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# Central Lancashire Local Plan 2023 - 2041

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Representations on Regulation 19 Consultation  
Draft



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## 1. Introduction

- 1.1. Savills (UK) Limited (Savills) is jointly instructed by Northern Trust Company Limited (Northern Trust) and Story Home Limited (Story) to submit representations on the Central Lancashire Local Plan 2023-2041 (CLLP) Regulation 19 Publication Draft Consultation.
- 1.2. Once adopted, the CLLP will set out strategic planning policy for the three local authorities; Preston, Chorley and South Ribble. This includes matters such as the overarching spatial strategy, how the region will respond to challenges such as climate change, and set out requirements to ensure new development is of a high quality. The Plan will also make allocations for development.
- 1.3. The policies of the CLLP will eventually replace those within the Central Lancashire Core Strategy (CLCS) which was adopted in July 2012 and fulfils a similar role. Eventually the local plans of each of the 3 constituent areas will be renewed to reflect the spatial strategy of the CLLP when adopted.
- 1.4. These representations will focus on the CLLP, including supporting Policy Map 2.15, as well as the relevant parts of the published supporting evidence base.
- 1.5. This Regulation 19 consultation on the Publication Draft of the CLLP marks the third formal consultation undertaken as part of the preparation of the consultation. This follows on from the Issues and Options Consultation which closed in February 2020, and the Part One Preferred Options Consultation that ended in February 2023.
- 1.6. As the CLLP has now reached the Regulation 19 stage, comments made within these representations will be structured around the tests of soundness as set out in paragraph 36 of the NPPF.
- 1.7. Paragraph 36 states that plans will be considered to be sound if they are:
  - Positively prepared;
  - Justified;
  - Effective; and
  - Consistent with national policy.
- 1.8. These representations are structured in the following sections:
  - Section 2 – Background to Story Homes and Northern Trust
  - Section 3 – Draft Allocation HS2.34: Land North of Hill Top Farm (Story Homes)
  - Section 4 – Draft Allocation HS2.37: Hill Top Farm (Northern Trust)
  - Section 5 – Summary and Conclusion
- 1.9. It should be noted that all comments are made in order to assist in ensuring the that CLLP is sound in order to set out an appropriate strategic level of planning policy for Central Lancashire. In general, the CLLP is considered to provide adequate policies and guidance. However, where necessary issues of soundness are raised and amendments suggested to resolve these.

### The Sites

- 1.10. The representations are jointly submitted by Story Homes and Northern Trust in relation to adjacent parcels of land in Chorley.
- 1.11. Both sites are currently designated as safeguarded land for development in the extant Chorley Local Plan (2012 – 2026) under policy BNE3 and they are both included in the emerging CLLP as draft allocations for housing.
- 1.12. Story Homes is promoting land to the north of Hill Top Farm, in Whittle-le-Woods, Chorley. This is shown edge in red on the Site Location Plan at Appendix A. The site is bounded to the north and east by Birchin Lane and to the west lies existing residential development. To the south is a consented residential development site. Reserved matters consent was granted here in November 2024 and discharge of conditions applications are being processed. It is also highly likely that the Story Homes land will be surrounded by development on all sides.
- 1.13. The land was subject to a request for an EIA screening opinion in 2023 under reference 23/00693/SCE. A screening opinion was subsequently issued by Chorley Borough Council on 22 November 2023 confirming that an Environmental Statement would not be required as part of an application.
- 1.14. The Story Homes land is given the allocation reference HS2.34 in the Regulation 19 Publication Draft Plan.
- 1.15. Northern Trust is promoting Land known as Hill Top Farm, which is immediately to the South of the Story Homes land, on both sides of Hill Top Lane. Further boundaries are formed by the M6 to the east and the aforementioned consented residential development site to the west. This is shown edge in red on the Site Location Plan at Appendix B
- 1.16. The Northern Trust land is given the allocation reference HS2.37 in the Draft Plan. It should be noted that the proposed allocation is larger than the landholding over which Northern Trust has control.
- 1.17. An outline planning application with all matters reserved apart from access has been submitted by Savills on behalf of Northern Trust for around 75 dwellings (reference: 23/00727/OUT). The application is not yet determined by the Local Planning Authority. Further commentary on this planning application is provided in Section 4 of this document.
- 1.18. While the delivery of the sites will be progressed via separate planning applications, an Illustrative Masterplan has been produced which shows how they can comprise a comprehensive and cohesive pattern of development in this location. This is provided at Appendix C.

