

BOARD 1

INTRODUCTION AND PURPOSE OF EXHIBITION

BDP together with Waterman and Curtins are working on behalf of the Homes and Communities Agency (HCA) to prepare and submit an Outline Planning Application (with access) for new high quality and sustainable residential development at a site in Euxton, Chorley.

INTRODUCTION

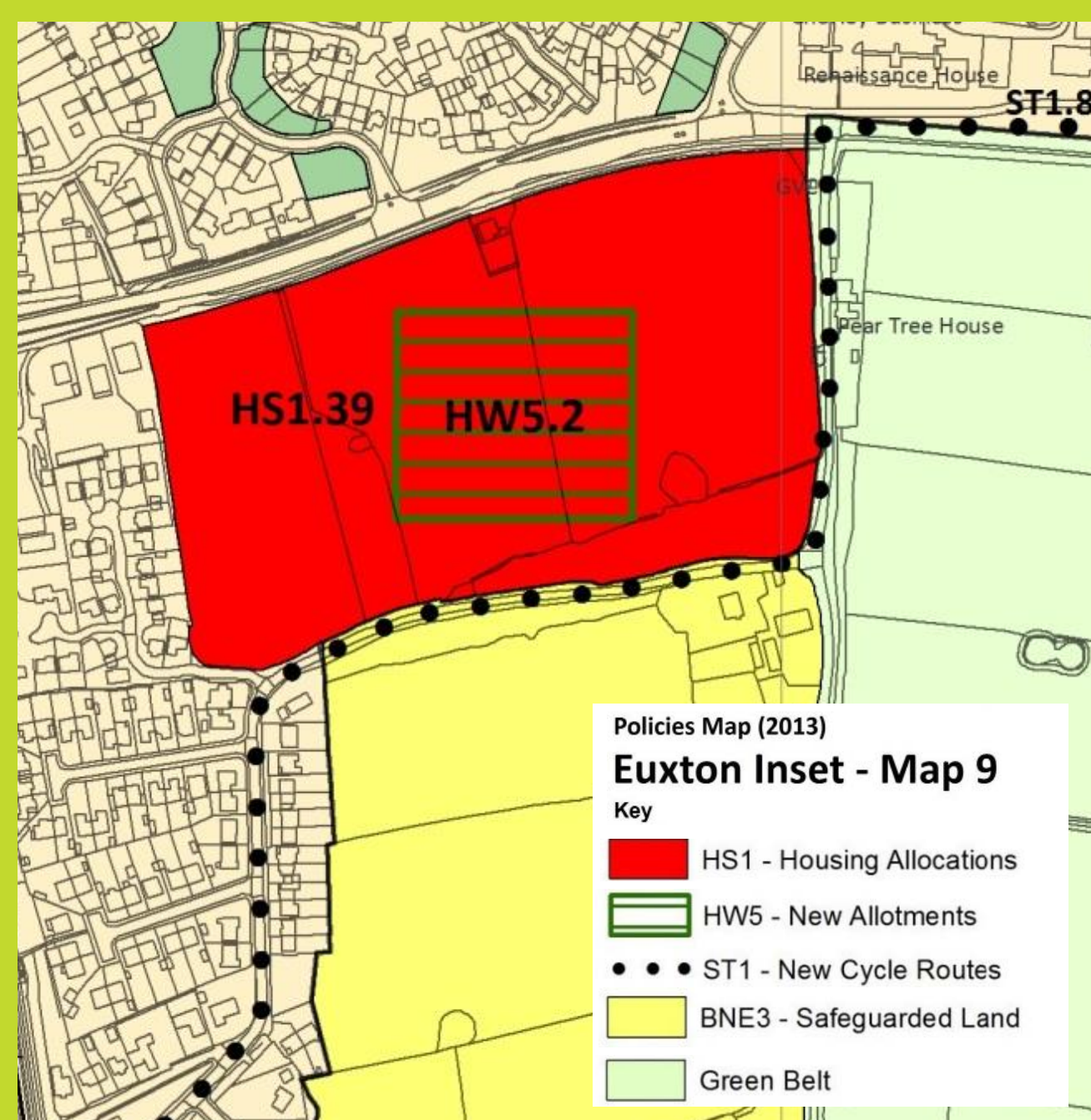
The plan opposite shows the proposed site location (outlined in red).

The proposal is for a high quality and sustainable residential led development and community allotments.

An Outline Planning Application (with access) means that at this stage permission will be sought for the principle of the type and amount of development in this location, as well as details regarding site access. This means that there will be a need for further planning application(s) for the detailed elements (reserved matters) of the proposal such as the layout, appearance and landscape design.

