market demand which reflects the most up-to-date Strategic Housing Market Assessment and Rural Affordable Housing Needs Survey. The 2018 SHMA Addendum 3 suggests that the largest overall need in the Borough is for 3 bedroom properties (43%) and that the need for 1 and 2 bedroom properties equates to approximately 38% and the remaining need is for 4+ bedrooms. However, this SHMA mix is not intended to be fixed in recognition of the different local market characteristics in different parts of the borough. As such the individual mix of housing at this site will be considered on its merits taking account of local market evidence, viability considerations and the wider objectives of the Masterplan. Each planning application will be considered individually in this regard, although larger properties / lower density development will be expected to be sited in the areas identified on the Masterplan.

Individual applications will also be expected to address the requirements of Local Plan policy HP3 'Affordable Housing', which requires 30% affordable housing provision or an equivalent financial contribution in justified instances. This will be distributed across the site, with each planning application expected to comply with the policy requirements.



4.3 Sustainable Drainage

Initial surveys indicate that the infiltration rates onsite are likely to be too low for soakaways to be designed to adequately cope with the development. As such, and in accordance with the key development considerations identified in Local Plan policy SA3/3, the drainage strategy is to be based on residual surface water draining into the River Wyre via Thistleton Brook and the existing watercourses. The expectation will be for only foul flows to communicate with the public sewer. A detailed drainage scheme will need to be submitted at the relevant application stage which takes into consideration Local Plan Policy CDMP2.

The surface water drainage arrangements should ensure that the volumes and peak flow rates of surface water leaving the developed site are equal to the Greenfield run-off rate for all events up to the 1 in 100 year storm (including a 30% allowance for climate change). Where surface water storage and/or infiltration is required to limit and reduce the peak rate of discharge from the site and/or the total volume discharged, this is to be achieved through the use of sustainable drainage techniques (SuDS).

The surface water drainage should incorporate above ground SuDS solutions. For example attenuation ponds and swales could be integrated within proposed open spaces, green corridors and the margins of the site. These can deliver additional benefits such as potential for visual and biodiversity enhancement. However, alternative forms of underground attenuation are not precluded as part of the wider drainage strategy where justified. This is reflective of the constraints that above ground SuDS solutions can have on the developable area and the need to secure the proposed range of uses identified in the Local Plan, including a range of green infrastructure not dominated by SuDS features.

The surface water drainage network should follow where possible the natural topography of the site and in this regard the Masterplan identifies potential locations for attenuation ponds linked with the existing and proposed ditches and land drains, based on the natural topography of the site. The indicative locations also reflect the fact that the site will be delivered in phases and that each phase will need to contain its own surface water drainage in line with the surface water drainage strategy for the Masterplan area.

With regards to foul, the development will discharge to the 300mm combined sewer on Butts Lane with the preference for a single pumping station to serve the wider Masterplan area, sited toward the western site boundary in the first phase of development.

Planning applications must be supported by appropriate Flood Risk Assessments and Drainage Strategy, which reflect the principles identified in this section and section 2.9 of this Masterplan.



Example of swale



Example of attenuation pond

4.4 Green Infrastructure, Landscape and Biodiversity Strategy

The vision for this masterplan is to create a development with green infrastructure fully integrated into the overall design. A greener environment can create important environmental, social, health and economic benefits, particularly in relation to physical and mental health and the need to mitigate climate change impacts. The approach to Green Infrastructure is closely related to the movement network with the aim to create attractive, well-designed cycleways and footpaths fully integrated into the GI and local landscape. The strategy of this masterplan is also to ensure that full regard is had to the integration and improvement of existing ecological systems and natural habitats found within the site, including trees, hedgerows and water features. The local landscape can also play a key role in setting the context for the development and in particular the identification and protection of key views into and out of the site. The masterplan plan shows how these three elements – GI, ecology and landscape can work together to inform and be a part of the overall development.

Local Plan policies HP9 'Green Infrastructure' and CDMP4 'Environmental Assets' require residential development proposals to make appropriate provision of sufficient high quality green infrastructure (GI) and to contribute towards restoration, enhancement and connection of natural habitats through the provision of this GI. The policies also require new development to consider the site's landscape setting including local and long distance views and to incorporate existing trees and hedgerows into design and layout where possible. The GI, biodiversity and landscape strategy for the masterplan establishes the basis for delivering these key policy requirements and the objectives of this masterplan.

The strategy is to focus GI alongside or close to key elements of the movement network, in particular the existing central Public Right of Way, which is a key element connecting the site with the village to the east and the countryside to the west. The creation of an enhanced footpath / cycleway in this location, set within public open space which retains and enhances the existing wildlife corridor, is to form the heart of the neighbourhood. It will provide recreational space for the new community to gather and interact, will retain an open setting to the central footpath / cycleway and enable the retention and enhancement of the identified Category A habitat, linking the principle features of ecological value such as the existing ponds, trees, hedges and ditches. This central core will be supported by a second route running north/south through the site incorporating a linear GI space and footpath/cyclepath. Landscaping on key boundaries utilising existing features and new planting, coupled with lower density housing in sensitive locations, will provide a softer transition between the development and the countryside.

The total amount of GI to be delivered will be based on the requirements set out in policy HP9 of the Local Plan. Based on the minimum capacity of the masterplan area of 385 dwellings, the amount of GI required is 3.39ha. The actual figure will be established at the relevant planning application stage and will depend on the total dwellings proposed and the dwelling mix.

Policy HP9 sets out the GI requirement based on the following typologies:

- Parks, gardens
- Amenity greenspace
- Natural and semi- natural greenspace
- Children and young people play area
- Allotments
- Playing Pitches

Provided the total amount of GI provision referred in the policy is secured there is flexibility as to the typology of that provision. The consultation exercise undertaken as part of the Masterplan process established a preference for natural and semi-natural greenspace, amenity greenspace and a children's play facility. Moreover, for this to be delivered in the form of a connected network of green corridors, landscaped buffering and functional open space.

An aim of the masterplan is to produce a high quality and safe public realm with landscaping and GI provided in a manner that contributes to a well-designed and healthy living and working environment and suitable for a range of age groups. The GI, landscape and biodiversity strategy will be delivered by:

- Creating a series of linked green spaces providing off-road opportunities for walking and cycling, whilst enhancing permeability through the site and connectivity with the adjacent countryside and urban area;
- Retaining existing ponds, trees and hedgerows identified as Category A habitat, and retaining Cat B habitat where possible, within a suitable buffer of open space.
- Providing multifunction areas of amenity green space which create an attractive setting for the development as well as functional areas of open space for people to socialise and enjoy;
- Developing appropriate children's play facilities which are suitably located and of a type and size appropriate to the scale of the development. The exact location, design and type of children's play provision will be determined at planning application stage. However, it is expected that children's play facilities will be located in different parts of the site commensurate with the scale of development proposed and not confined to a single location.
- Creating areas of open space throughout the development which enhances the setting and provides an attractive outlook;

- Utilising new and existing water features and bodies that function both as semi-natural greenspace and as part of the sustainable drainage strategy;
- Using strategic landscaping which softens the development edges and provides a successful transition between the built form and adjacent countryside, provides biodiversity enhancement and creates an attractive setting for the development.

Gi, Biodiversity and Landscape Strategy

The main focus for the GI is alongside the existing central PRow, which is a key element connecting the site with the village to the east and the countryside to the west. The creation of an enhanced footpath / cycleway in this location, set within public open space which retains and enhances the existing wildlife corridor, is to form the heart of the neighbourhood. It will provide recreational space for the new community to gather and interact, will retain an open setting to the central footpath / cycleway and enable the retention and enhancement of the identified Category A habitat. This will involve linking the principle features of ecological value such as the existing pond, trees, hedges and ditches.



Indicative LEAP



Indicative Trim Trail

A green corridor with footpath link is to also be provided through the site in a north-south direction connecting the A586 and Copp Lane. This is to be designed and located in a manner which provides a natural buffer around the existing pond within the northern area of the site, linking it with the aforementioned open space through the centre of the site. It also provides an opportunity to retain existing ponds, field boundary hedgerows and trees.

GI is also to be delivered in the form of landscaped buffering along sensitive site boundaries identified in the Masterplan and throughout the development to create an attractive green neighbourhood. This includes the western site boundary where landscaping and open space should be used to provide a softer transition between the urban area and countryside.



Figure 12: Green Infrastructure, Landscape and Biodiversity

4.5 Access and Movement

A key objective of the masterplan is to promote the efficient movement of residents, employees, visitors and goods through the site and promote connectivity with the existing village and wider PRow network. The development should have the following hierarchy of streets and pedestrian routes to respond to the different travel and movement needs.

Spine Road. There should be a primary vehicular route through the site providing a north-south connection between the A586 and Copp Lane. This should be a tree lined street with footways of 1.8m-2m wide on both sides and be designed to reduce speed levels whilst remaining suitable for a bus route. The exact line of the spine road will be determined at the planning application stage.

Secondary Vehicular Routes. These roads provide the primary vehicular circulation throughout the site, these should be carriageways with 1.8-2m footways on both sides with speed reduction measures at key points to be determined at a later stage. These circulation roads will branch off to tertiary streets allowing access to the wider site. The access road to the community hub will need to be suitable for a bus route. The internal road network shown on fig 12 is indicative and other solutions for accessing the community hub are not precluded.

Tertiary Streets. There will be a network of tertiary pedestrian friendly residential streets or lanes with informal landscaping. This may include shared surfaces.

Private Drives. Shorter pedestrian-friendly shared driveways accessing a limited number of properties.

Fig 13 is an illustrative plan and the internal road layout is a matter for determination at the relevant planning application stage.

Pedestrian / Cycle Routes

There will be a number of additional non-vehicular routes to encourage walking and cycling. This is to include:

- The retention and enhancement of the existing PRow running in a west-east direction through the site, connecting West End with the PRow network in the open countryside to the west. The PRow through the site is to be enhanced to a footpath / cycle way. The community hub, public open space and housing areas within the development should incorporate footpath / cycle connections with this central route to create a permeable layout.
- Provision of a north-south pedestrian / cycle link set within open space connecting the A586 with Copp Lane.
- Informal meandering footpaths adjacent to SuDS features and within proposed open space, connecting onto the main through pedestrian routes. This is to enhance the overall permeability of the site and enable circular footpath routes within the development.

As expanded upon later the green infrastructure strategy is to link with the movement strategy to create a permeable layout with pedestrian routes set within attractive landscaped open space.



- Key**
- - - Spine Road
 - - - Secondary vehicular route
 - - - Tertiary vehicular route
 - - - Private Drives
 - - - Cycle and / or Pedestrian route
 - ||||| Garstang Road
 - ||||| Copp Lane
 - - - Entrances from Highways
To be planned as positive landscape features.

Figure 13: Indicative Movement and Connections plan

Site Access Points

Site access should be as follows.

1. The spine road will connect to the A586 in the approximate location shown on the Masterplan and whilst the junction design (see Fig. 14 on pg33) will be a matter for the planning application stage it is envisaged that it will comprise a priority right turn lane.
2. The spine road will connect with Copp Lane to the south in the approximate location shown on the Masterplan, although its exact location and design is to be confirmed at the planning application stage (see Fig. 15 on pg33).
3. Some dwellings sited to the east of the site will be accessed off High Street, but this access will be limited to serving approximately 13 dwellings and will not provide vehicular access to the remaining Masterplan area.
4. A limited number of dwellings to the south of Copp Lane can be accessed through the approved Rowland Homes residential development.
5. An emergency access point will be sited towards the north east of the site off the A586 to ensure an additional access to the Community Hub is available at times of emergency.
6. There are to be pedestrian / cycle links into the site from the A586 to the north, from the eastern site boundary via High Street and West End and from Copp Lane to the south, which will necessitate crossing points to the footpath on the south side of Copp Lane.

No dwellings are to have direct access off Garstang Road or Copp Lane. With the exception of the small residential parcels to the east adjacent High Street and to the south of Copp Lane, the development will be accessed via the proposed spine road through a series of secondary and tertiary routes.

Due to the access limitations the employment area will require a designated access road from the spine road rather than a direct access off the A586.

The highway layout will be designed and built to adoptable standards and where required will need to meet the needs of heavy-duty vehicles and related uses.

A travel plan will be produced in accordance with policy CDMP6.

Bus Access

In order to maximise the use of sustainable travel the development will be expected to enable bus services to permeate the site by ensuring that the primary spine road and connection point with the Community Hub is of a design which is physically capable of accommodating a bus route.

Car Parking

The development will be expected to provide car parking in line with the Council's adopted standards. This can be via a combination of in-curtilage parking to the side or front of properties, courtyard parking within the perimeter of block or mews streets and onstreet parking in the form of marked or unmarked bays adjacent to the carriageway, or as part of a home zone approach.

Car parking should be carefully planned and integrated into the development to not have an over dominant impact on the street scene or provide obstructions to the pedestrians and cyclists. The uses within the Community Hub could consider sharing parking facilities.