## 2. Background to Story Homes and Northern Trust

2.1. This section provides a brief description of Story Homes and Northern Trust and sets out specific development interests in Central Lancashire as well as their proven track records.

### **Story Homes**

2.2. Story Homes is a privately owned housebuilder. Founded by Fred Story in 1987, it has a long and successful reputation of building high quality, high specification homes across the North of England. The family owned business has grown in size and status over the years but remains grounded, built on its original ethos of 'doing the right thing' and creating a brand synonymous with quality.

2.3. Story Homes operate an office in Chorley and therefore are a key local stakeholder.

2.4. For nearly 40 years Story Homes has been the name most often associated with aspirational new homes throughout Cumbria, the North East and Lancashire. A passion for quality and excellence has seen Story Homes become a multi-award winning UK property developer; with modern and attractive homes that inspire buyers. Story Homes' success is underpinned by a determination to understand the needs of communities in which it builds, and a goal to deliver carefully designed homes that stand the test of time.

2.5. In Central Lancashire, Story has a track record of delivering high-quality new build developments. The D'urton Manor development in Fulwood as well as Longton Grange in Longton demonstrate a commitment by Story Homes to continue to deliver across Central Lancashire.

2.6. In Chorley, Story Homes is delivering homes in Coppull as part of the Elmbrook Park development. As part of the development, 35% of the homes are affordable, with 30% Shared Ownership and 70% Social Rented.

2.7. Also as part of the Elmbrook Park scheme, £86,000 has been provided towards the maintenance of amenity greenspace on site. The development also includes financial contributions towards children and young people and contributions for playing pitches.

### **Northern Trust**

2.8. Northern Trust is a family-owned private company that was established in 1962 in Chorley.

2.9. Northern Trust has a successful track record in property investment, development and strategic land promotion.

2.10. Northern Trust has secured planning permission for approximately 4,500 new homes over the last 2 years and has current projects covering more than 50 sites with potential to bring forward more than 10,000 new homes. The company works closely with landowners, developers, local authorities and local communities to deliver development across the UK.

2.11. Therefore, while Northern Trust undertakes projects nationally, its roots are in the local area and it maintains a substantial presence here in terms of its head office in Chorley.

### 3. Representations on Draft Allocation HS2.34

- 3.1. This section sets out Savills' position on CLLP draft allocation HS2.34. This includes an assessment of how the draft allocation performs against the tests of soundness set out in the NPPF.
- 3.2. Draft allocation reference HS2.34 relates to land North of Hill Top Farm, Whittle-le-Woods, which is being promoted by Story Homes. The site has an area of 4.81 hectares and is proposed to be allocated for 55 dwellings.
- 3.3. A total of 37 sites are proposed to be allocated for housing in Chorley as part of the publication draft CLLP. The total number of dwellings across the 37 sites is 2,721.

#### **Site Description**

- 3.4. The proposed allocation extends to approximately 4.8 Ha of greenfield agricultural land in the north east of Whittle-le-Woods. At the eastern part of the site there are some existing buildings which are associated with the agricultural use of the site.
- 3.5. The site is bounded to the north by Birchin Lane, with the M61 motorway beyond. To the west the site boundary is formed by a row of residential properties off St Helen's Road. To the south is a former quarry site which has previously been granted planning consent for residential development comprising 85no. dwellings (ref. 12/01134/OUTMAJ / 16/00808/REMAJ). The eastern site boundary is formed by Hill Top Lane and beyond the site boundary to the south east is land which is proposed for housing on behalf of Northern Trust for around 75 no. dwellings (discussed further below).
- 3.6. The Site is located in a sustainable location within reasonable walking distance of local services. This includes a Co-op store 320m from the Site, Whittle C of E Primary School and doctors surgery, both 1.2km from the Site and Whittle Village Hall 1.1km from the Site. There are other primary and secondary schools in the wider area, a range of other shops and supermarkets and other community facilities and services nearby.
- 3.7. As previously stated, the land does not lie within the Green Belt, having been safeguarded for future development via Policy BNE3 of the extant Chorley Local Plan. The policy states that the land will come forward for development following a Local Plan Review in order to meet needs beyond the current plan period. The emerging Central Lancashire Local Plan is effectively that local plan review.