SITE CONTEXT

The site is allocated for residential development in the Chorley Local Plan (2012-2026). Whilst the site allocation is for residential development, policy also requires the provision of on-site allotments for community use.



VISION

“To deliver high quality residential development that integrates well with the existing urban fabric, protects the natural character and features of the site through sensitive landscape design, and provides a sustainable location for high quality family housing in a natural landscape setting that complements and supports the Euxton area. The provision of on-site allotments will also be of benefit to the wider Euxton community.”

PURPOSE OF TODAY

The HCA are keen to understand your views on the proposals.

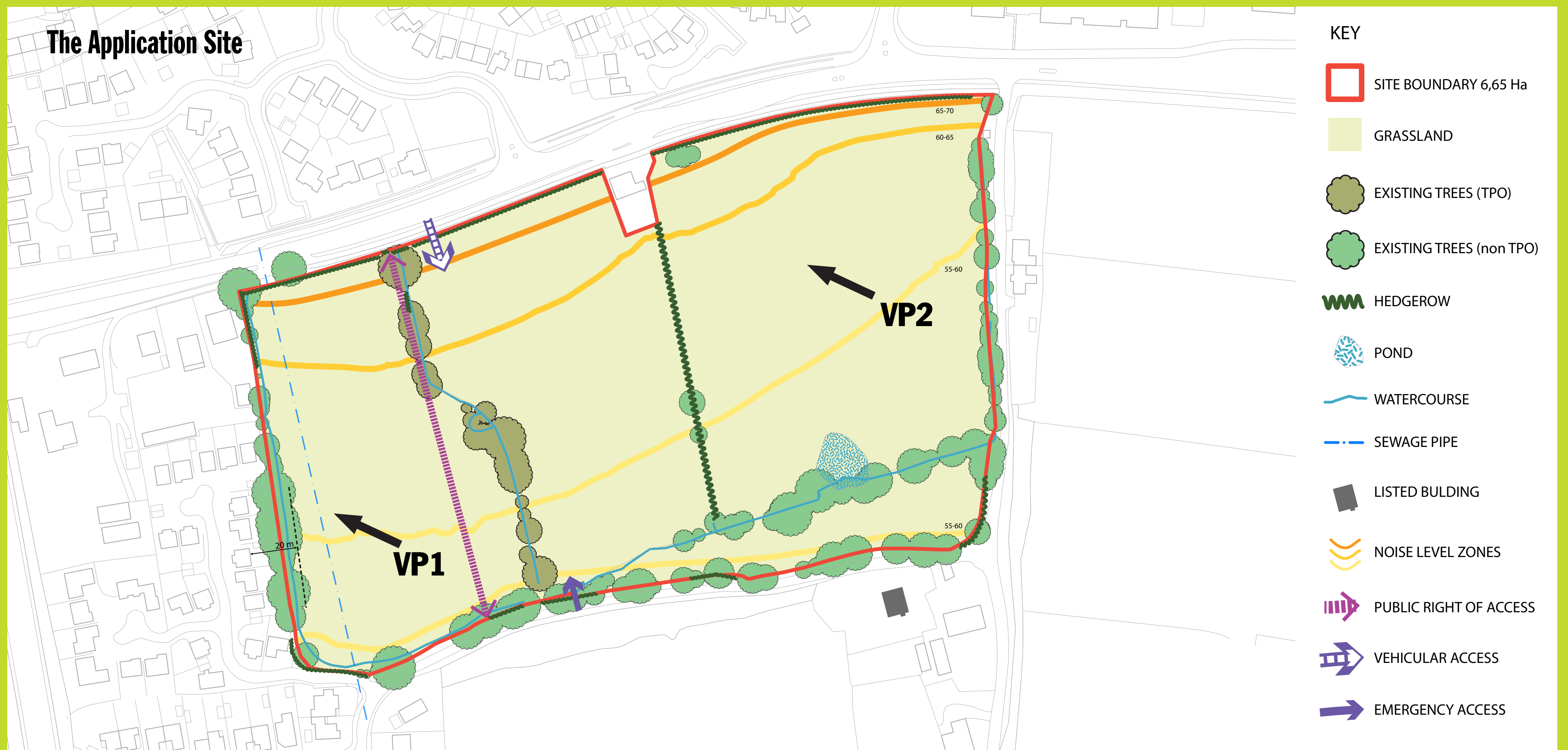
Please let us know what you think of the proposals by filling out one of the questionnaires at the event today.

If you would like further time to consider the information presented on the boards, a copy of the boards, together with the questionnaire can be downloaded from:

www.peartreelane.bdp.com

THE APPLICATION SITE AND DEVELOPMENT PARAMETERS

The plan below illustrates the key features of the application site. These have informed the masterplanning process, ensuring that important and/or valuable features are retained and incorporated into the proposed development.