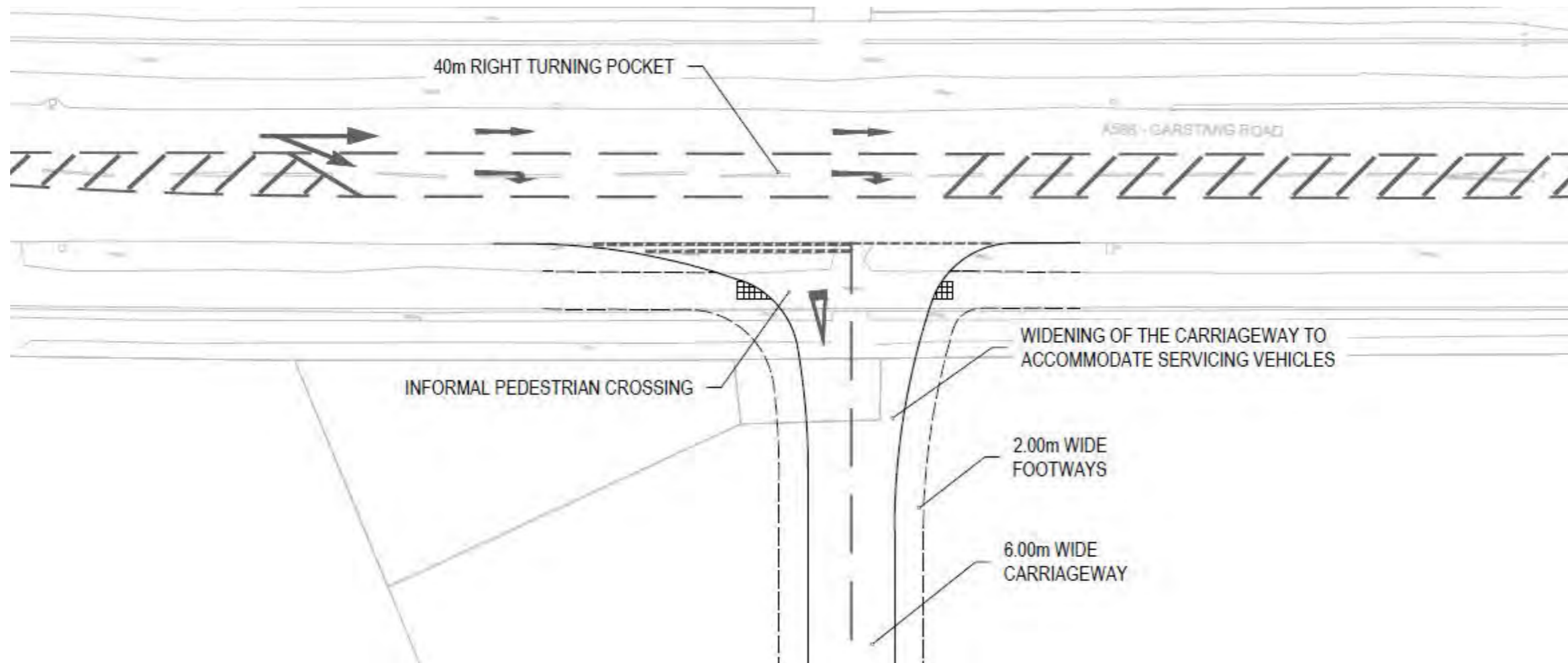


Figure 14: Indicative access from Garstang Road

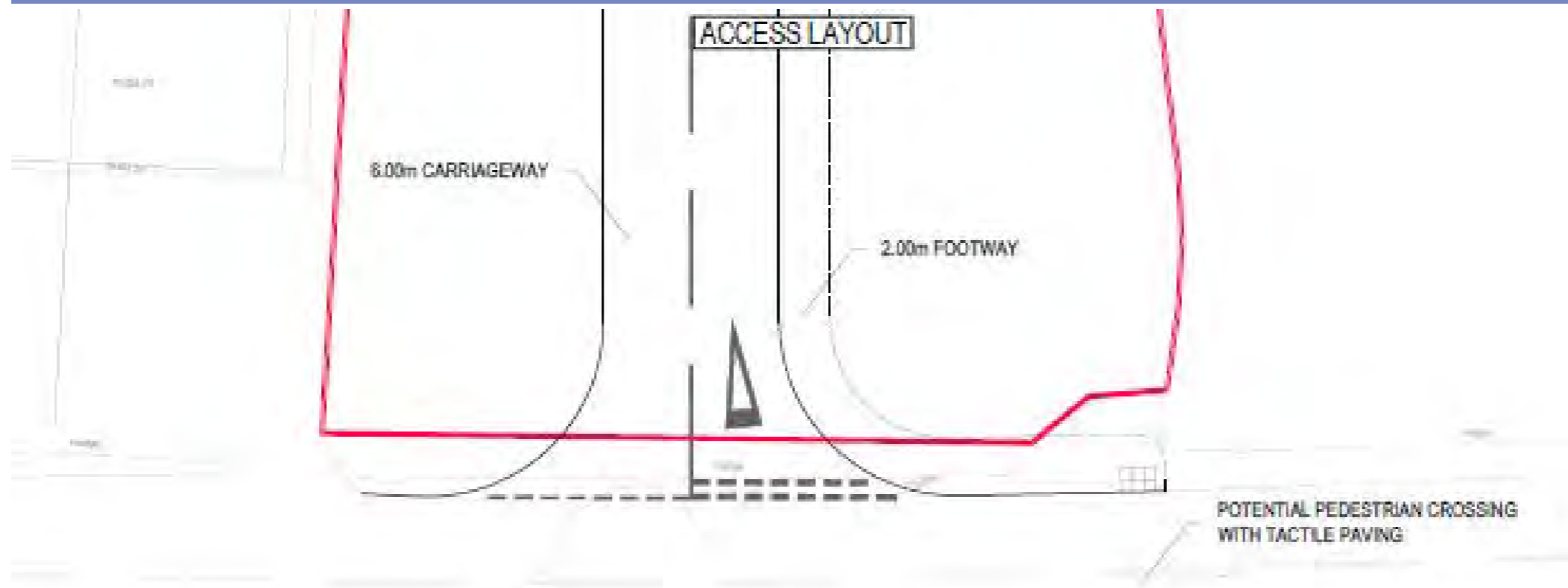
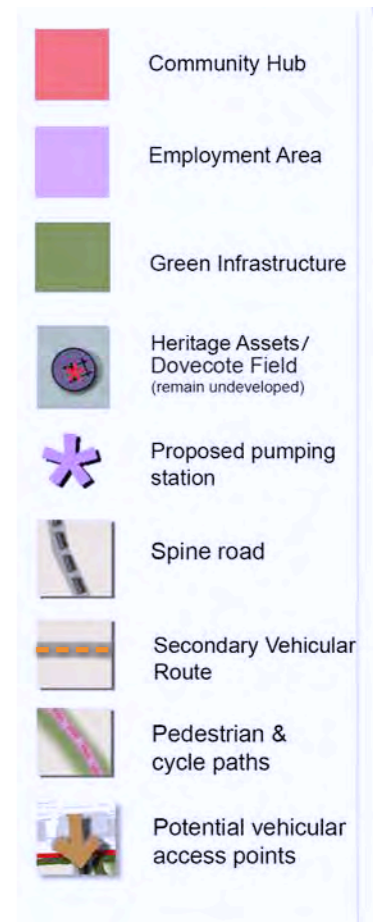


Figure 15: Indicative secondary vehicular access from Copp Lane

4.6 Final Masterplan



4.7 General Guiding Design Principles

1. Proposals for the site will come forward in subsequent planning applications, where details relating to site layout and the scale and visual appearance of the buildings, including design, will be considered. Development will be expected to be consistent with the relevant local planning policies as well as reflecting the principles set out in sections 4.2 to 4.5 of this Masterplan and the following additional general design guidelines:
2. The site should be delivered in a manner that creates an organic structure of discreet, human scale development parcels in an attractively landscaped and naturalistic setting.
3. Development should achieve a high quality environment taking advantage of and integrating with existing topography, views, landscape features and identified biodiversity habitats.
4. It is important that the design and layout of the development promotes healthy living, including through the provision of accessible high-quality green infrastructure together with cycle and pedestrian routes and linkages internal to the site and between the site and surrounding area.
5. The development should aim to retain existing landscape features of value where possible, use planting to shape the location and character of the built form, street and open spaces, and to soften new development in relation to views of the site.
6. Residential development should be of a density suitable to the rural setting having regard to the most appropriate location of different dwelling types across the site.
7. The structure of the development should preserve key views into the site and views out of the site towards the surrounding countryside utilising opportunities provided by the orientation and design of streets, green spaces, houses and other development types.
8. Trees and structural landscaping should be used to break up the street scene, utilising existing hedgerows where possible. The main spine road is to also have a tree lined feel.
9. 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.
10. Dwellings for older people/mobility impaired should be appropriately located in terms of access to services, facilities and access routes.
11. Dwellings along Copp Lane and Garstang Road should front the highway to create an attractive frontage, although there should be no direct access to these dwellings off these two highways.
12. 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.
13. Particular regard should be had to providing linkages with and between the new social and community facilities, the employment area and open space network.
14. There should be clear demarcation between the public, semi-public and private land.
15. Building orientation and layout – including corner-turning and dual aspect houses at key intersections – including the key entrance points from the A586, Copp Lane and High Street - should be used throughout the site to create active frontages and natural surveillance / security over the public spaces, streets and footpaths / cycle routes.
16. 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.
17. Where tree and hedgerow loss is necessary, at least an equivalent amount of new mitigation planting of suitable species should be proposed.
18. Whilst it is important that the neighbourhood has continuity and a definable sense of place, it is also important for there to be a complementary and, where appropriate, contrasting palette of building elements and architectural details to achieve variety in appearance across the Masterplan area.
19. The medical centre will be up to two stories in height. The primary school will be designed to meet Local Education Authority standards, although it is envisaged that this would also be no more than 2 stories in height.
20. Through the provision of interface distances and building orientation, together with landscape screening, in line with policy requirements the development should ensure adequate privacy and amenities for the residents of new and existing housing.
21. Development should not adversely affect the significance of the heritage assets identified in Chapter 2.

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SECTION
DELIVERY STRATEGY 05

5.1 Phasing of Development

Due to the size of the site and the quantum of development that is envisaged, the development of the wider Masterplan area is expected to be delivered over a number of years. Furthermore, as the site is in multiple ownerships separate planning applications are likely to come forward for different areas of the site. The phasing of development will therefore be crucial for coordinating and ensuring the success of the development. In this regard, there is a requirement for certain infrastructure to be delivered in a timely and effective manner in order to mitigate the impacts of the development to create a sustainable neighbourhood. It also needs to take into account the different land ownerships.

Appropriate contributions will be required from developers in order to deliver the on and off-site infrastructure that is necessary to serve the development and deliver the Masterplan objectives. This will be secured by way of section 106 agreements at the relevant planning application stages. Where the requirement for the provision of specific pieces of infrastructure is triggered by more than one phase of the development the Council will pro-rata the contributions required and pool these together to deliver the required infrastructure. Consideration will be given to viability and costs in order to ensure that plans are deliverable. Accordingly, regard will be had to the financial viability of the development proposals.

Further detail on the delivery and phasing of development and on developer contributions will be provided in Part 2 of the Masterplan.

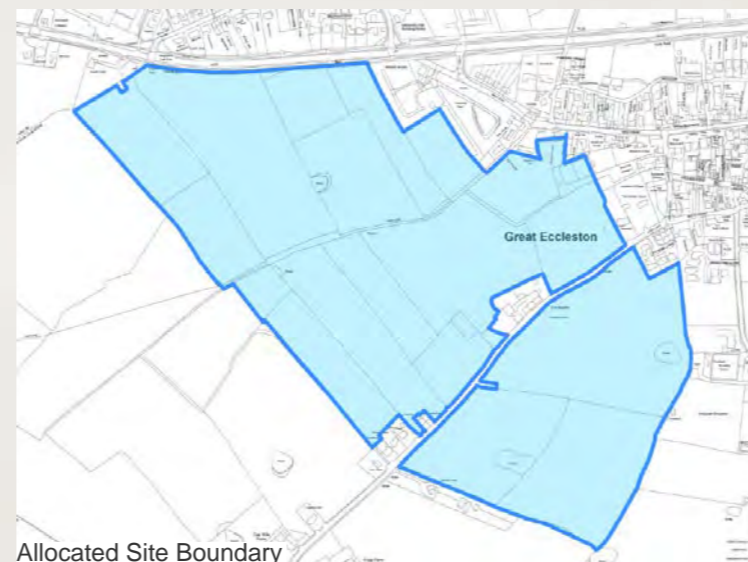
PUBLIC CONSULTATION EXHIBITION BOARDS APPENDIX
01

Welcome to the Exhibition

Introduction

Welcome to this public exhibition which relates to the production of the Great Ecclestone Extension Masterplan.

Wyre Borough Council are producing a replacement Local Plan which identifies a need for 9,285 dwellings across the Borough by 2031. To deliver this need a number of greenfield extensions are required to key settlements, one of which is Great Ecclestone. The emerging Plan allocates approximately 33.7 ha of land to the west of Great Ecclestone for approximately 568 homes, a health centre, primary school, 1ha of employment, community hall, a local convenience store and open space (allocation site SA3/3).



Allocated Site Boundary

What is a Masterplan and who is involved?

The emerging Local Plan requires the allocation site at Great Ecclestone to be brought forward in line with a Masterplan. This is to ensure that development is planned comprehensively, by establishing the design parameters and principles for the development of the entire area. Once produced, the Masterplan will then inform subsequent individual planning applications.

Wyre Borough Council will ultimately approve the masterplan, although Metacre Ltd are assisting in its production. Metacre are part of the same group of companies as Northern Trust Company Ltd, which was established in Lancashire in 1962 and is one of the UK's largest and most successful privately owned property investment, development and regeneration companies.