#### **Site Designations and Constraints**

- 3.8. Table 1 below provides a summary of the key site designations and constraints.

Table 1 - Story Homes Site Designations

Designation / Constraint	Commentary
Fluvial Flooding	The site is not located in proximity to any major rivers or watercourses. The entire site falls within Flood Zone 1, indicating the lowest risk of flooding from rivers and the sea.
Pluvial Flooding	There is generally a low risk of surface water flooding at the site. A small portion of the land at the south west, as well as parts of Birchin Lane to the north are at moderate risk of surface water flooding. However, this will be able to be accommodated within design proposals.
Heritage	The site is not located in a conservation area and there are no listed buildings within the site boundary. Hill Top Farm is a Grade II listed farmhouse building that is located beyond the site boundary to the south east. It is not considered that the presence of the heritage asset presents a significant constraint to development at the site.
Landscape	There are no statutory landscape designations (such as National Parks) covering the site.
Ecology	There are no statutory ecological designations (such as Sites of Special Scientific Interest) covering the site.
Arboriculture	There is an established tree line along the northern site boundary with a small number of trees throughout the site. No trees at the site or in its proximity are protected by Tree Preservation Orders (TPOs).
Public Right of Way	There are no Public Rights of Way that traverse the site. There is a protected public footpath that runs along the western site boundary. The presence of the footpath does not constitute a constraint to the development of the site.

### Environmental Impact Assessment

- 3.9. As previously stated, an Environmental Impact Assessment screening opinion request (reference: 23/00693/SCE) was submitted to Chorley Council in August 2023 in regards to the site to the north of Hill Top Lane. The screening request was submitted in relation to a proposed development comprising up to 60 dwellings.
- 3.10. In response to the screening request, the LPA confirmed that for the proposed development an Environmental Impact Assessment would not be required.

### Context and Relationship with the Proposed Spatial Strategy

- 3.11. The proposed allocation will assist in the meeting of the housing requirement for Chorley which is currently set at 6,012 homes over the Plan Period (334 dwellings per annum).
- 3.12. This is done in a location that accords with the Settlement Hierarchy set out at Policy SS2 where Whittle-woods is identified as a Urban Local Service Centre capable of accommodating development of a scale and type that reflects the character of the location.

3.13. The proposed allocation is therefore in whole accordance with the proposed spatial strategy.

### **Draft Allocation HS2.34 Summary**

3.14. Appendix 5 of the Strategic Housing and Employment Land Availability Assessment (SHELAA) January 2025 sets out site profiles for the proposed housing allocations in Chorley.

3.15. The justification for including the site as an allocation confirms that the site is:

*'Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the Urban Local Service Centre of Whittle-le-Woods (Tier 3 of the settlement hierarchy) where there is a reasonable range of services and facilities.'*

3.16. Appendix 5 also states that the anticipated delivery of the site is between 2027 and 2030. Story Homes agrees that this represents a realistic timeframe for delivery.

3.17. In terms of development constraints, the SHELAA comments that there is a potential issue regarding pedestrian access to the site in terms of the provision of footways and restricted road width. Lancashire County Council is exploring solutions for this with Story Homes. Potential solutions are available including the introduction of a footway on Birchin Lane close to the junction with Chorley Old Road and improvements to existing public rights of way and other pedestrian routes.

3.18. No insurmountable constraints have been identified for the site that cannot be managed through the planning application process.

3.19. Based on the evidence available the proposed allocation is sound in relation to the tests set out in paragraph 36 of the NPPF.

## 4. Representations on Draft Allocation HS2.37

### Background to Hill Top Farm

- 4.1. The site is designated as part of the extant Chorley Local Plan (2012 – 2026) as Safeguarded Land under Policy BNE3 (site reference BNE3.10).
- 4.2. The site designation as safeguarded land demonstrates that at the time the extant development plan was being prepared, the Council considered this site as suitable for development in the future.
- 4.3. An outline planning application was submitted in August 2023 by Savills on behalf of Northern Trust for up to 75 dwellings with all matters reserved apart from access at Hill Top Farm (application reference: 23/00727/OUT).
- 4.4. The application is currently being determined by the LPA. To support the application, a comprehensive suite of technical information has been prepared in relation to flood risk, heritage, highways and transport, ecology, amongst other considerations.

