



Cuerdale
GARDEN VILLAGE

Samlesbury,
South Ribble

**Development
Framework Document**

April 2025



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CONTENTS

01 Cuerdale Garden Village	01
02 Our Garden Village Vision	11
03 Benefits	15
04 Site Specific Considerations	17
05 Design Principles	19
06 Development Framework	23
07 Phasing	43
08 Our Commitment to Deliver	46



CUERDALE GARDEN VILLAGE

01

The Cuerdale Garden Village presents a unique opportunity for South Ribble and Central Lancashire. Forming part of a strategically important Central Belt, it will deliver a broad range of high quality employment space, co-located with residential development in a liveable environment, supported by accessible infrastructure.

Cuerdale Garden Village builds on the existing and growing economic importance of Central Belt as a strategic link between Burnley and Blackpool, adjacent to Junction 31 of the M6 and as the location of the Samlesbury Enterprise Zone and location of the National Cyber Force Campus (NCF). Its economic importance is established and is set to grow through the NCF; a £5 billion investment in a purpose built campus generating several thousand new jobs.

Cuerdale Garden Village responds to this context, providing housing and employment space which will optimise the success of this key location whilst contributing to meeting Central Lancashire's wider development needs through a new settlement model.

Cuerdale Garden Village goes beyond just seeking to meet numerical development requirements. Its scale enables its qualities and attributes to genuinely enhance the quality of life and opportunity for all of its residents. It represents both a response to an immediate development need and a response to a unique set of circumstances which combine to present the Borough with an opportunity to develop a high value and sustainable economy.





Visualisation of 'Neighbourhood Character Area'

LANCASHIRE'S CENTRAL BELT : A CATALYST FOR THE SUSTAINABLE GROWTH OF CENTRAL LANCASHIRE'S ECONOMY

1.1 Cuerdale Garden Village is being promoted for development as part of the designation of **Lancashire's Central Belt**, through The Lancashire Growth Plan.

1.2 The Central Belt is positioned at the epicentre of the county's combined economic drivers, strategically accessible via the M6 and along the M55-M65 corridor. This area accounts for some 75% of the county's economic output.

1.3 The Central Belt is now on the pathway to increasing its economic function and contribution to a level beyond any other comparable area of Central Lancashire through the NCF investment. The effects of the NCF cannot be overstated. It represents one of the largest single public sector investments ever made into the north of England and has the potential to truly transform the Central Lancashire economy. It does not represent the incremental growth of an existing part of the economy rather will create a new part of the economy from a relative standing start.

1.4 The key infrastructure to support the NCF is therefore not yet in place and will need to be planned and provided at an accelerated pace in order to enable its successful delivery over the next ten years. Failure to do so will constrain the NCF and prevent its transformational economic effects from being realised.

1.5 The scale of development need arising from this location will be subject to further assessment work undertaken by the Councils. However, given the stimulus of 5,000 additional jobs, and considering the type of jobs and economic activity generated by the NCF, this additional need is expected to be very significant.

1.6 Whilst the direct accommodation needs of the NCF are expected to be met through development principally within the Enterprise Zone, the allocation of a wider Central Belt proposal, including the Cuerdale Garden Village, has the ability to respond to the need for additional development arising from the NCF investment in a sustainable manner.

1.7 More broadly, the Central Belt occupies a strategic location in the context of the County of Lancashire, benefiting from direct access to the M6 and situated within easy reach of both Preston to the west and Blackburn to the east, providing the opportunity to provide jobs which can be accessed from both major areas of population.

1.8 The Garden Village and NCF investment together can contribute to delivering a sustainable ambition for the Central Belt, a major contributor to meeting Central Lancashire's development. Their locational proximity means the Garden Village is able to directly complement the NCF, through a strategy which seeks to maximise the potential for sustainable linkages between areas within the Central Belt and to key population centres beyond.