In developing this Masterplan the Council are keen for it to involve a collaborative process between landowners, stakeholders and the local community. As such the views and opinions of a variety of bodies and individuals are being sought, including:

- The local community and local businesses
- Great Ecclestone Parish Council
- Landowners
- Wyre Borough Council Planning and Policy Departments
- Wyre Borough Council Open Space Team
- Ecclestone Health Centre
- Fylde and Wyre Clinical Commissioning Group (CCG).
- Lancashire Country Council Education
- Lancashire County Council Highways
- Lancashire Country Council Lead Local Flood Authority
- Lancashire County Council Environmental Health
- United Utilities
- Historic England
- Environment Agency

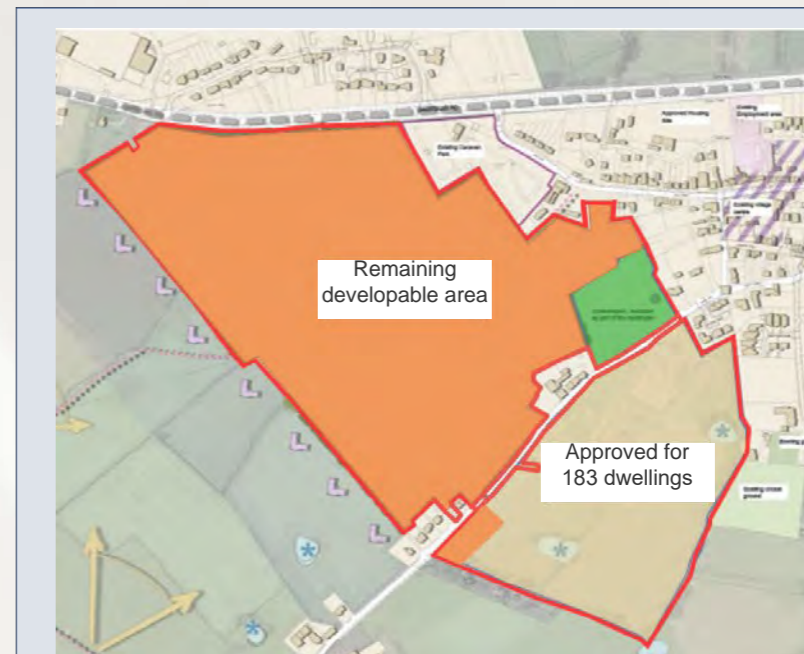
What is the purpose of this exhibition?

A number of site surveys and assessments of the site have now been undertaken to establish any constraints and opportunities which affect how the site is developed. Various initial meetings and discussions have also been held with Council departments, landowners, key stakeholders and statutory consultees to establish their requirements and priorities.

This process has highlighted some fixed design parameters which the Masterplan will need to adhere to. However, it has also highlighted how there are still different ways in which the development could be delivered, each with their own benefits. Before progressing the Masterplan further, the views and preferences of the local community are therefore being sought on a number of different concepts which affect how the site will be brought forward.

This exhibition highlights the main findings from the site surveys, aims to explain the vision and core design parameters which the Masterplan aims to deliver, whilst also highlighting the different broad concepts for shaping the development. The feedback received from this exhibition will help establish the core design parameters and principles which will shape the Masterplan.

Board 1



Masterplan Area

Whilst the Local Plan allocation covers land both sides of Copp Lane totalling 33.3 hectares, the land immediately south of Copp Lane already has planning permission for 183 dwellings, a car park and health centre. Part of this is already being developed by Rowland Homes. Consequently the development of this part of the site is essentially already fixed. The exception is the area of land approved for a health centre as this could be developed for alternative uses should it be considered preferable for the health centre to be sited elsewhere within the remaining masterplan area.

There is a Grade II Listed 17th Century Dovecote, which is also a Scheduled Monument, located off Copp Lane within the parcel of land shaded in Green on the image above. This land has to remain undeveloped to preserve the setting of the Listed Dovecote and the landowner of this parcel of land has declined the opportunity to be included within the Masterplan process. Consequently, this land has been excluded from the Masterplan area and is to be left in its current state.

Whilst a planning application has been submitted on a parcel of land to the south of West End for the proposed residential development of 13 dwellings (ref. 18/00540/FULMAJ) the determination of this application has been postponed whilst the masterplan is being produced.

In summary, whilst the Local Plan allocation area is 33.7ha, the remaining developable area is about 18ha, i.e. the area highlighted orange above.

Site Surveys Part 1

An experienced team of consultants have been appointed to assess the site and identify any constraints and opportunities. A summary of the key findings in this regard are provided on the next two exhibition boards.

Highways and Accessibility

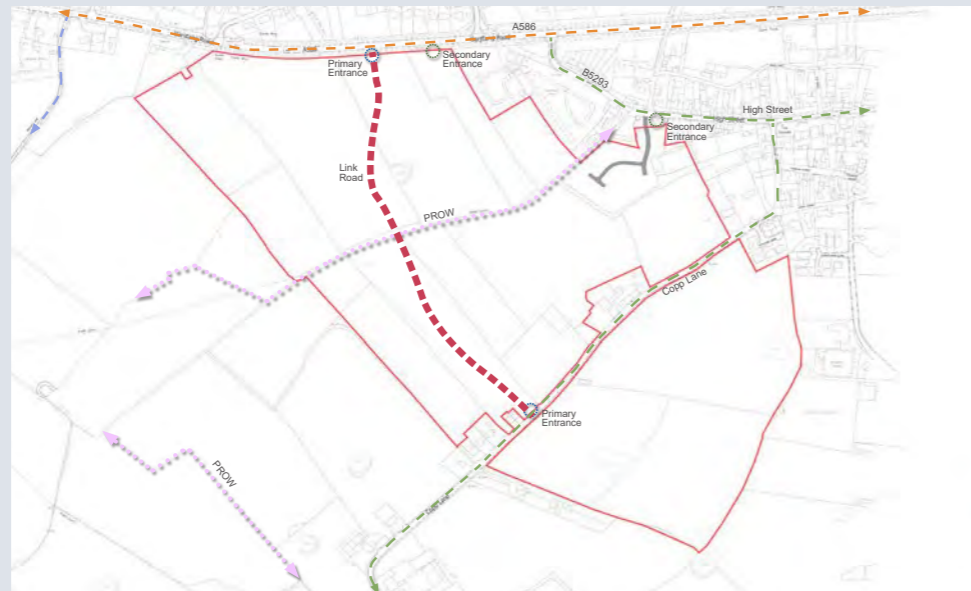
There will need to be a main vehicular access to the north of the site off the A586, as well as a main vehicular access of Copp Lane to the south, which will be connected by a link road. This will be wide enough to accommodate a bus route through the site. No individual properties are to have direct access off the A586 or Copp Lane.

There is potential for two secondary vehicular access points. One could be off the A586 towards the north east corner of the site, but it is not possible to provide access off the north west corner due to visibility splays and proposed highway improvements. There will be a secondary vehicular access off the High Street which could serve the parcel of land to the south of West End but would be unsuitable as a vehicle access to the wider masterplan area.

There are three main pedestrian links into the village centre, i.e:

- The existing Public Right Of Way (PROW) through the centre of the site which must be retained and enhanced. It is possible for this central public right of way to also be linked to the High Street via the secondary access to the land south of West End.
- Copp Lane to the south, which has a continuous footway up to the edge of the village. Thereafter footway provision becomes intermittent over short lengths, although there are relatively low vehicular speeds at this point.
- The A586 to the north which has continuous footpaths and street lighting on both sides up to the B5293, which connects into the centre of the village.

Detailed traffic surveys assessing the capacity of the wider highway network were undertaken in early June 2018 after the half term holiday. Capacity assessments are being undertaken at all surveyed junctions, which were agreed with the Highway Authority.



Ecology and Trees

There are no ecological designations affecting the site, although surveys have identified areas of Category A and Category B habitat. The rest of the site is of negligible-low ecological value.

- Category A habitat comprises an existing ditch and trees / hedgerows which run through the centre of the site, two existing ponds and some other areas of hedgerows / trees which are identified as being of high ecological and arboricultural value. This habitat is to be retained as a priority, particularly the central Wildlife Corridor which runs alongside the existing PROW. The existing ponds are also to be kept within a buffer of open space and linked to the central wildlife corridor.
- Category B habitat comprises other hedgerows and trees which are to be retained wherever possible and if these are to be lost as a result of development then replacement planting will need to be provided elsewhere within the site.

There are opportunities to enhance biodiversity as part of the proposals through the creation of ponds / SuDS features, new natural / semi-natural green space and landscaping etc.



Public Right of Way

Heritage

There are five listed buildings within the village, all Grade II. This includes a 17th Century Dovecote off Copp Lane which is also a Scheduled Monument. The land in which the Monument is located is excluded from the masterplan area but in order to retain its historic character the existing hedgerow on the field's western boundary will need to be retained and supplemented by additional planting. This will increase the visual barrier between the Dovecote and the development.

A Grade II Listed Pinfold structure is also located to the north fronting West End, within the grounds of number 41 High Street. The amenity to this building will be enhanced.

Other designated heritage assets within Great Ecclestone village are already surrounded by development and are too remote from the site for the development to have an impact on their setting.



Historic Dovecote

Site Surveys Part 2

Site Topography

Great Eccleston lies within a wider area that is relatively flat but does contain local variations in topography. With regards to the site itself, a central public footpath and drainage ditch runs through the centre of the land to the north of Copp Lane from west to east. The fields to the north slope gently downwards towards this central drainage ditch, whereas the southern fields are relatively flat.

Flood Risk and Drainage

The whole site is located within Flood Zone 1 on the Environmental Agency's flood maps and is therefore considered to be a low risk of flooding from various potential sources.

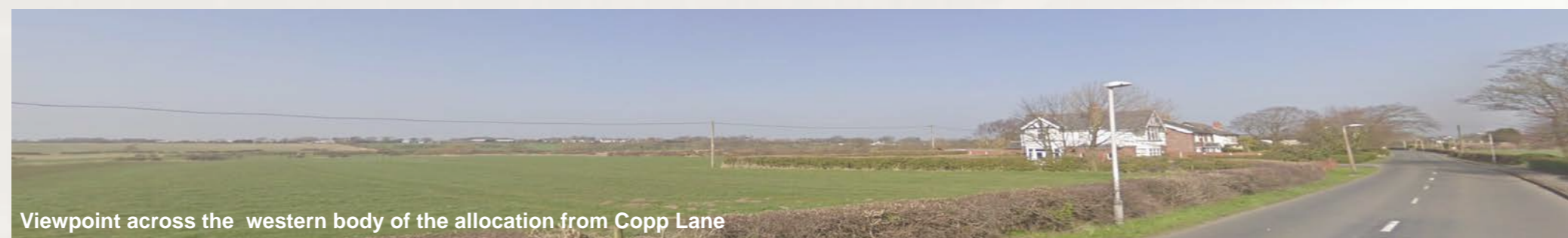
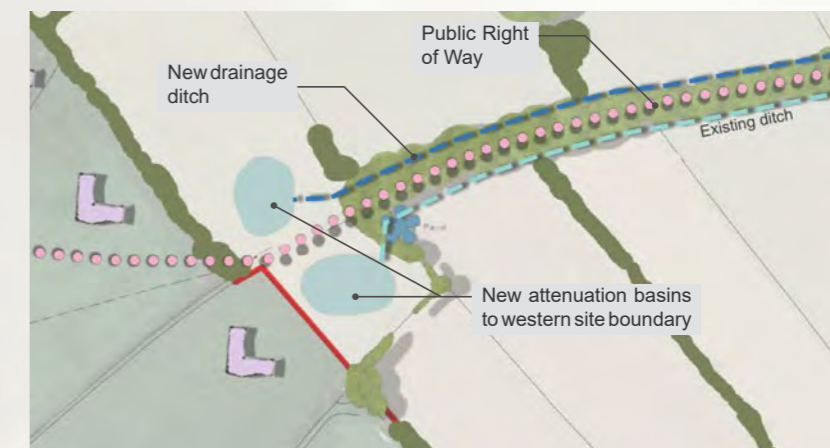
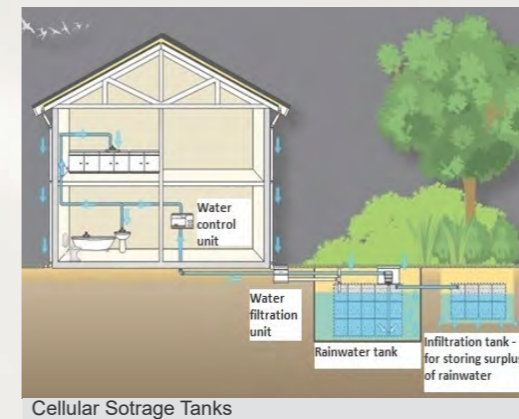
Initial percolation tests suggest that Infiltration into the ground is unlikely to be a viable surface water drainage solution. Accordingly, the surface water strategy will be based on discharging to the existing ditches running through the site, eventually draining into the River Wyre via Thistleton Brook. An 8 metre buffer is needed either side of the drainage ditches. Sustainable drainage techniques (SUDS) would also need to be incorporated into the scheme to collect, store and control surface water discharge at a rate equivalent to the current greenfield site. This would include new attenuation basins which due to topography would need to be towards the western site boundary, but SuDS features could also include swales and underground storage crates.

Foul will be discharged to the adopted combined sewer on High Street and United Utilities are one of the consultees helping to inform this masterplan process.