### Site Description

- 4.5. The site is located approximately 0.8km north-east of the local centre of Whittle-le-Woods and is currently used as pastoral grassland.
- 4.6. The site is bisected by Hill Top Lane which runs north-south between the two parcels and continues west along the site's southern boundary.
- 4.7. The northern site boundary is formed by agricultural land and buildings under the control of Story Homes. The eastern site boundary is the M61 motorway and the western site boundary is a former quarry site that has extant planning permission for residential development. Beyond the southern boundary are further agricultural fields.
- 4.8. The application site benefits from being in close proximity to an established residential community and settlement to the west, which will extend to the site's boundary following construction of the adjacent residential consent.
- 4.9. Within a 1,000m walking distance from the site lies additional facilities along Chorley Old Road such as a Co-op convenience store, hot food takeaways, and public houses. Most notably, the bus stops along Chorley Old Road near both the Chorley Old Road / Birch Lane and Chorley Old Road / Hill Top Lane junctions (800-900m to the north and south of the site accesses) can be accessed within this walking distance.
- 4.10. Further afield, but within a 2,000m walking distance from the site, lies the Whittle-le-Woods village centre to the south, which comprises key amenities such as a village hall, garage, hot food takeaways, play areas, local shops, café, an industrial estate off Town Lane, nursery school, and public houses.

- 4.11. To the west of the site is the A6 Preston Road, which is bordered by restaurants, GP surgery, places of worship, pharmacy, a primary school, walking routes to Cuerden Valley Park, local shops, industrial estates, barber, and MOT centre.

### **Site Designations and Constraints**

- 4.12. A brief summary of the key planning considerations is set out in turn below.

#### Flood Risk and Drainage

- 4.13. The site lies within Flood Zone 1 as identified in the most recent Environment Agency Flood Risk Mapping.
- 4.14. A full Flood Risk Assessment and Drainage Strategy report has been produced by Curtins which assesses the risk of flooding at the site and proposes appropriate drainage solutions. Detailed drainage proposals will be reserved for later consideration through reserved matters applications.
- 4.15. The report confirms that there is a residual risk of groundwater flooding at the site which can be mitigated by monitoring groundwater levels during site investigation, since levels can fluctuate.
- 4.16. Extensive dialogue has taken place with United Utilities in relation to foul water. United Utilities has confirmed it would accept a connection to the public sewer on Birchin Lane (either directly or via a gravity solution at the adjacent development site).
- 4.17. Collectively, the Curtins report and other submitted documentation demonstrates that there is no technical constraint that would prevent residential development on the site, in terms of flood risk and drainage.

#### Heritage

- 4.18. A full Heritage Assessment was produced by BWB. The Assessment concludes that whilst the site is in relatively close proximity to the Grade II Listed Hill Top Farm South, which would have immediate intervisibility from the site, less than substantial level of harm to the significance of this asset is predicted, and the level of harm identified can be mitigated through layout approach and landscape treatment.
- 4.19. The statement concludes that mitigation is recommended to minimise the impact upon the significance and setting of this asset, and that the building design of the proposed houses, to be the subject of later detailed consideration, should reflect the vernacular architectural style and building material treatment of existing buildings within the immediate area.
- 4.20. It is considered that there are no heritage constraints on the site that are considered to preclude the delivery of appropriately designed housing development on the site.

### Highways, Transport and Accessibility

- 4.21. Vehicular access to the site is proposed to be via Hill Top Lane. A Transport Assessment prepared by Curtins confirms that both plots of the development site would be accessed from two new priority junctions off Hill Top Lane, to the north of the site. A 2m-wide footway is proposed on both sides of the road which will link to the internal road network of the site providing access to all dwellings. There would also be dropped kerbs and tactile paving at the junctions where the access roads meet Hill Top Lane to facilitate pedestrian access.
- 4.22. The Assessment produced by Curtins concludes that *“from a traffic and transportation perspective there are no reasons why the development proposals should not be granted planning approval”*.
- 4.23. In addition, the Transport Assessment demonstrates that the site is accessible by sustainable modes of transport, including walking, cycling and public transport, thereby providing a realistic alternative to single occupancy car trips.