- The site is approximately 6.65 hectares and is wholly within the HCA's ownership.
- The site is bounded by Euxton Lane to the north, Pear Tree Lane to the east, School Lane to the south and the rear of properties on Orchard Close to the west.
- The site is generally flat.
- There is a Public Right of Way (PRoW) which passes through the site providing pedestrian access from Euxton Lane through to School Lane.
- There is an existing 375mm diameter public combined sewer (managed by United Utilities) that crosses the site to the west.
- One watercourse flows into the site (flowing from Pear Tree Lane to School Lane). Within the site there are three ditches, possibly associated with former field boundaries.
- There is a small field pond located near to the south east corner of the site associated with the un-named watercourse.
- Tree cover generally follows along hedgerows where there are a number of mature oak and ash trees. Trees to the immediate east of the PRoW are covered by Tree Preservation Orders (TPO). The southern part of the site is enclosed by woodland along Chapel Brook.



Panorama of the application site - view of rear of properties along Orchard Close



Panorama of the application site - view from close to Pear Tree Lane

BOARD 3

THE MASTERPLAN PROPOSAL

On the basis of the development parameters (outlined on Board 2), an initial site masterplan has been prepared, which demonstrates how a high quality residential development could be achieved on this site.

The key components of the masterplan include:

BUILT FORM

- Potential for up to 170 new dwellings including some affordable housing provision.
- Mix of house types including detached and semi-detached homes and some terraced homes, all with private gardens.
- Lower density development to reflect the character of the area.

ALLOTMENTS

- Provision of allotments that will be available for community use.

ACCESS AND PARKING

- Vehicular access to the site via new junction off Euxton Lane.
- Incorporation of measures designed to reduce the impact of vehicles and prioritise pedestrian movement e.g. traffic calming and shared surfaces.
- Capacity to provide off street parking for all dwellings.

CONNECTIVITY

- Retention of a Public Right of Way through the site, providing pedestrian access between Euxton Lane and School Lane (although there is a need

for a slight realignment of the northern section of the route).

- Provision for additional pedestrian connections and routes through the site.

LANDSCAPE

- Retention of all but two existing trees and all hedgerows, with the exception of a gap in the hedgerow that crosses the site (north - south) to create east-west access.
- Retention and enhancement of the existing field pond.
- Provision of landscape buffers adjacent to existing properties on Orchard Close and School Lane.

DRAINAGE

- The drainage design will incorporate the principle of SuDS, to ensure runoff is no greater than the greenfield rates when allowing for climate change.

WIDER CONTEXT

- Development has been designed to respect the setting of the adjacent listed building, Houghton House farm house.



SITE CONNECTIVITY AND SCHEME BENEFITS

SITE CONNECTIVITY

The site is a sustainable location for housing as it has good access to a range of local amenities within a short walking distance.



SCHEME BENEFITS



A well designed scheme, in a sustainable location with good access to services and designed to be in keeping with the local area, retaining the majority of the site's natural features.



Provision of allotments that will be available for use by the wider community.



Provision of high quality family housing for the local area, including 30% affordable homes.



Additional funding for the Local Authority through the revenues generated by Community Infrastructure Levy, New Homes Bonus and Council Tax revenue, which can benefit the community by being respent locally.



New residents for the area, which will increase local spend and support local businesses.



The potential for job creation during the construction of the development.

NEXT STEPS

The HCA and their consultant team will review the masterplan in light of your comments before producing a final illustrative masterplan for the site, which will be included in the planning application submission.

It is anticipated that the planning application will be submitted in late March 2016. As part of the planning application there will be a Statement of Community Involvement provided, which will advise how the feedback received from these events has helped to shape the illustrative masterplan and outline planning application proposal.

Once the outline planning application has been submitted, you will have the opportunity to formally comment on the proposals via Chorley Borough Council's website.

Please note that this is only an outline planning application (with access) and therefore only deals with the principle of the amount and type of the development and the main access arrangements. Details of layout, landscaping, appearance etc will be dealt with through a further more detailed planning application(s) in the future.

QUESTIONNAIRES

Please let us know what you think of the proposals by filling out one of the questionnaires at the event today.

If you would like further time to consider the information presented on the boards, a copy of the boards, together with the questionnaire can be downloaded from:

www.peartreelane.bdp.com

You can also email any further comments to: peartreelane@bdp.com or post comments to the address provided on the questionnaire.

Please note the deadline for receipt of all completed questionnaires is Monday 8th February 2016.