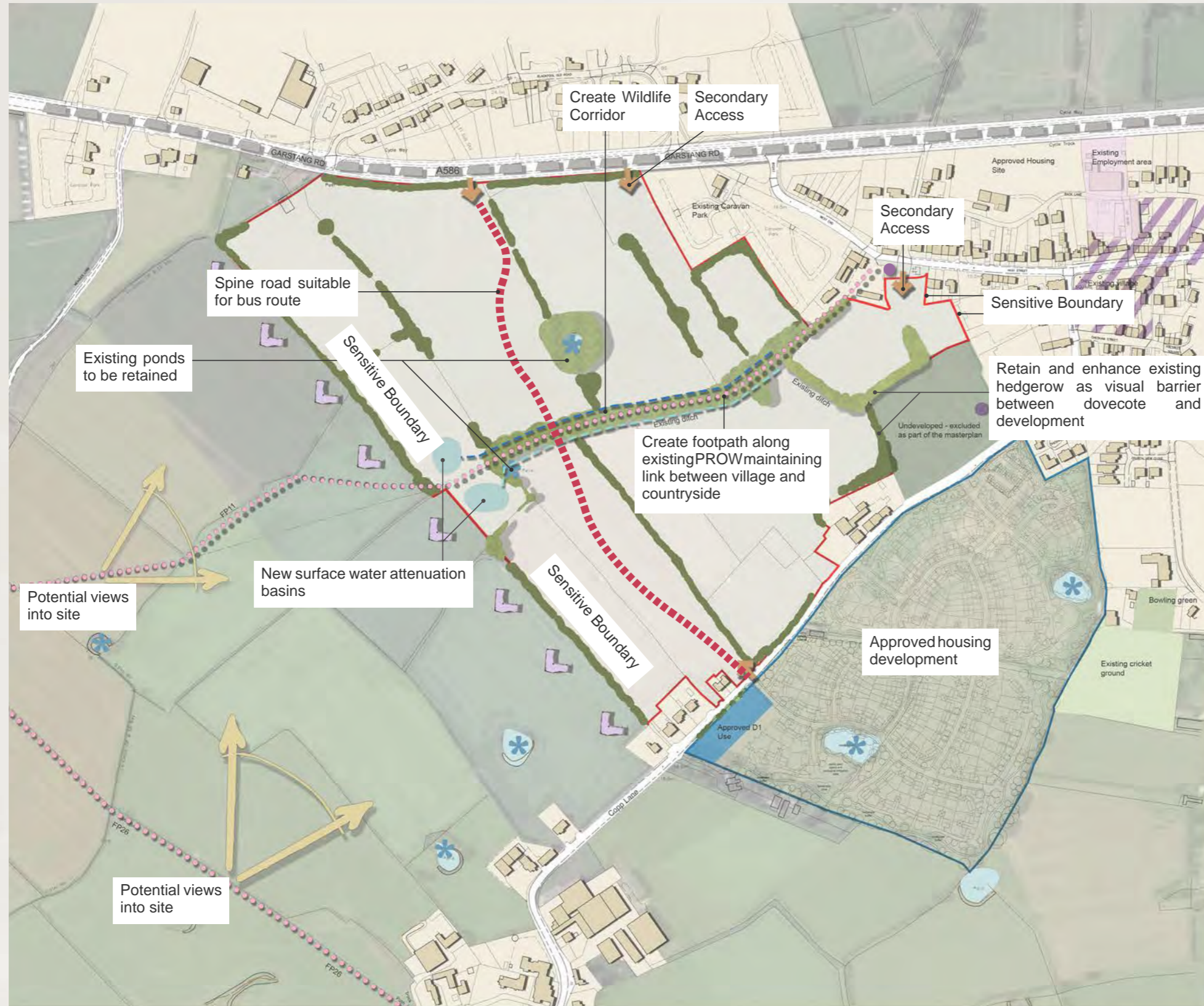
Landscaping and Visual Impact













A Landscape and Visual Impact Appraisal has been undertaken by landscape consultants FPCR. Whilst there will inevitably be some impact on the landscape and visual effects upon completion of the development, the landscape appraisal undertaken informed a combination of proposed landscaping and mitigation techniques to reduce the potential impact. These include:

- Create a landscaped buffer along the western site boundary to provide further screening from public vantage points to the west / south. This would include blocks of woodland planting combined with existing hedgerows, to break up views.
- Retain and manage hedgerows and vegetation along the site boundaries to maintain landscape character, whilst reinforcing the field boundary to the southern edge of the site.
- Retain and protect existing trees where possible.
- Retain and improve existing hedgerows within the site to break up the form of built development and provide a framework for green infrastructure and connectivity across the site.
- Locate the employment area to the north adjacent to Garstang Road, with any units to be of a sensitive design so as not to cause undue harm to landscape and visual amenity.
- Provide additional landscaping to the site entrance to soften the interface with High Street.



Constraints and Opportunities Summary



-  Possible Primary and secondary access points.
-  Public Right of way.
-  Existing Ponds.
-  Views out.
-  Existing Buildings
-  Views into site from Public Right of way.
-  Existing watercourse
-  Proposed watercourse
-  Allocated Housing Site
-  Category B Habitat to be retained where possible.
-  Category A Habitat to be retained.
-  Existing listed dovecote and Pinfold.

Vision and Key Development Principles

Board 5

Masterplan Vision

To create an "organic" extension to Great Eccleston that is integrated into the existing village fabric in terms of its design and layout, including pedestrian and cycle accessibility to key facilities. It will contain a mix of integrated green spaces that will provide formal and informal recreation opportunities whilst creating a soft transition between the new development and surrounding countryside.

The aim is to produce a sustainable high quality development that respects its village and rural location. It should meet the following key development principles:

1. The development should support and promote healthy and active communities, maximising opportunities to enhance the quality of life for future and existing residents.
2. The design of the development should provide an 'organic' extension to the village. The development should respect and respond to its rural location paying particular regard to views through and over the site and the nature and quality of boundary treatments. Landscape buffers should provide a soft transition between the development and open countryside along the western site boundary. This should include blocks of planting combined with existing hedgerows, to break up views.
3. The mix of non-residential uses should ensure compatibility in terms of their location and the location of the community facilities should be determined through the masterplan to maximise their accessibility by new and existing residents. Consideration should be given to the benefits of co-location such as shared car parking and facilities.
4. The development should achieve an appropriate mix of housing types, sizes and tenures to meet identified housing need and local market demand.
5. The development should create a movement network for pedestrians and cyclists that promotes safe accessibility, takes the opportunity to enhance existing public rights of way and create appropriate linkages with the village. Particular regard should be had to linkages with and between new social and community facilities and with the area of employment uses.
6. Highway infrastructure should be designed to ensure the safe movement of traffic and other road users and must be fully integrated into the movement network for pedestrians and cyclists.



7. The development should produce a high quality and safe public realm that includes landscaping and green infrastructure serving both the future residents and the wider village. The green infrastructure should be of an appropriate variety, size, type and location such that it contributes to a well-designed and healthy living and working environment. It should include physical and functional connections with neighbouring Green Infrastructure and countryside areas.
8. Existing hedgerows and vegetation along the site boundaries and within the site should be retained and enhanced where possible to maintain landscape character and break up the form of built development, providing a framework for green infrastructure and connectivity across the site. Where tree and hedgerow loss is unavoidable, equivalent amount of new trees and hedgerows of suitable species should be proposed.
9. Important ecological features will need to be retained and enhanced together with existing landscape features where possible, with the aim of establishing and preserving functional networks which facilitate the movement of species and populations and protect the Borough's biodiversity. Development should contribute to the enhancement of natural habitats through the provision of appropriate Green Infrastructure.
10. Development should respect the built heritage of the area and its setting.
11. Sustainable drainage techniques should be integrated into the fabric of the development to create an appropriate surface water management regime.
12. Opportunities should be taken to minimise energy consumption and reduce waste where possible.
13. Securing a safe, desirable and inclusive place to live through the provision of accessible streets and open spaces with natural surveillance.
14. Development must not have an unacceptably adverse impact on the amenity of occupants and users of surrounding or nearby properties and must provide a good standard of amenity for the occupants and users of the development itself.

What type of Green Infrastructure should be delivered?

What is meant by Green Infrastructure?

Green infrastructure (GI) is a term to describe a variety of different green spaces and environmental features which includes parks and gardens, functional amenity greenspace, natural and semi-natural greenspaces and other community uses such as sports pitches. The site is insufficient in size to accommodate a community park and Great Eccleston is already well provided for in terms of sports pitches, with there already being a bowling green, cricket pitch and football pitch in the village. The Wyre Open Space Audit concludes that the settlement already has sufficient sports pitches in line with Policy standards. The masterplan will therefore be delivering GI primarily in the form of functional amenity greenspace, including children's play facilities, and natural / semi-natural greenspaces.

Which Green Infrastructure Concept is preferable?

The amount of GI to be provided is dictated by planning policy and equates to 0.9 hectares for every 100 dwellings. The Masterplan will have to include some GI in the form of open space around the biodiversity assets identified previously, including enhancing the existing public right of way through the centre of the site. However, the concepts below show different ways in which the remainder of the GI could be delivered and the preference of the Community is important in deciding how the Masterplan should be progressed.

Concept 1
Networks of open space and natural / semi natural greenspace strongly focussed on the PROW




One concept is to distribute GI in a manner which provides green corridors and footpaths through the site, connecting pockets of functional open space including children's play equipment. There are different ways in which this concept could be delivered, but the illustration above shows open space focussed alongside the public right of way through the centre of the site to create an open corridor connecting the village and the countryside to the west. It also shows a green footpath link running through the site between the A586 to the north and Copp Lane to the south.

The advantage of this concept is that it provides greater opportunity to break up the site into smaller development parcels divided by open space. The existing public right of way could form part of a much wider open space feature enhancing pedestrian connectivity between the site, the existing village and wider countryside. In addition to having areas of functional open space, a linear network of connected open space creates greater opportunities for off-road walking routes. The disadvantage of this concept is that whilst there will be areas of functional open space there is not one single large area of community event space.

Concept 2
Central Village Green




One concept is to deliver the majority of GI in the form of a large central area of amenity open space such as a village green. This could be sited anywhere in the site, but the illustration above shows this located towards the centre of the site, connected to the existing central public right of way to ensure wider accessibility from the village.

The advantage of this approach is the creation of a large functional area of open space for community activities, which could even be linked with the community hall and other facilities. The disadvantage is that it will use up a large proportion of the GI thereby reducing the amount located elsewhere within the development. It may also be seen as creating a new focus to the village.

Concept 3
Green buffer between Great Eccleston and Little Eccleston




One concept is to deliver GI in a manner which creates a green buffer to the north of the site, with the remainder taking the form of green corridors and amenity space within the site.

The advantage of this approach is the creation of a green buffer between Great Eccleston and Little Eccleston. The disadvantage is that it will result in a large proportion of the open space being sited adjacent to the busy A586 which may not be preferable for users of the open space. It is also not in the most accessible location being sited on the very northern boundary and the existing landscaping along the A586 may already be considered sufficient to visually separate the two villages.

What land uses need to be provided for?

Housing

The local plan policy identifies an approximate capacity of 568 dwellings across the whole allocation area, which falls to 385 when excluding the Rowland Homes sites. However the final dwelling number will be dictated by a number of factors including:

- The remaining developable area taking into account the other land uses which need to be incorporated and any on-site constraints.
- The capacity of the highway network and other infrastructure.
- The preferred dwelling mix, with smaller properties resulting in higher densities.

The emerging Local Plan requires developments to make provision for an appropriate mix in terms of size, type and tenure of housing to meet identified housing need and local market demand. In order to help meet the needs of an ageing population and people with restricted mobility, at least 20% of dwellings within developments should also be of a design suitable or adaptable for older people and people with restricted mobility. Where appropriate, this housing will be located in the most accessible locations for services and facilities.

Local Plan policy also requires at least 30% of the proposed housing to take the form of affordable homes, which national planning policy defines as including starter homes, discounted market housing, affordable housing for rent and shared ownership.



Community Hall

The Great Eccleston Village Centre is a charitable organisation which currently leases 59 High Street in the village centre. This provides rooms and facilities for hire, from which activities such as yoga, language courses, pilates, coffee mornings and circuit training are provided.

The masterplan is to include land for a new Community Hall with car parking which should be sited in an accessible location for the whole of the village.



Healthcare

The Masterplan needs to provide for the relocation of the existing health centre. The Flyde and Wyre Clinical Commissioning Group (CCG) have identified this as one of their top priorities and both the CCG and existing Health Centre have identified their preferred location as the east of the site adjacent to the proposed public footpath link through to the High Street. The CCG have funding in place and propose a new purpose built medical centre which would be approximately twice the size of the current practice and would include a full on-site pharmacy, car parking, cycle shelters, drop off / pick up areas, an ambulance bay and area for the siting of mobile technology such as mobile breast screening units.



Illustrative image

Retail

Great Eccleston has a defined village centre which acts as the heart of the settlement and has been ranked 7th in the borough in terms of service and facilities. Nevertheless the local plan seeks to enhance the retail offering with provision to be made in the masterplan for a small convenience store of not more than 400 sq. metres. Some stakeholders have indicated a preference to not create a village square which would compete with the existing village centre and to locate the convenience store to the north of the site to also serve Little Eccleston. One option may be to provide the store as part of a complementary use such as a petrol filling station, as this would provide a different service offering to the village centre. Such a use would need a frontage location along the A586.



Employment

The development offers an opportunity to create a small business park providing increased employment opportunities. Local plan policy requires an employment area of approximately 1 hectare to be included within the masterplan. A flexible development mix will be crucial to its success but it is envisaged that this would primarily comprise smaller scale workshops/offices compatible with residential areas.

A prominent road frontage location close to the A586 and ease of access will be key to its success.