### Ecology

- 4.24. The outline planning application is supported by ecological surveys and reports. The reports confirm that the ecological features present within the site do not preclude development of the site for the proposed residential development.
- 4.25. The submitted information in relation to ecology has thoroughly assessed the ecological baseline and concludes that the development can proceed without adversely impacting the key ecological receptors.

### Other Constraints

- 4.26. The outline planning application is supported by other technical information in relation to air quality, noise, minerals, arboriculture and ground conditions.
- 4.27. The planning statement submitted with the application provides a summary of the technical reports that have been prepared and concludes that the proposed development would not result in any adverse impacts and is in full accordance with the relevant policies.

### **Context and Relationship with the Proposed Spatial Strategy**

- 4.28. The proposed allocation will assist in the meeting of the housing requirement for Chorley which is currently set at 6,012 homes over the Plan Period (334 dwellings per annum).
- 4.29. This is done in a location that accords with the Settlement Hierarchy set out at Policy SS2 where Whittle-le-Woods is identified as a Urban Local Service Centre capable of accommodating development of a scale and type that reflects the character of the location.
- 4.30. The proposed allocation is therefore in whole accordance with the proposed spatial strategy.

### **Draft Allocation HS2.37 Summary**

- 4.31. Draft allocation HS2.37 relates to land at Hill Top Farm, Whittle-le-Woods. The size of the site is 4.61 Ha and the proposed number of dwellings is 75.
- 4.32. The site profile that accompanies the draft allocation (at Appendix 5 of the SHELAA) confirms that the site is suitable, available and achievable. The site profile assumes that the anticipated delivery of this site is 2031 – 2035.
- 4.33. The SHELAA Appendix 5 confirms that there are known issues in relation to pedestrian access at the site. Lancashire County Council Highways are currently engaged in consultation with the developer to explore a suitable and sustainable access solution.
- 4.34. The site has access to all utilities, as confirmed in the SHELAA Appendix 5, and the Environment Agency have not identified any constraints.
- 4.35. Based on the evidence available the proposed allocation is sound in relation to the tests set out in paragraph 36 of the NPPF.

## 5. Summary and Conclusion

### Summary

- 5.1. The representations have been prepared in relation to draft allocations for housing in the Regulation 19 Publication Draft version of the CLLP. The representations are submitted jointly by Story Homes, regarding draft allocation HS2.34 and Northern Trust, regarding draft allocation HS2.37.
- 5.2. Both Northern Trust and Story Homes have an established presence in Central Lancashire. Northern Trust has its roots firmly in Chorley and is a reputable strategic land promotor and developer. Story Homes has a successful track record of delivering high quality homes across Central Lancashire, including in Chorley and maintains an office here.
- 5.3. Both respondents have opted to engage with the most recent consultation stage of the CLLP to express support for the draft allocations with the ultimate aim of continuing to contribute to delivering the homes that the local community needs.

### Conclusion

- 5.4. Draft allocations HS2.34 and HS2.37 are both sustainable locations for housing. Both sites are allocated as safeguarded land in the extant development plan for Chorley, which indicates the Council has previously supported the land to be developed to support the needs of the community.
- 5.5. An EIA screening opinion issued by Chorley Council in relation to a proposed development of around 60 dwellings at HS2.34 confirmed that EIA would not be required, since there are no likely significant environmental impacts. There are evidently no major environmental or other constraints at the site that would impede the development of the site for housing.
- 5.6. It is considered that the draft allocation HS2.34 is an entirely deliverable residential development site that can be delivered in the emerging plan period, as envisaged and supported through the most recent SHELAA.
- 5.7. Draft allocation HS2.37 is being progressed currently by Northern Trust, by way of an outline planning application that has been submitted for around 75 dwellings. It can be expressly demonstrated that this site is suitable, deliverable and achievable, as set out in the SHELAA.
- 5.8. The draft allocations are in whole accordance with the proposed spatial strategy within the CLLP as Whittle-le-Woods is identified as an Urban Local Centre capable of accommodating new development of an appropriate scale.
- 5.9. Story Homes and Northern Trust support the draft allocations, which when delivered would result in a sustainable pattern of development and will continue to work proactively with Central Lancashire to realise development here to meet the local housing need of the community.