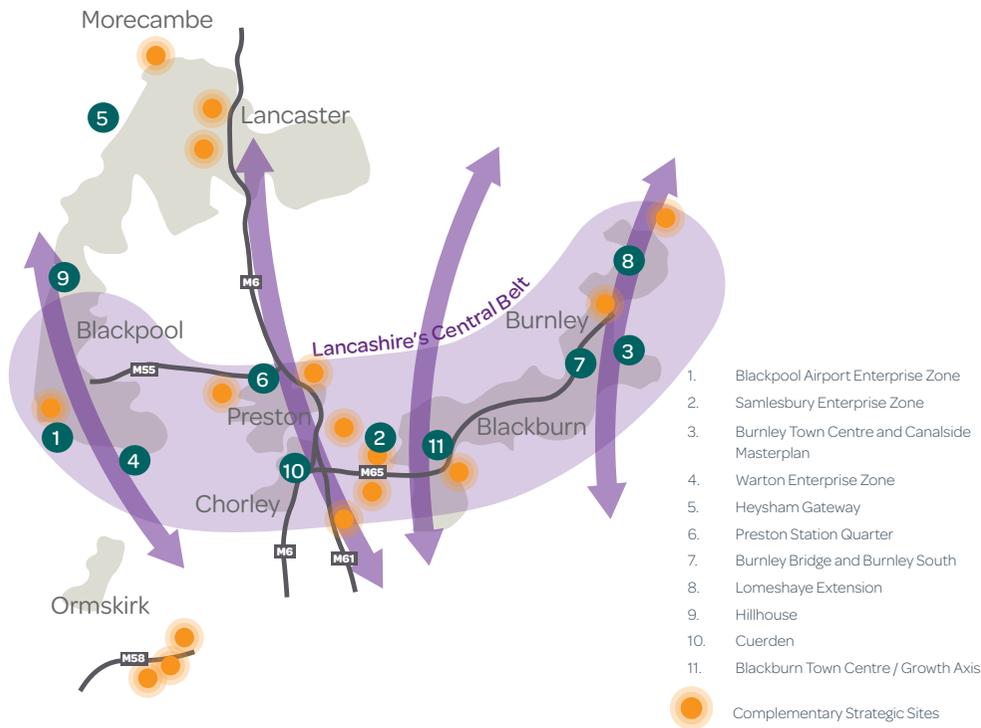


Fig. 1: Central Belt

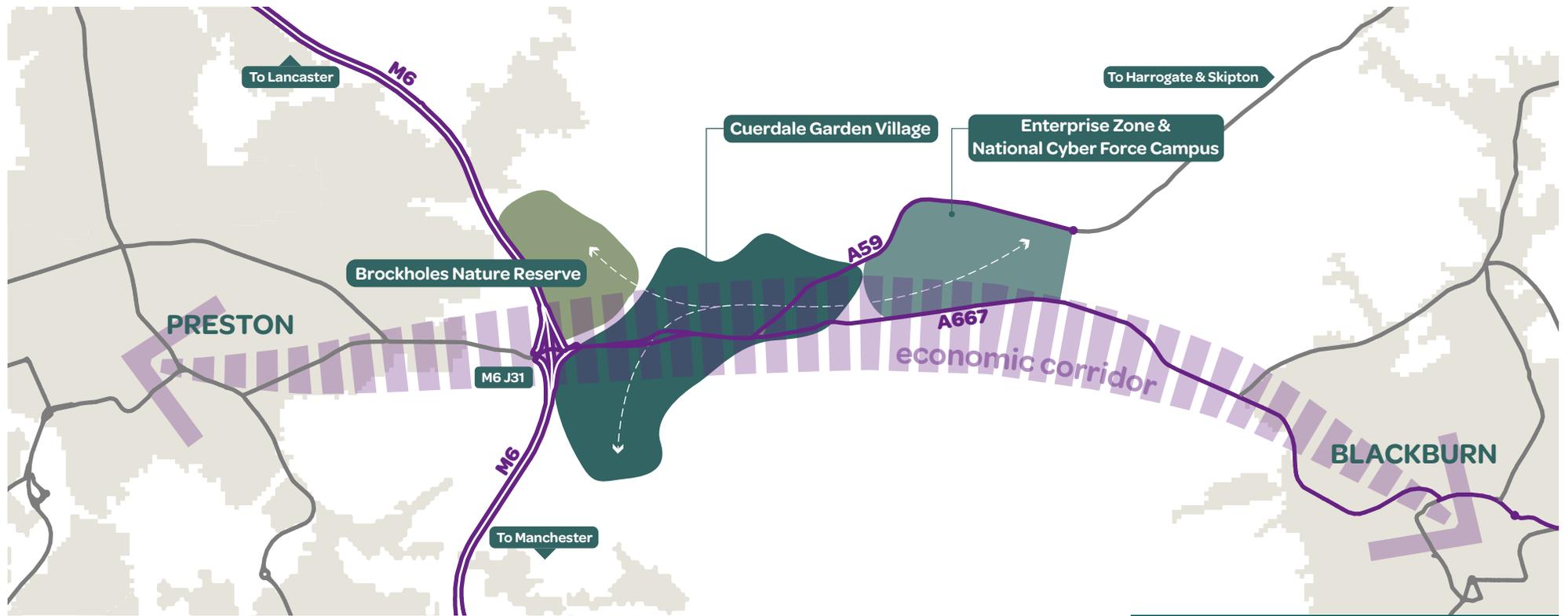


Fig. 2: Strategic Location along the Central Belt

DEFINING THE CUERDALE GARDEN VILLAGE

1.9 Story Homes is the principal promoter of the Cuerdale Garden Village. It has land extending to 284 ha under option in this location. This land is controlled by a single landowner, removing common ownership challenges in delivering developments of scale.