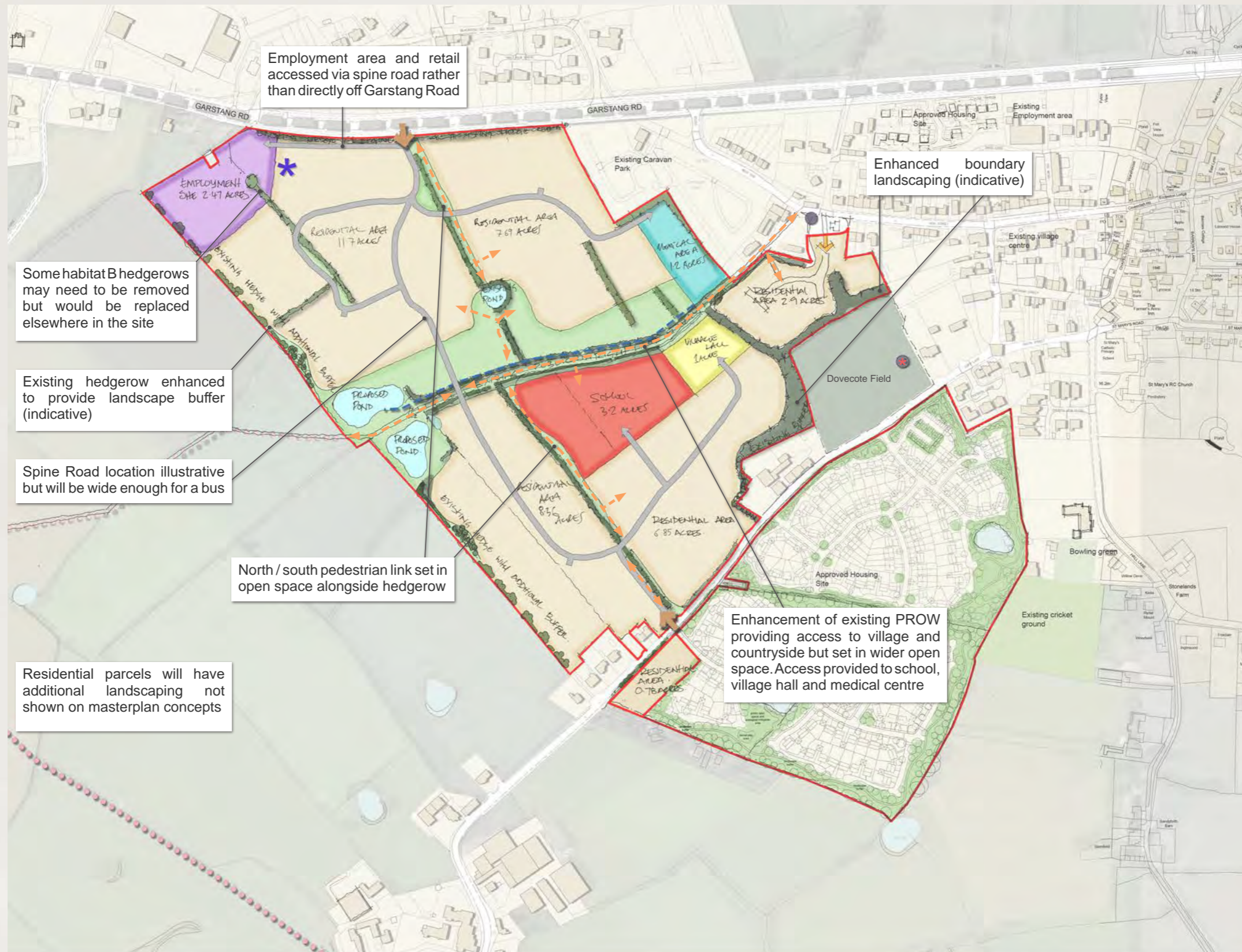


Education

The Local Plan and Wyre Infrastructure Delivery Plan identifies a requirement to reserve a 1.36ha site within the masterplan area for the provision of a new one form entry primary school. Lancashire County Council Education Authority have not expressed a preference regarding the location of the primary school, although they have advised against its location to the south of the site in close proximity to the existing schools. The examples shown today show how the school could be sited in different locations across the site. There is not a requirement for a new secondary school, although financial contributions will be required towards secondary education enhancement.



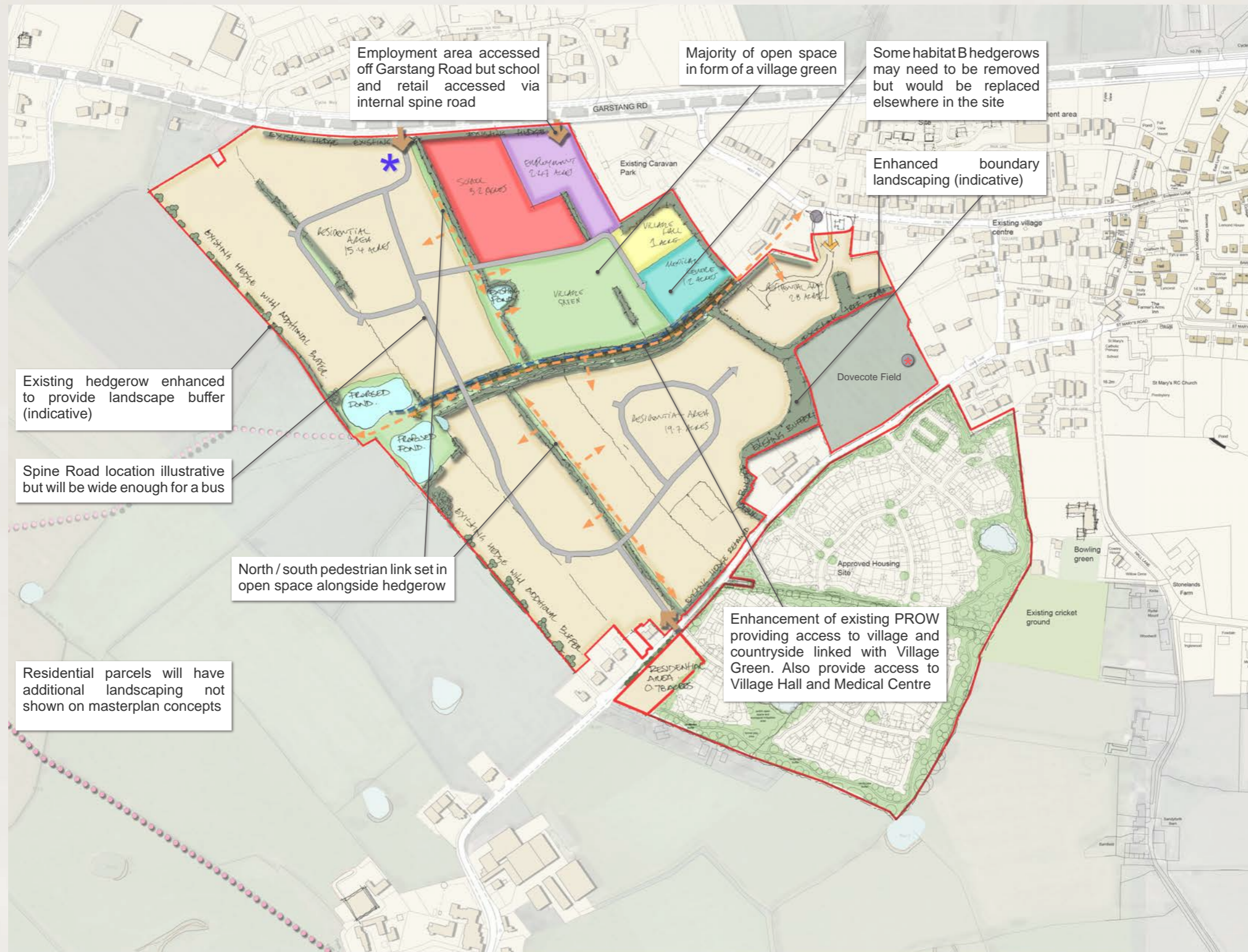
Location of land uses - Concept A



- Employment Area
- Green Infrastructure
- School Site
- Village Hall
- Medical Centre
- Heritage Assets Dovecote Field
- Public Right Of Way
- Convenience Store / Possible Filling Station
- Potential vehicular / pedestrian/cycle access points
- Potential internal road layout
- New Footpath Links
- Existing Hedges Retained Where Possible

One concern raised by some stakeholders was a desire to avoid creating a new village core and as such one concept for the masterplan could be to disperse the non-residential uses across the site. This illustration shows the medical centre in the preferred location but split from the school and village hall by the central footpath link running through the site. The village hall and school are still shown close to this main footpath link to ensure ease of access from the village centre. The employment area and retail convenience store are shown located to the north east of the site where they would have main road frontage, although access would have to be via the main spine road rather than straight off the A586. This illustration has been paired with Green Infrastructure concept 1 although it could be paired with any of the GI concepts.

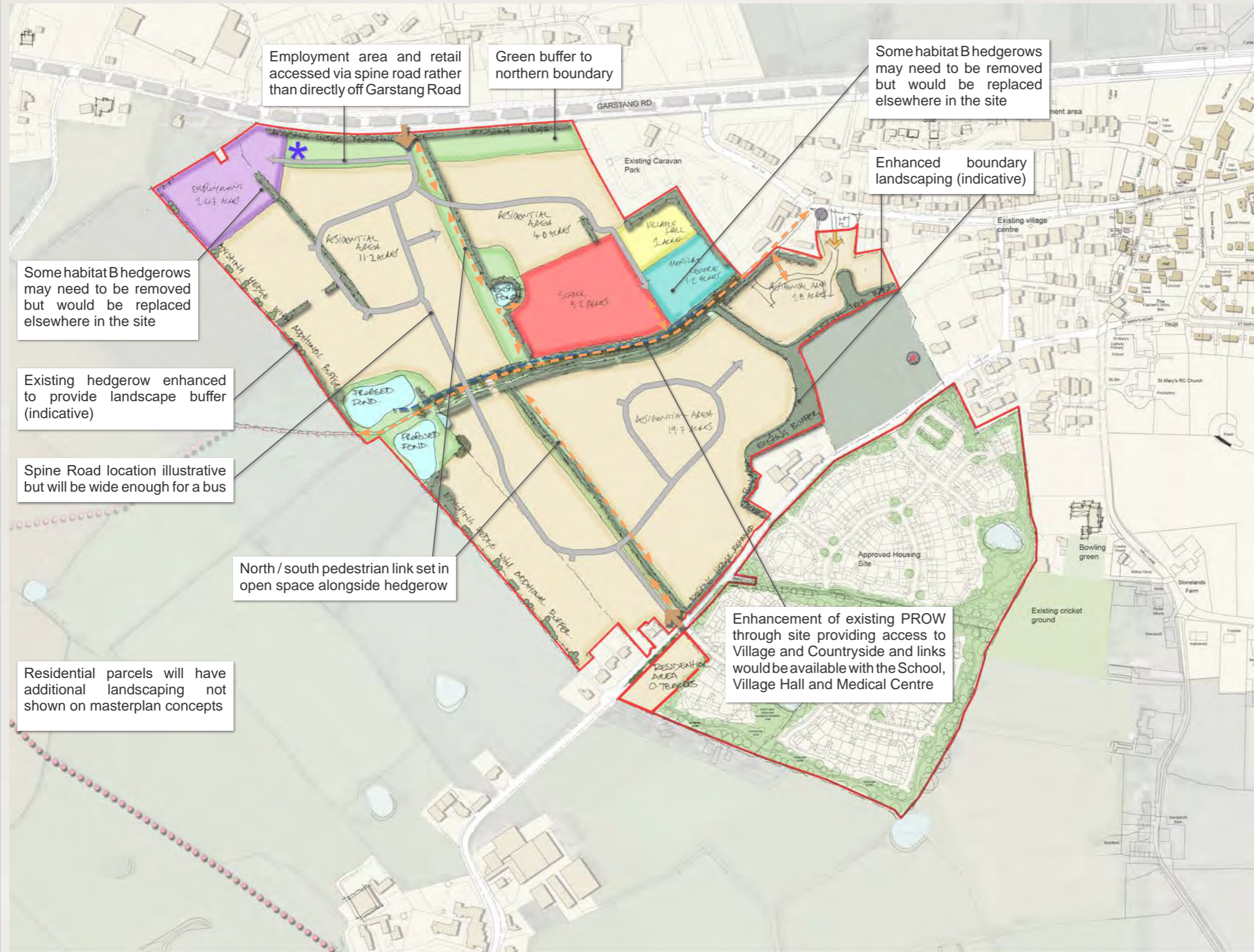
Location of land uses - Concept B



- Employment Area
- Green Infrastructure
- School Site
- Village Hall
- Medical Centre
- Heritage Assets Dovecote Field
- Public Right Of Way
- Convenience Store / Possible Filling Station
- Potential vehicular / pedestrian/cycle access points
- Potential internal road layout
- New Footpath Links
- Existing Hedges Retained Where Possible

One opportunity raised by some of the stakeholders was to locate all of the non-residential uses in the same location thereby potentially enabling some synergy, where car parking and other facilities may be shared. The logical location for these uses would be the north eastern corner of the site where accessibility to the village is greatest. In this illustration this concept has been paired with Green Infrastructure concept 2 showing a village green, although other GI concepts would also work. As the employment area has been sited to the north east corner of the site it may be possible for this to have a direct access off the A586. Some concern has been expressed that this overall concept may create a new village core.

Location of land uses - Concept C



This concept is a mixture between the two previous concepts, where the medical centre, school and village hall are sited close to one another to create some synergy of uses and are sited close to the central footpath link running through the site. This will ensure ease of access from the village centre to these uses. However, the employment area and retail convenience store are shown located to the north east corner of the site. This illustration has been paired with Green Infrastructure concept 3, although it could be paired with any of the GI concepts.

What happens next?

Before the Great Eccleston Extension Masterplan is progressed further we would like to know your thoughts on the different design principles and concepts referred to at this consultation event. Your views are valued and so it is important that as many people give us their comments as possible. Other stakeholders are also being consulted, with some of the key issues including:

- Are there any other principle constraints or opportunities which need to be taken into account?
- Is the Masterplan vision supported?
- Will the identified key development principles deliver the vision?
- What is the preferred Green Infrastructure Strategy?
- What is the preferred location for the different land uses?