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## Appendices

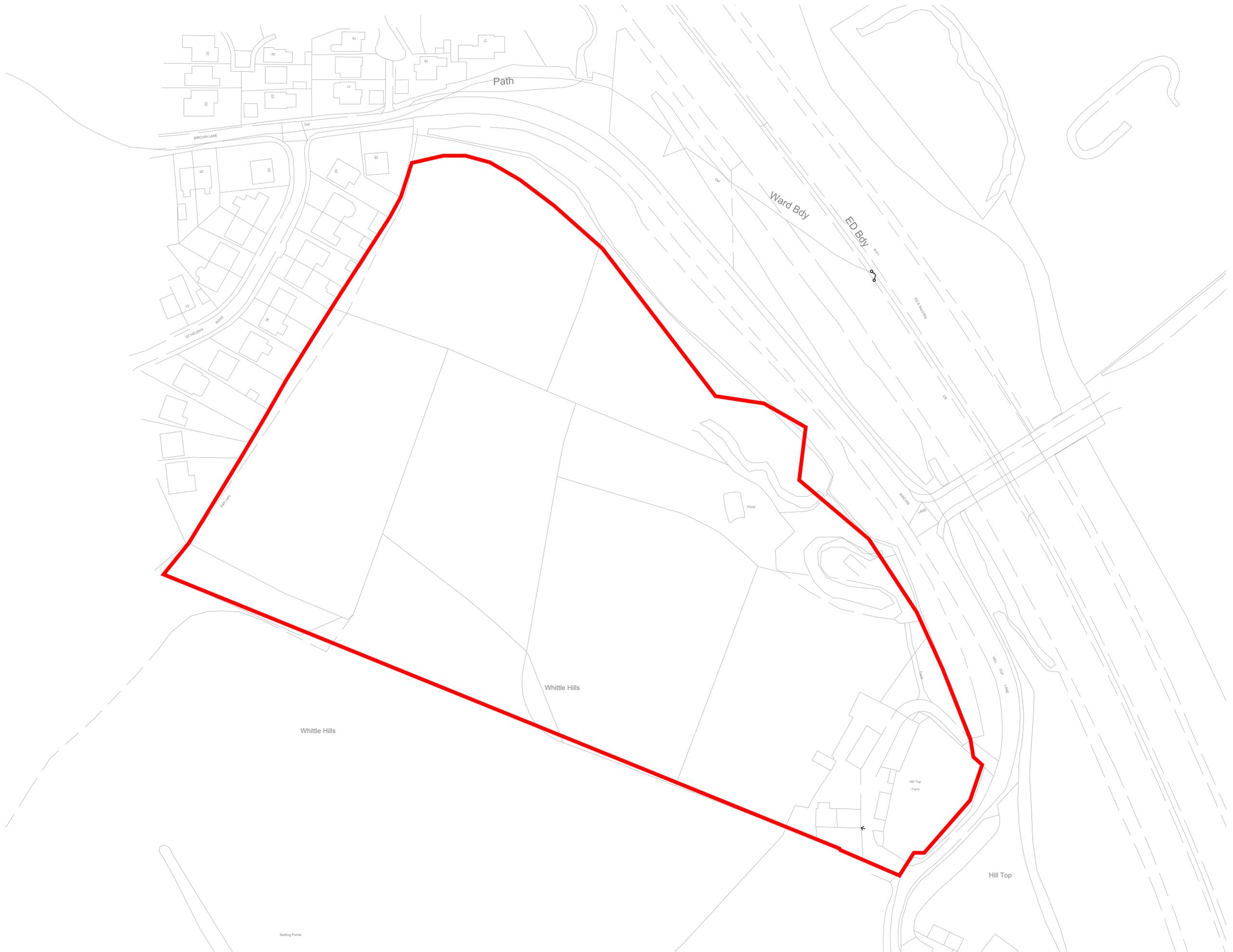
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## Appendix A Story Homes Site Location Plan

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Hill Top Lane  
Whittle Le Woods