1.10 The Cuerdale Garden Village comprises several 'parcels' of development land which, in combination, can deliver a holistically planned, sustainable new settlement to meet the long-term development needs of South Ribble.

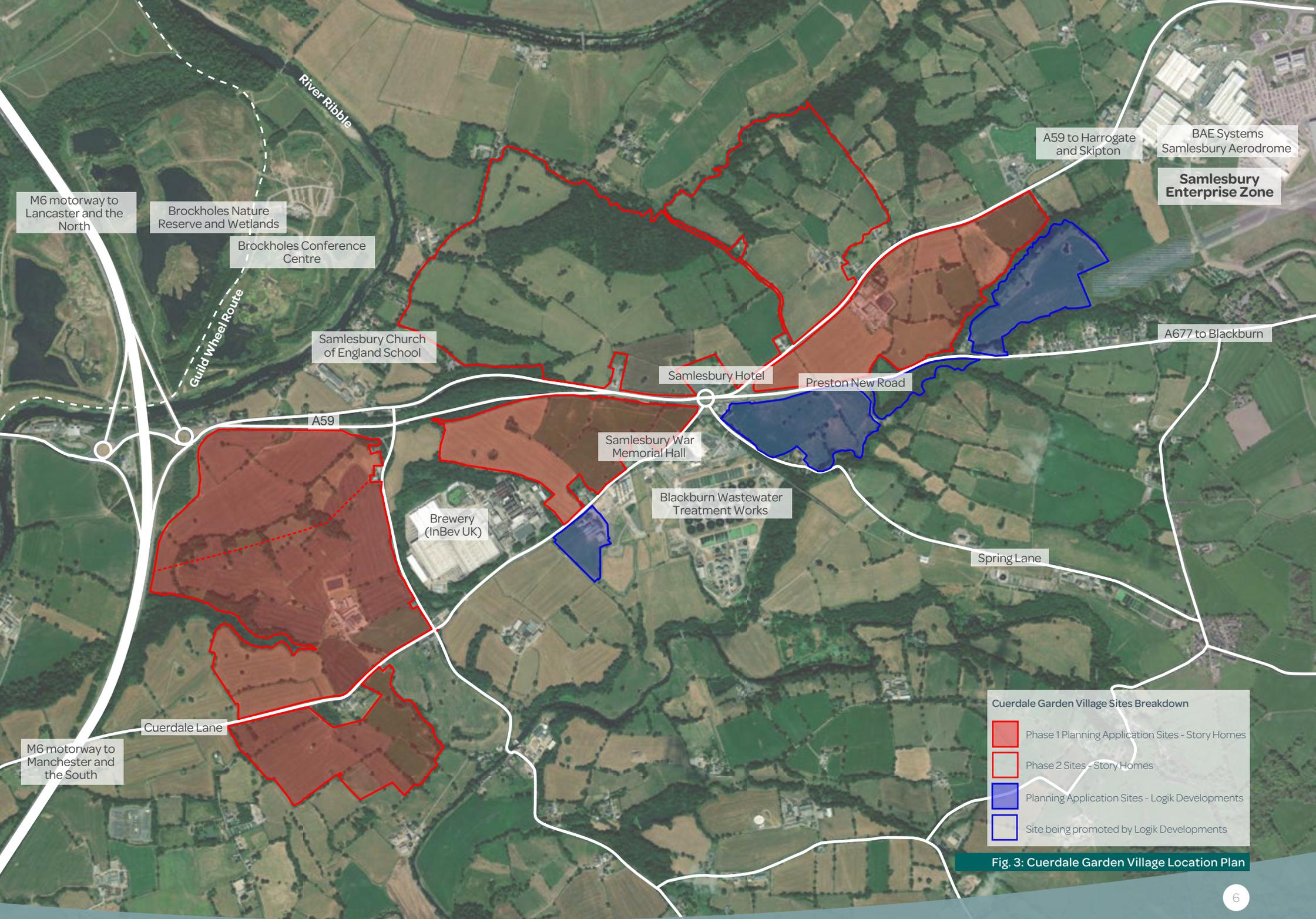
1.11 An outline planning application for the development of the first phase of the Cuerdale Garden Village was submitted by Story Homes in May 2022 (application reference number: 07/2022/00451/OUT). This is presently being determined by South Ribble Council. This proposes the development of:

- 1,300 dwellings
- Up to 164,000sqm of employment floorspace and ancillary uses
- A park and ride facility
- Outdoor recreational facilities
- Publicly accessible open space
- A local centre
- A two form entry primary school

1.12 The first phase application is principally focused on land to the south of the A59 which runs east-west from Junction 31 of the M6 towards the Samlesbury Enterprise Zone. Further land to the north of the A59 forms the balance of the land promoted by Story Homes to create Cuerdale Garden Village as outlined in this document.

1.13 Further land which would represent an eastern extension of the Cuerdale Garden Village is being promoted by Logik Developments as part of the overall Garden Village proposal. Story Homes and Logik Developments are joint promoters of the Garden Village and have worked collaboratively to present a comprehensive masterplan for the combined area as shown in this Development Framework document.

1.14 The plan overleaf shows the full extent of Cuerdale Garden Village and identifies the land subject to the first phase planning application, the balance of the land controlled by Story Homes and the land being promoted by Logik Developments.



M6 motorway to Lancaster and the North

Brockholes Nature Reserve and Wetlands

Brockholes Conference Centre

Guild Wheel Route

Samlesbury Church of England School

Samlesbury Hotel

Preston New Road

A59 to Harrogate and Skipton

BAE Systems Samlesbury Aerodrome

Samlesbury Enterprise Zone

A677 to Blackburn

A59

Samlesbury War Memorial Hall

Brewery (InBev UK)

Blackburn Wastewater Treatment Works

Spring Lane

M6 motorway to Manchester and the South

Cuedale Lane

Cuedale Garden Village Sites Breakdown

- Phase 1 Planning Application Sites - Story Homes
- Phase 2 Sites - Story Homes
- Planning Application Sites - Logik Developments
- Site being promoted by Logik Developments

Fig. 3: Cuedale Garden Village Location Plan

STRATEGIC ALIGNMENT WITH THE EMERGING LOCAL PLAN

1.15 The Cuerdale Garden Village is being promoted as an allocation through the emerging Central Lancashire Local Plan.

1.16 The Regulation 19 Local Plan sets out a vision that:

'Central Lancashire will be a place where people want to live, visit, work and invest. New development will be sustainable, supporting our ambitions of carbon neutrality and addressing climate change. Growth and regeneration of our city and town centres and delivery of new employment opportunities will continue to strengthen economic prosperity, making Central Lancashire a key economic centre for the North West. A wide range of high-quality sustainable new housing and supporting infrastructure will meet the needs of our diverse communities, delivering vibrant and distinct places. Community wealth building and inclusivity will be at the heart of Central Lancashire's growth. Our heritage assets will be conserved, and our natural environment will be protected and enhanced for its intrinsic value whilst providing opportunities for recreation and leisure. Throughout Central Lancashire, people's health and well-being will be enhanced through the creation of well-designed developments, delivering homes, jobs and prosperity'

1.17 11 'Strategic Objectives' are defined which flow from this vision.