Sending us your comments

There are a number of ways in which you can comment on the exhibition material and masterplan, including:

- Completing and leaving a comment form with the exhibition team here today;
- Posting comments to Planning Policy, Wyre Council, Civic Centre, Breck Road, Poulton-le-Fylde, FY6 7PU
- Emailing comments to Wyre Borough Council at (planning.policy@wyre.gov.uk)
- Completing an on-line electronic form available on the Council's web site www.wyre.gov.uk/masterplans

The consultation material, an on-line form and an editable electronic copy of the comments form can be accessed at www.wyre.gov.uk/masterplans

What will happen to your feedback?

All feedback received to this exhibition will be collected by Wyre Borough Council and held in accordance with the Data Protection Act 2018 and the Wyre Borough Council Privacy Notice. In providing your details you give consent to the Council to process your personal data for the specific purpose of developing the Great Eccleston Extension Masterplan (for instance to clarify comments made if necessary). These details will not be shared with any third party without your consent. You do not need to provide your personal details if you do not want to.

Copies of your comments will be provided to De Pol Associates, with all personal details redacted. De Pol Associates will analyse comments received for the purposes of informing the production of the Masterplan. Any comments you make may be summarised in subsequent public documents, although this will not contain any personal details.

All comments received to this exhibition will be considered and used to help inform the final masterplan proposals for the development of this site.

We ask that any comments are sent to us before

5 pm on 22nd January 2019.

We would like to thank you for attending this exhibition.

Great Eccleston Extension Masterplan Public Consultation
Community Comment Form
 Please submit your comments by 5pm 22nd January 2019

Before the Great Eccleston Extension Masterplan is progressed further we would like to know your thoughts on the different design principles and concepts referred to in this consultation. Your views are valued and so it is important that as many people give us their comments as possible.

CONSTRAINTS AND OPPORTUNITIES
 Q1: Do you agree with the constraints and opportunities identified on Board 4? Are there any additional constraints and opportunities you think should be given consideration? (please use continuation sheet if necessary)

VISION AND KEY DEVELOPMENT PRINCIPLES
 Q2: Do you support the proposed Masterplan vision and key development principles on Board 5? Do you have any alternative wording for the vision or any additional development principles you think should be given consideration? (please use continuation sheet if necessary)

GREEN INFRASTRUCTURE
 Q3: The Masterplan concepts illustrate three main ways in which Green Infrastructure can be incorporated within the site. Please mark which one of the following you prefer.
 Concept 1: Networks of open space and natural / semi-natural greenspace strongly focused on the public right of way through the centre of the site, as illustrated on Boards 6 and 8; or
 Concept 2: Most of the open space used to create a village green, as illustrated on Boards 6 and 9; or
 Concept 3: A stronger focus on a larger green buffer along the northern boundary between Great Eccleston and Little Eccleston, as illustrated on Boards 6 and 10; or
 An alternative approach, in which case please specify? (please use continuation sheet if necessary)

TYPE OF HOUSING REQUIRED
 Q4: A wide mix of homes would be provided as part of the eventual scheme, but do you feel there is a particular local need or aspiration for any of the following types of homes / affordable housing?
 Starter Homes, i.e. sold at 80% of market value to first time buyers under the age of 40
 Shared ownership affordable housing
 Social rent affordable housing
 Suitable or adaptable homes for the elderly
 Self-build plots to allow people to design and build their own homes
 1 and 2 bed smaller properties
 Family homes
 Other (please specify)

LOCATION OF NON-RESIDENTIAL USES
 Q5: The Masterplan concepts provide alternative ways in which the different non-residential land uses could be located within the site. Please mark which one of the following concepts you prefer.
 Distributing the uses primarily along the public right of way as illustrated in concept A on Board 8
 Locating all of the non-residential uses together as illustrated in concept B on Board 9?
 Siting the employment area and convenience store to the north west corner and the remaining non-residential uses together to the east of the site, as illustrated in concept C on Board 10?
 An alternative concept, in which case please clarify on the continuation sheets?
 Q6: Do you have any views on possibly providing the small convenience store as part of an alternative use such as a petrol filling station? (please use continuation sheet if necessary)

ANY OTHER COMMENTS
 Q7: Please use the available continuation sheets to provide any additional comments you may have on the consultation material.

Your details (optional)
 Personal information collected as part of this consultation will be held in accordance with the Data Protection Act 2018 and the Wyre Borough Council Privacy Notice available at <http://www.wyre.gov.uk/privacy>. In providing your details you give consent to the Council to process your personal data for the specific purpose of developing the Masterplan (for instance to clarify comments made if necessary). These details will not be shared with any third party without your consent. You do not need to provide your personal details if you do not want to. Your comments will be collected by Wyre Borough Council Planning Department and copies will be provided to De Pol Associates, with all personal details redacted. De Pol will analyse comments received for the purposes of informing the Masterplan. Any comments you make may be summarised in subsequent public documents, although this will not contain any personal details.

Name: _____
 Address: _____
 Organisation (if relevant): _____
 Phone: _____
 Email: _____
 Are you a:
 • Local Resident
 • Councillor
 • Other (please state)

If you have any questions relating to the content of the Consultation Document, please contact De Pol Associates on 01772 888488 or mail@depol.co.uk
 If you have any questions regarding the emerging Wyre Local Plan or the Masterplanning process, please contact Wyre Council Planning Policy team on 01253 887231 or planning.policy@wyre.gov.uk

Please complete and return your comments form by post to: **PLANNING POLICY, WYRE COUNCIL, CIVIC CENTRE, BRECK ROAD, POULTON-LE-FYLDE, FY6 7PU** by email to: Wyre Council at planning.policy@wyre.gov.uk

The consultation material, an on-line form and an editable electronic copy of this Comments Form with continuation sheets can be accessed at www.wyre.gov.uk/masterplans

PLEASE NOTE THE DEADLINE FOR COMMENTS IS 5PM 22ND JANUARY 2019

THANK YOU FOR YOUR FEEDBACK.

APPENDIX
PUBLIC CONSULTATION FEEDBACK 02

A public consultation event was held at the Great Eccleston Village Centre on 11th December 2018 and 10th January 2019, where the exhibition boards attached at Appendix 1 were presented.

The Community were informed of the consultation event through posters and flyers sited throughout the village, together with notification in the local press and through the Parish Council's 'inFocus' community publication.

The consultation boards were available to view on the Council's web site and at the Village Centre throughout the 6 week consultation period, which ran until 22nd January 2019. The consultation boards were also sent to the key stakeholders for comment.

Whilst all feedback was invited, the Community were specifically asked for their views on:

- the constraints or opportunities which need to be taken into account;
- the Masterplan vision;
- the preferred Green Infrastructure strategy;
- the preferred location for the different land uses;
- the key development principles to be taken into account;

There were a number of ways feedback could be sent with the details included on the exhibition material. These included:

- Completing hard copy comment forms available at the Village Centre and on the Council's web site, which could be posted to the Council or left at the Village Centre for collection;
- emailing comments directly to the Council;
- completing an on-line electronic form which was available on the Council's web site.
- A total of 31 responses were received.

7 responses were from the following statutory consultees and Council departments: Highways England; National Grid; Natural England; Sport England; United Utilities; Lancashire County Council Education; Fylde BC Head of Housing and Regeneration.

7 responses were from a County Councillor, the MP for Wyre and Preston North, Great Eccleston Parish Council, Copp CE Primary School; Greenhalgh and Thistleton Parish Council; St Michaels Flood Action Group (FLAG) and a 'Right to Ride Representative of Cycling UK'.

The remaining 17 responses were from local residents living in Great Eccleston or the surrounding area.

This appendix provides a summary of the consultation responses received and indicates how these have been treated in terms of developing the masterplan. For full details of the responses received are available on the Wyre council web site at:

https://www.wyre.gov.uk/info/200317/planning_policy/1241/masterplans

Please note that a number of the responses, including that received from Greenhalgh with Thistlethorn Parish Council, raised general objections to the principle of the development. These have not been summarised as the site is allocated for development in the adopted Local Plan and therefore the principle has been set.

	FEEDBACK	RESPONSE
Highways and Accessibility	Two resident responses referred to the access point off West End / High Street being dangerous and suggested that access to this part of the site should be achieved from Copp Lane.	An access in this location serving 13 dwellings has been assessed by the Local Highway Authority as being acceptable in principle during their consideration of planning application 18/00540/FULMAJ. To access this part of the site from within the main Masterplan area could necessitate the removal of established trees which define the site boundaries. An access in this location would also enable additional pedestrian and cycle links from the main Masterplan area to High Street. As such a secondary access is to be proposed in this general location, but the number of dwellings to be served is restricted and it will not provide vehicular access to the wider Masterplan area.
	One local resident stated that there are no safe footpaths on Copp Lane, with another response drawing attention to the narrow nature of the village's roads. A 'Right to Ride' representative for Cycling UK highlighted safety issues regarding paths along Copp Lane, suggesting that this could encourage future residents of the site to use car travel more. The representative suggested persuading the owner of the Dovecote field to allow the incorporation of a path along its western or eastern boundary with planting and enhanced landscaping to further improve the setting of the monument.	Footpaths on the northern side of Copp Lane can be provided where they fall within the masterplan area, with appropriate crossing points made available to the existing footpaths on the southern side of Copp Lane. There is already a commitment to widen these southern footpaths where they pass the Masterplan area as part of the Rowland Homes development. Whilst the existing footpaths are intermittent when approaching the village centre, this arrangement was not considered unacceptable when the development to the south of Copp Lane was approved on appeal. Moreover, the Masterplan has been designed to ensure that there are alternative pedestrian links through the centre of the site onto High Street, where there are continuous footpaths to the village centre.
	3 resident responses related to the internal road network, which included a suggestion for the implementation of a one-way system through the site, a reduced speed limit and pedestrian crossings throughout the site. Fylde Borough Council's Head of Housing and a local resident suggested the inclusion of a pedestrian crossing from the site to Little Eccleston on the A586.	The central spine road must be two way for a development of this size and to reduce traffic movements through Great Eccleston centre, although one of the Masterplan design principles is for the spine road to be designed in a manner to reduce vehicle speeds. The location of any crossing points on or off-site is a detailed matter for the relevant planning application stage, although there is already a commitment for a crossing with two pedestrian refuge islands on the A586 as part of a development at Little Eccleston.
	Sports England made general comments regarding the promotion of attractive pedestrian links and that a crescent design of internal roads would be positive design consideration as they limit dead-ends and support connectivity and pedestrian movement.	The Masterplan has been designed to promote attractive pedestrian links and permeability throughout the site, although the level of detail referred to by Sport England is a matter for the detailed application stage.
	Highways England welcomed the opportunity for the proposed link road connecting development south of Copp Lane to the A586, which they envisage will help in easing the pressure on the A585 Thistleton Junction.	This has been incorporated into the Masterplan.
	A 'Right to Ride' representative for Cycling UK highlighted the potential for cycle travel to other areas in the borough including Poulton, Kirkham and Warton, Garstang and Myercough College. Comments made by the representative identified issues and suggestions for off-site cycle routes from the site to each of these destinations. They also suggested a condition stating that should development of the caravan site off West End occur, there should be at least two points of future pedestrian access across this boundary, with similar provision should land to the south west also be developed in the future.	Any off-site highway improvements are matters to be considered at the detailed application stages and will need to be compliant with the NPPF and CIL, which includes being deliverable and viable. The adjacent caravan site is not earmarked for development in the Local Plan and is sited outside the Masterplan area. . Any linkages that are deemed appropriate could be considered as part of the detailed planning of the community hub, although it is noted that there is already a significant link via the Public Right of Way that passes directly south of the caravan site.

	FEEDBACK	RESPONSE
Surface Water and Foul Drainage	<p>Three local residents plus Cllr Salter and St Michaels Flood Action Group (FLAG) raised concerns regarding the potential for the development to cause or exasperate existing flooding and drainage issues. In particular concerns were raised regarding the floodwater attenuation measures and general concerns regarding the long-term impacts on surface water drainage; together with concerns about the potential impacts on the local sewage system both in Great Ecclestone and St Michaels. FLAG specifically raised concerns regarding the overloaded sewerage system, suggesting that this has been subject to a number of pipe fractures along its length causing regular up surging of raw sewage into Rawcliffe Road, St Michaels. FLAG stated that in combination with others, that the development represents an opportunity to obtain funding contributions from developers to install new purpose-built sewage works at or near Great Ecclestone and remove pressure on the existing system serving St Michaels, Churchtown, Garstang and the surrounding upstream area.</p> <p>United Utilities (UU) referred to the lack of existing UU infrastructure in the area, both in terms of water and wastewater networks. UU noted that parts of the land within the allocation are located on the fringe of the existing water supply and sewage infrastructure networks which are of a size that reflect the greenfield location. UU confirmed a need to explore the capacity of current assets in the area to support the planned growth, suggesting co-ordinated approach to infrastructure.</p> <p>In general, UU responded that they would look for the principles of the masterplan to identify the need for a comprehensive approach to guide delivery as separate applications come forward to ensure infrastructure requirements are met for the entire masterplan. UU state the importance for the document to make reference to a site wide infrastructure strategy at this early stage as such requirements can be diluted as a consequence of fragmented land ownership. UU raise the importance of a producing a proposed phasing and infrastructure schedule to be undertaken alongside the masterplan to ensure each development phase has unfettered access to available infrastructure, notably the proposed ponds to the west, and is not prevented access by third part land issues. UU recognise the importance that a following phase can proceed as the previous developer has been obliged to meet specific requirements contained in the schedule, including infrastructure, as part of such strategy.</p>	<p>In line with the Local Plan, the Masterplan requires a sustainable drainage system based on a surface water drainage hierarchy and discharge of residual surface water into the River Wyre via the existing watercourses, with on-site surface water storage to ensure that the volumes and peak flow rates of surface water leaving the developed site are equal to the Greenfield run-off rate for all events up to the 1 in 100 year storm (including a 30% allowance for climate change). As such there will be no worsening of impact on the local sewage system or flood risk as a result of surface water discharge.</p> <p>With regards to foul, following the consultation feedback there has been a predevelopment inquiry and further meeting with UU who have confirmed that foul from the development can discharge to the 300mm combined sewer on Butts Lane, but that they would like a single pumping station serving the development. This has been incorporated into the Masterplan drainage strategy. UU will continue to be consulted as part of any planning applications relating to the Masterplan area. Ultimately, the site is allocated for development in the local plan and it is incumbent on applicants for planning permission to work with utility providers to deliver development.</p> <p>In line with UU recommendations the Masterplan principles include the need for a comprehensive approach to drainage, including a single pumping station to the west of the site and utilisation of the existing water course features. The phasing of development will need to ensure that the necessary infrastructure for the wider Masterplan area is in place at an early stage of the development, although the surface water attenuation strategy has also been designed to ensure that the major development parcels, which are defined along land ownership grounds, are not affected by third party land issues. As noted above, close working with infrastructure providers will be required to deliver the local plan allocation.</p>