Red Edge Plan

DRAWN BY	TF	DATE	15/06/2023
CHECKED BY	-	SCALE	1:500 @ A0
DRAWING NUMBER	100	REVISION	A
SITE REFERENCE	14034		
Revisions			

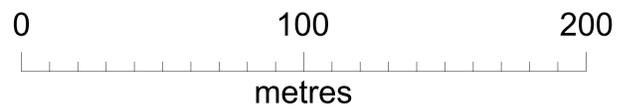
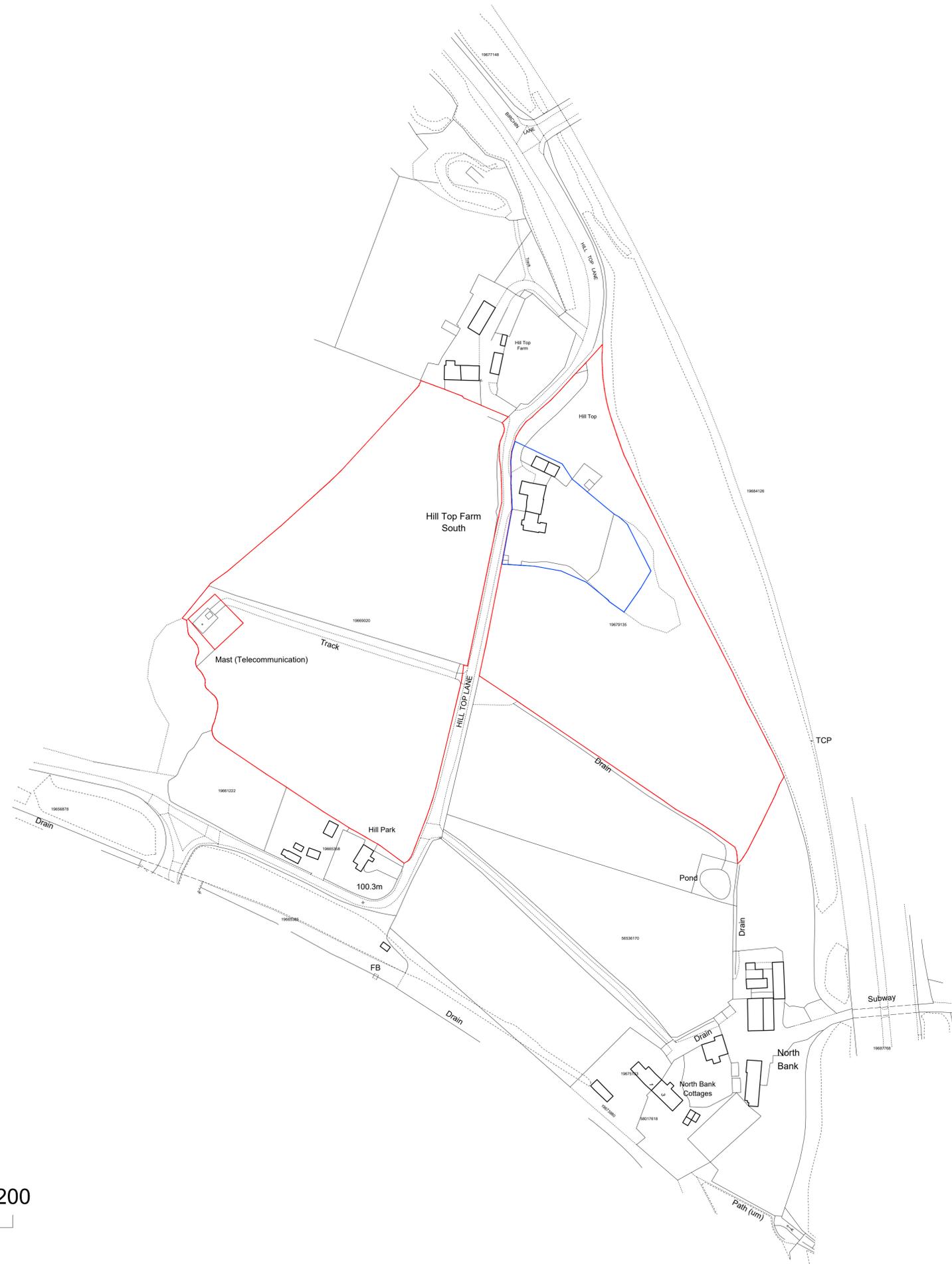


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## Appendix B

### Northern Trust Site Location Plan

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General notes  
Copyright reserved to Woodcroft Design Ltd. and may not be reproduced without prior written consent. This drawing is subject to the accuracy of detailed supporting reports, surveys, working drawings and Local Authority Approval. Dimensions, finished floor levels, exact sizes of houses and areas shown are approximate only and subject to separate detailed design. Any finished floor levels shown have been provided by others and should be checked by a qualified structural engineer prior to commencement of on site works. It is the responsibility of the client and contractor to check the accuracy of this drawing is correct.