	FEEDBACK	RESPONSE
Habitat and Biodiversity	Natural England suggest that reference should be made to why the policy potentially asks for a Habitat Regulation Assessment and bird surveys, so as to ensure that the land is not being utilised by SPA species at the time of the development. Should that be the case, additional mitigation measures would be required. They also state that references should be made to the surrounding functionally linked land, its importance to SPA species and how the site is linked to the designated sites. Natural England suggest that proposals could have a significant impact on these designated sites and land functionally linked to them (through disturbance and increased recreational pressure). As such NE suggest that this should be identified as a site constraint in the Masterplan and that it should refer to the need for possible mitigation land if it is found at project stage that there has been an increase in the use of the fields within the allocation by SPA/ Ramsar site species.	Whilst the allocation site is within 3km of Morecambe Bay European protected conservation site, none of the ecological assessments, which included bird surveys, identified the presence of SPA/ Ramsar site species at the site. As such there is no indication of the need for any mitigation measures in the design of the Masterplan relating to this particular matter. Nevertheless in line with local plan policies, any subsequent planning applications will need to be supported appropriate ecological assessments and should mitigation measures be identified as necessary these will need to be incorporated within the proposed development.
	<p>One resident identified potential loss of existing wildlife on the site as a consequence of the development.</p> <p>One resident suggested that dwellings should be fitted with bird and bat boxes.</p>	The Masterplan principles include the retention and enhancement of the identified Category A habit, as well as the Category B habitat where possible. Assessments have indicated that outside these identified habitats the site is of negligible to low ecological value. Overall the Masterplan objectives seek net biodiversity gain to be delivered where possible. The detail of how this will be achieved is a matter for the detailed planning stage.
Design / Appearance / Landscaping	A number of residents raised concerns that the development would diminish the character of the village, with concerns that the style of the proposed dwellings would not be in keeping with the existing housing in the village.	The design and appearance of the housing is a matter for detailed planning application stage, however the masterplan objectives and design principles have been enhanced to reflect a desire for the new development to respect the current village in terms of design.
	Some residents agreed with the constraints presented at the public consultation exhibition and recognised that the site is allocated, but suggested that as much as possible should be done to retain the rural feel of the area within the site, including buffering to the existing countryside and green areas to be spread throughout the site.	The Masterplan Green Infrastructure strategy has been enhanced to recognise the importance of sensitive boundaries in designing future schemes on this site. The Masterplan green infrastructure strategy includes landscaped buffering along the western site boundary together with lower density development in this location to provide a sensitive transition between the development and adjacent countryside. The green infrastructure strategy also includes significant areas of open space within the site.
	One residents suggested the inclusion of a green buffer between the residential and employment elements.	This is included in the Masterplan.
Vision and Key Development Principles	One response suggested that the vision for the site did not appropriately show how the proposed development would be delivered.	The Vision is not part of the implementation element of the Masterplan. The purpose of the Masterplan is to establish a spatial framework and supporting narrative that future development will be considered against, along with Local Plan policies.

	FEEDBACK	RESPONSE
Vision and Key Development Principles	United Utilities suggested replacing one of the key development principles with “New development will be expected to follow the surface water hierarchy and incorporate exemplary Sustainable Drainage Methods. The expectation will be for only foul flows to communicate with the public sewer’. UU also suggested amending one of the key development principles to ‘Opportunities should be taken to minimise energy and water consumption and reduce waste where possible. Where identified as necessary in consultation with infrastructure providers, applicants will be required to provide evidence and details of mitigating measures that consider the impact on surrounding infrastructure.”	The masterplan requires a detailed drainage scheme to be submitted at the relevant planning application stage which reflects Local Plan policy CDMP2 and SA3/3. The Masterplan also confirms that the expectation is that only foul flows will communicate with the public sewer.
	Natural England states that they would like to see an additional key development principle added which makes reference to the development improving the natural environment through biodiversity net gain, as well as the inclusion of sustainable urban drainage systems, new habitat creation and linking habitats through green corridors / wildlife network.	The Masterplan Green Infrastructure, Landscape and Biodiversity Strategy and the Drainage Strategy refer to including sustainable urban drainage systems, new habit creation and linking habitats through green corridors/wildlife networks, as well as delivering biodiversity enhancement.
Green Infrastructure	The consultation exercises identified three main ways in which Green Infrastructure could be incorporated within the site. Concept 1 was networks of open space and natural / semi-natural greenspace strongly focused on the public right of way through the centre of the site; Concept 2 was most of the open space being used to create a village green; and Concept 3 was a stronger focus on a larger green buffer along the northern boundary between the Great Ecclestone and Little Ecclestone. There were 11 direct responses to this question, with six favouring concept 1; four favouring concept 3; and only one favouring concept 2.	Based on the feedback from the public consultation and the stakeholder meetings the preferred green infrastructure strategy carried forward into the Masterplan was Concept 1, i.e. networks of open space and natural / semi-natural greenspace strongly focused on the public right of way through the centre of the site, but including usable areas of amenity open space.
	Recreational space could distract from existing green space already serving the village and could contribute towards the demise of the village centre.	The Masterplan is required to provide green infrastructure within the development, although the green infrastructure strategy does avoid the creation of a single large village green.
	There is a need for sympathetic consideration of the area behind existing properties located to the south east corner of the site by way of enhanced boundary landscaping.	The Masterplan includes the provision of landscaped buffering along sensitive boundaries, although the need to retain adequate amenity and privacy for existing properties will be a consideration for any subsequent planning application relating to the area.
	General enhancement to the footpath through the centre of the site, which should retain a rural character and act as a refuge for animals and plants	The Masterplan proposes the enhancement of the existing PRow, whilst retaining this central area as a wildlife corridor.
	Additional screening between any development and the Dovecote land.	This is incorporated in the Masterplan
	Potentially a smaller village green.	The preferred Green Infrastructure strategy does not allow for a village green although it does facilitate areas of usable amenity space.
	One resident suggested that the Dovecote land could be used as public open space	The landowner has not taken part in this Masterplan process and the site referred to is to remain open land. Thus it is not possible to propose the use of this land for public open space, although the Masterplan does not preclude this from occurring at a future date should the landowner allow the land to be used for this purpose.

	FEEDBACK	RESPONSE
Vision and Key Development Principles	Natural England commented that green space should be appropriate to provide space for everyone (i.e. not to exclude dog walker), and for open space to be utilised as effective mitigation for recreational disturbance on nearby functionally linked land.	The Masterplan principles require green space to be available for everyone.
	Sport England recommended that a financial payment should be made to provide on-site and off-site sports facilities, including indoor facilities.	The Masterplan has been drafted in accordance with local plan policy on Green Infrastructure (GI) which supports-on site GI in preference to off-site provision.
	Sport England recommend that the public right of way should be designed to preserve openness, promote natural surveillance, create a safe environment and ensure multiple access points. Comments from Sport England also suggest that the existing buffer between the site and the Dovecote Field creates a barrier between the two sections of the residential development, and they query whether more could be done to create active links between the southwest corner of the site and the proposed community facilities. Furthermore, they suggested promoting connections between the two residential zones to provide an attractive link between the site and existing village.	The Green Infrastructure strategy has been designed to preserve openness through the centre of the site in the location of the existing PRoW which is to be retained and enhanced. The Masterplan also promotes permeability through the site including frequent access points to and from the adjacent proposed housing and community hub to this central PRoW and proposed open space. The design principles include ensuring that the housing layout promotes natural surveillance over the areas of public spaces. The landowner of the Dovecote land has chosen not to partake in the Masterplan process although the Masterplan does not preclude this land from being used for open space at a later date. However, the Masterplan has alternative pedestrian and cycle links to the community hub which are equally as accessible to the wider community.
	The 'Right to Ride' representative for Cycling UK suggested that there should only be one spine road crossing of the PROW, but that there should be several crossings for pedestrians and cyclists.	This is reflected in the Masterplan.
Housing Mix	There were 13 responses relating to the mix of housing, with a need for starter homes being identified three times, shared ownership affordable housing one time, social rent affordable housing two times, housing adaptable for the elderly nine times, self-build plots two times, 1 and 2 bed smaller properties four times and family homes once.	There is insufficient response to draw any real conclusions from this feedback but the Masterplan requires planning applications to propose development in line with Local Plan policy requirements relating to the mix of housing and delivery of affordable housing.
	A sheltered housing scheme for the elderly and possibly for younger disabled people	
	A mix of all housing types but no large block of any one type	
	Self-build to be conditioned so that it would be in keeping with the rest of the dwellings	
	Only bungalows in the fields immediately to the north and the west of the dovecote fields	
Non Residential Uses	The public consultation identified alternative ways in which the different non-residential land uses could be located within the site. Concept A was to locate the employment use and store to the north west corner of the site and to distribute the remaining non-residential uses either side of the PRoW, so that they benefit from this accessibility to the village but are not located adjacent to one another. Concept B was to locate all the non-residential uses together in one single location on the eastern site boundary adjacent to the retained and enhance PRoW. Concept C was to locate the employment area and convenience store to the north west corner of the site and locate the remaining non-residential uses together in one group to the east of the site adjacent to the PRoW.	Based on this feedback and the responses during the stakeholder meetings the preferred strategy for the Masterplan was a mixture of concepts B and C, i.e. the employment area located towards the north west corner of the site and all the other non-residential uses sited together to create a community hub on the eastern site boundary adjacent to the PRoW. This is reflected in the final Masterplan.
	There were 8 responses to this question, with 4 favouring concept B and 4 favouring concept C.	

	FEEDBACK	RESPONSE
Non Residential Uses	<p>The public consultation suggested the possibility of a petrol station with convenience store being included within the Masterplan. The 'Right to Ride' representative for Cycling UK agreed with the idea of having such a use on the A586 frontage and three other responses agreed that such a use would be best served off the A586 nearer to Little Eccleston on the northern boundary. 7 responses stated that they did not want a convenience store/filling station for reasons including the potential negative consequences that this could have on existing services in the Village and that similar previous operations have closed in the area, with the assumption that this would be a generally uneconomical option.</p>	<p>The Masterplan does not make provision for a petrol station as this is not a requirement of Local Plan policy, although it does not preclude a planning application proposing such a use. Were this to occur then the merits or otherwise of that proposal would be considered at that time.</p>
	<p>1 response suggested the School should be located off Copp Lane, 1 responses suggested it should be centrally located and 1 suggested the school playground be located towards the northern edge of the site abutting a green buffer and 1 response said that the school should be located nowhere near the main road.</p>	<p>The Masterplan sites the school within the Community hub which is centrally located, adjacent to the PRow and away from the main road. The wider preference was for the school to be sited towards the eastern boundary rather than off Copp Lane, which would also have sited the school close to the existing school on Copp Lane.</p>
	<p>LCC Education did not express a preference for the location of the School and were happy with all concepts in this regard, however, it is understood that the final location would be subject to a feasibility assessment.</p>	<p>The Masterplan allows for some flexibility in the exact location of the school, which is a matter for the planning application stages.</p>
	<p>One response suggested a preference for the health centre and other amenities to be located in the village centre only.</p>	<p>The adopted Local Plan requires the development to make provision for these uses within the Masterplan area.</p>
	<p>Two responses saw the specific benefit in having the health centre located close to the village hall, one of which specifically said this should take place within the northern section of the site and suggested that these services should have bus access.</p>	<p>The final design of the community hub is for detailed planning stage, however the comments are noted.</p>
	<p>Despite being concerned with the scale of the development The Right Honourable Ben Wallace MP commends the Council for seeking to incorporate a school, health care centre, community facilities and business park within the masterplan area.</p>	<p>These uses are included within the Masterplan.</p>
	<p>Sport England supported the concept of co-locating the community facilities although they stated that 'the location of the employment zone to the north west of the site away from the facilities as proposed in concept plans A and C, creates a divide from the remainder of the site. Where this zone is accessed via a branch from the spine road it appears to be cut off from the rest of the proposed development and there are no visible active transport links.</p>	<p>The employment area needs to have a frontage along Garstang Road and the preferred option taking all feedback into account was to split the employment area from the remaining non-residential uses. The Masterplan shows visible active transport links with the employment area.</p>
	<p>The 'Right to Ride' representative for Cycling UK suggested that village facilities should be located as close to the existing village as possible and should therefore be grouped together with shared parking and reserved-spaces for staff and disabled people. Furthermore, these should be accessed directly off the spine road, meaning that this should be moved as far east as possible on Copp Lane and Garstang Road which should also be suitable to accommodate bus routes. In addition, the representative suggested moving the location of the school to the 'extreme east' of the site.</p>	<p>The Masterplan has sited the community hub to the eastern boundary adjacent to the PRow to ensure connectivity with the village centre. The Masterplan also ensures that the internal road network will be designed in a manner where bus services could be provided to the Community Hub and through the site connecting Garstang Road and Copp Lane. The development will be required to include adequate car parking in line with policy requirements, which is a matter for the planning application stage.</p>

	FEEDBACK	RESPONSE
Non Residential Uses	Fylde Borough Council's Head of Housing and Regeneration response provides support for the proposed development, particularly the provision of a new health centre. They also recognise that all concepts show communities facilities to be sustainability located and easily accessible by foot.	Noted.
	The public consultation suggested the possibility of a petrol station with convenience store being included within the Masterplan. The 'Right to Ride' representative for Cycling UK agreed with the idea of having such a use on the A586 frontage and three other responses agreed that such a use would be best served off the A586 nearer to Little Eccleston on the northern boundary. Seven responses stated that they did not want a convenience store/filling station for reasons including the potential negative consequences that this could have on existing services in the Village and that similar previous operations have closed in the area, with the assumption that this would be a generally uneconomical option.	The Masterplan does not make provision for a petrol station as this is not a requirement of Local Plan policy, although it does not preclude a planning application proposing such a use. Were this to occur then the merits or otherwise of that proposal would be considered at that time.
Other	One resident highlighted the need for an easement to the rear of the properties on Copp Lane to access existing septic tanks.	Any existing easement rights would have to be taken into account by the developers at the detail planning application stages, where neighbouring properties would be consulted at that stage as part of the planning application process.
	One resident identified the need for the development to have adequate lighting	This is a detailed matter for the planning application stages.
	One resident identified the possibility of including a 'police house' on the site.	There has been no request for a police house by the relevant Policy Constabulary.
	One resident suggested the need for electrical charging points.	This is a matter for the detailed planning application stages which will need to consider local plan policy on this matter.
	A response was received from Great Eccleston Copp CE School which stated that they are currently under-subscribed and requested that proposals for a primary school are withdrawn due to the potential impact on the future of the existing schools in the village. Furthermore, 1 response suggested that there was no need for the school as there are already 2 undersubscribed in the village.	The need for a new primary school has been identified by the Local Education Authority and is a requirement set out in the adopted Local Plan. This Masterplan is therefore required to make land available for a school, although its delivery is the responsibility of the education authority. They will have the power to delay its delivery if considered appropriate on the basis of existing primary schools being undersubscribed.
	National Grid stated that it has no record of identified apparatus within the Masterplan area, including high voltage electricity assets, high-pressure gas pipelines, and gas distribution's intermediate and high-pressure apparatus.	This is acknowledged in the Masterplan
	1 commented that the constraints and opportunities of the site were not readily identifiable, with board 4 only acting as a summary without including any explanatory text detailing the constraints and opportunities.	The Masterplan is more detailed than the consultation boards.
	1 response suggested that the development could impact the economic viability of farming the dovecote land and suggested that the monument's setting would be damaged by development.	The site is allocated in the local plan and as such the principle of development is accepted. Historic England have been a key stakeholder within the masterplan process and have raised no concerns regarding impact on the Dovecote.

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APPENDIX
ECOLOGY ADVICE 03

Great Ecclestone Phase 3 Development

1. A series of ecological surveys, desktop survey, and ecological impact assessment, were carried out in respect of land situated off Copp Lane, Great Ecclestone, where proposals are to develop the site for housing and other uses.
2. There are no historic records of any protected or otherwise important species and habitats occurring within or close enough to the site boundaries to be affected.
3. There are three ponds within 250m of the site boundaries, one of which occurs within the site boundaries, all of which are at least marginally suitable for use by great crested newts. Except for the habitat along the site margins, most of the site proposed for development comprises terrestrial habitat that is relatively poor in quality and unlikely to be used by great crested newts or other amphibians. The latter was confirmed during several survey visits using appropriate survey techniques.
4. There are no buildings and relatively few large mature trees given the size of the site. The trees of greatest significance are those occur along the existing footpath towards the centre and east of the site, most of which have moderate to high potential for bat roosting. There are occasional mature tree scattered elsewhere across the site including several dead or dying trees. There were no conclusive signs of roosting were found during the night-time surveys, but the central part of the site is well used for commuting and foraging by several species of bats.
5. Habitat of significant (moderate to high) ecological value, including Priority Habitats such as ponds, woodland, mature trees, intact hedgerow and other mature vegetation, that is linked into the wider wildlife corridor, has been classed as Category A habitat and shaded purple in Figure 7. Other habitat which has moderate ecological value but is of lesser quality in relative terms due to poor structure or fragmentation in respect of hedgerows, terrestrialisation or eutrophication in respect of ponds, and/or is isolated from the wider wildlife corridor but that could be feasibly restored and linked by appropriate landscaping, for example, is classed as Category B habitat and labelled orange.
6. Otherwise, the major part of the site, which is dominated by species-poor improved grassland, is of very limited importance to bats though some of the hedgerows and stands of early-mature trees are used to a small extent by bats for foraging and commuting, though any such habitat of ecological value will be retained and enhanced where necessary by appropriate landscaping.
7. A number of breeding birds use some sections of hedgerow adjacent to the site and along the field boundaries, as well as the habitat associated with the pond, but most of this habitat will not be directly affected and landscaping proposals will result in an improvement of habitat structure thereby increasing the number of potential niches for birds in terms of both nesting and feeding.
8. No protected bird species such as barn owl were recorded though other Priority Species such as hedge sparrow and song thrush were recorded and will be allowed for in mitigation proposals. Ground-nesting and overwintering bird species such as lapwing and curlew have been recorded in small numbers on adjacent sites and occasional on the site proposed for development but never in significant numbers.
9. With the exception of the above there were no signs of any other protected or otherwise important species such as badger or water vole occurring on site or close to the site boundaries and any impact upon these or any other such species is considered highly unlikely.
10. Except for the on-site ponds, a drainage ditch to the west and centre of the site, and the areas of dense tree cover and more intact hedgerows, all of which will be retained and incorporated into the new landscape, there are no important habitats or vegetation communities occurring on site or close to the site boundaries that will be adversely affected by proposals.
11. It is reasonable to conclude that with adequate mitigation and the implementation of several appropriate precautions in respect of bats and breeding birds there will be no negative ecological impact of any significance resulting from proposals to develop the site
12. With regard to Arboricultural issues, there are relatively few trees on site given the extent. The trees of highest value in arboricultural terms are those that are situated along the public right of way that crosses the centre of the site. The trees in this area are mostly mature and growing in a woodland type situation. Whilst there are few trees of individual arboricultural merit, this stand of trees has high value in terms of landscape and ecological value and will be retained as such.
13. Beyond the central part of the site, trees are scattered, situated mainly within hedgerows (or former hedgerows). Many of the larger, older trees are dead or dying and will require removal. Others are in fair to good overall condition and of moderate to high arboricultural and/or landscape value. None of the trees of moderate to high value will require removal or will be significantly impacted by development proposals, all of which will be incorporated into areas of public open space, formally landscaped areas or gardens.
14. Overall, there will be minimal arboricultural impact resulting from proposals to develop the site.

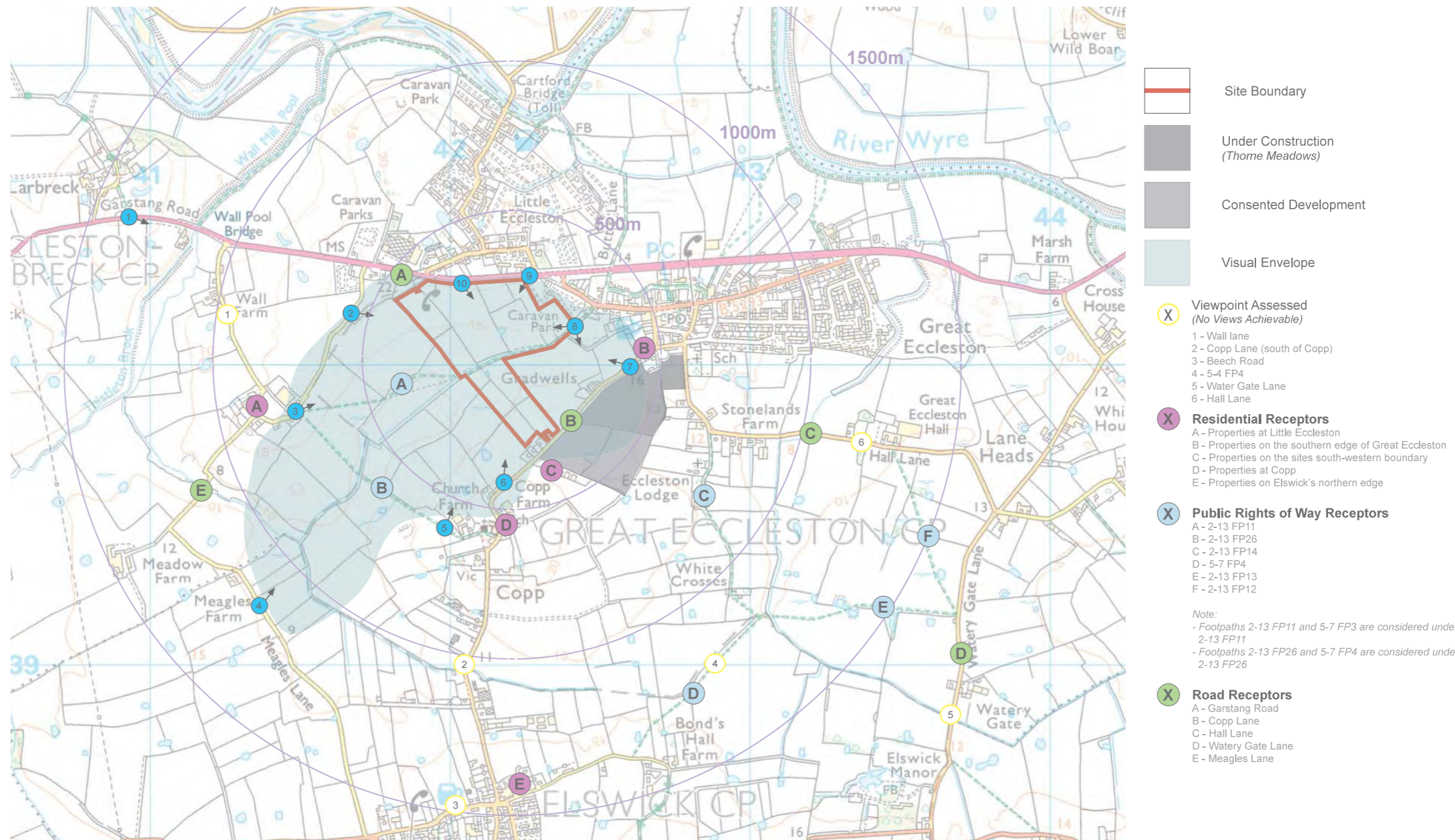
APPENDIX
LANDSCAPE AND VISUAL IMPACT 04

Landscape Summary

1. Impacts as a result of development on the site on both nationally defined and district level character areas, are considered to be negligible. The site exhibits characteristics found in both studies however the existing adjacent settlement edge and transport corridor to the north have a strong influence on the site.
2. Whilst there are limited features of particular landscape value on site, and even though development would result in a loss of openness, there is potential to introduce new landscape features within an GI framework, resulting in localised landscape benefits. There is potential to reinforce existing hedgerows and trees, integrating them into the layout.
3. The site and its immediate context cover a much smaller area compared to the county landscape character and, as a result, effects would be more apparent. Development would bring localised changes; however, the changes would not introduce elements that are out of character but rather a new arrangement of elements that are present in the context of the site.
4. There would be adverse effects associated with development, particularly for the site itself where the changes would be greatest. They represent a change in character for the site and a less marked effect for the context which already contains many of the characteristics/features that the development proposes however there will ultimately be some loss of grazed paddocks and arable land. Establishment of structural planting along key boundaries and retention of areas of open space within the development will assist in reducing overall effects.

Visual Summary

5. 7.5 Residents along Copp Lane will experience some views across the site from the rear of properties. There is some existing screening provided by vegetation within gardens, along field boundaries and by the woodland belt within the centre of the site. Additional boundary planting will provide further mitigation.
6. 7.6 Some dwellings on Little Eccleston's northern edge may experience views of the site however these will be in context with the existing development edge of Great Eccleston and the new development south of Copp Lane. The majority of dwellings at Little Eccleston will experience no views.



LVIA Figure 6: Visual appraisal plan ©FPCR

7. Users of the two footpaths that are within the site and its periphery 2-13 FP11 and 2-13 FP26 will experience some views of proposed development. 2-13 FP11 traverses through the site and some views will be possible. The central woodland belt provides some existing mitigation. Footpath 2-13 FP26 experiences more broken views due to intervening vegetation along field boundaries to the south and the distance between the receptor and the sites southern boundary. Site boundaries could be improved to offer additional softening and reduced effects. The site is generally viewed in the context of Great Eccleston for both footpaths. Users of footpaths in the wider landscape may experience some views of the site however these would be glimpsed and generally view the site in the context of existing development. Landform and visual barriers to the north and east of the site further reduce opportunities for views from footpaths.

1. 7.8 Users of Copp Lane and Garstang Road will both experience some views as they about the sites eastern and northern boundaries. Accesses will be taken from both of these routes and therefore some hedgerow removal will be required. The sites boundary with both roads features continuous hedgerow, restricting views across the site from road level except where existing field entrances allow glimpses across the site.

Conclusion

2. 7.9 The site is generally well contained in landscape and visual terms by the built form of Great Eccleston and surrounding topography, both natural and man-made. Visual effects are considered to be limited to short and medium distance receptors and effects reduce with viewing distance. There will be limited opportunities of views of the proposed development beyond the immediate context of the site. Overall, it is considered that a well-considered development could be readily assimilated into the receiving landscape.

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