Revisions



Client

Metacre Limited

Project

Hill Top Lane, Whittle-Le-Woods, Chorley

Drawing Title

Location Plan

Drawing No.	Revision	Date	Scale	Drawn	Sheet Size
21-72-LP01	A	May 2021	1:500	WCD	A1



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## Appendix C illustrative Masterplan

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# Proposed Illustrative Masterplan - Hill Top Lane, Whittle-le-Woods



## Layout Narration

- A** Proposed new road junction into the eastern part of the development.
- B** New private access formed to Hill Top Farm South which connects to the existing farm track.
- C** Hill Top Farm South, sensitive re-alignment of the existing stone wall. Re-use of the original materials will be necessary to match the original sections of the wall. The provision of the open space at point (F) will preserve some of the rural aspect of the farmhouse. Existing landscape screening to south and east will protect views to and from the farmhouse. Lower density housing nearest to Hill Top Farm South as shown on the illustrative masterplan and suitable landscape screening within the eastern parcel will further protect this heritage asset.
- D** Proposed access junction into the western part of the development. New road alignment extends the curtilage to Hill Top Farm South. Dual aspect house with generous landscaping will frame this important junction.
- E** New road alignment sensitively connects to Hilltop Lane retaining the character of this route.
- F** Arrival green area, rich in character and framed with new landscape planting and encapsulated by sensitively positioned lower density housing plots.
- G** Focal/header units served off a private drive set back behind hedge planting. A dual aspect house will face out onto Hill Top Lane responding positively with the filtered views into the development from Hill Top Lane.
- H** As part of the Sustainable urban Drainage System, a series of check dams are proposed along the edge of development with Hill Top Lane. True dual aspect dwellings will face out onto Hill Top Lane overlooking these important features. By siding onto Hill Top Lane in this way a visually permeable edge will be created.
- J** Main movement route into the western development parcel. Priority will be given to houses fronting out onto this important route. Hedge and tree planting will define public and private spaces.
- K** Access to the existing communication mast from the new access road.
- L** Existing hedgerow retained and integrated into the development.
- M** Limited number of houses served of a private drive set behind the existing hedge row. Long distant views out of the development to the south will create a unique and high quality setting.
- N** The existing route of Hill Top Lane will be retained and will help to assimilate the development into the existing mature landscape setting.
- O** Houses front out to the south, working with the site topography and overlooking the green space areas.
- P** Dual aspect houses front out onto Hill Top Lane responding positively with it. They also provide overlooking and natural surveillance to this important route and the newly formed pedestrian/cycle connection.
- Q** New pedestrian/cycle access formed with Hill Top Lane.
- R** Houses front out onto Hill Top Lane set back behind the existing tree belt, affording filtered views into the development.
- S** Dual aspect houses will side onto the southern boundary, by siding on it is possible to reduce any solid mass of built form, softening the development edge. Most of the houses will be served by shared surface private drives.
- T** Sustainable urban Drainage System, attenuation basin located to the south east corner. Houses will face out to overlook this important feature.
- U** Houses face out to the east overlooking the existing tree belt.
- W** Key nodal area at the head of the eastern access road. Landscaping and houses carefully frame this important junction. The retained existing trees will create a character rich mature landscape setting.
- X** Limited number of feature focal house will help frame this important route into the eastern development parcel.
- Y** Existing mature tree belt retained to the east, it will provide a character rich edge to the development.

## Key

-  Vehicular, Pedestrian and Cycle Access Point
-  Pedestrian / Cycle connection with the wider network

Drawing Number: WD21-72-MP03-A

Scale: 1:1000

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**Matthew Dawber**  
**Associate Director**

**Joel Austin**  
**Graduate Planner**