1.18 Cuerdale Garden Village is a unique proposition in Central Lancashire. It does more than meeting development needs but does so in a way which enables it to contribute positively to the above vision and the defined strategic objectives.

1.19 This is a result of its scale, the breadth of accommodation it provides (both housing and employment), its ability to build in the civic infrastructure needed for it to be a model of a sustainable place, its location within the Central Belt and contribution to the long term success of this key location in growing and transforming the economy of South Ribble and Central Lancashire. This is reinforced by the masterplanning approach taken to the site focused on garden village principles and the creation of an inclusive, liveable residential and working environment.

1.20 Reflecting the balance of social, environmental and economic aims inherent within them, the Cuerdale Garden Village will achieve a very clear alignment with and positive contribution to the Local Plan's strategic objectives.

Strategic Objective 1: Climate Change

To ensure new development is resilient to and mitigates against the effects of climate change by achieving our goal to be at least carbon neutral. Reducing vulnerability to flooding, promoting sustainable forms of surface water drainage, minimising natural resource and energy use, and incorporating sustainable construction and water efficiency practices.

The development:

- Comprises buildings designed to meet Future Homes Standard and reduce carbon emissions by 75% beyond current standards:
- Will be 'gas free'
- Targets homes to be net-zero carbon from regulated energy sources
- Includes commercial buildings which meet BREEAM standards
- Includes sustainable surface water drainage which takes account of climate change
- Will deliver a net gain in biodiversity
- Will provide key infrastructure on site to enable residents to meet their needs locally reducing the need to travel
- Will include local public transport improvements connecting the site and local job opportunities provided with surrounding communities



Strategic Objective 2: Sustainable Patterns of Development

To focus development at sustainable locations accessible by active modes of travel. Making the best use of existing land, infrastructure, facilities, and services wherever possible, and ensuring that any necessary mitigation or improvements to meet future needs are identified, appropriately funded, and brought forward in a coordinated and timely manner.

The proposal delivers development in a location which is already established as a key economic area and generator of employment – set to grow through the NCF - improving its sustainability through the co-location of additional employment and housing in this location and associated facilities

Strategic Objective 3: Sustainable Communities

To create healthy, vibrant, safe, and sustainable communities with a diverse range of housing to meet future needs. Providing a scale and mix of housing types and sizes and a variety of tenures in a range of locations to meet economic aspirations and local housing needs.

The development's scale enables it to provide the full breadth of housing needed in Central Lancashire, including specialist forms of housing for older people, self-build plots and affordable homes. It will be a diverse residential community. Designed on garden village principles, the masterplanning approach to the site will promote community cohesion and integration with everyday facilities accessible on site to all via walking and cycling routes. The level and type of open space creates an attractive living environment whilst promoting recreational activity and promoting well-being.

Strategic Objective 4: Economic Prosperity

To provide a range of employment and economic growth opportunities in sustainable locations. Promoting Central Lancashire as the economic centre for Lancashire, protecting and enhancing Preston City Centre's role as Lancashire's key shopping, leisure, tourism, and cultural destination and recognising its strategic importance within the wider Lancashire region and beyond. Prioritising building on the infrastructure improvements within City Deal, delivering enhanced digital connectivity, attracting inward investment, and delivering community wealth building.

The proposal builds on the site's locational advantages adjacent to Junction 31 of the M6, the Samesbury Enterprise Zone and the site of the NCF to provide the employment space needed for a new wave of investment to be attracted to South Ribble. The location is wholly unique in this regard, enabling the economic growth stimulus provided by the NCF to take full effect for the benefit of the Borough.

Strategic Objective 5 : Sustainable Transport

To encourage development in sustainable locations where the layout, and design of new development reduces the need to use a car and enables more walking, cycling, and public transport use. Prioritising active travel and public transport promotes the use of sustainable modes of transport (walking, cycling and public transport) ahead of the private car, especially for shorter journeys, and supports improved accessibility and connectivity.

The development will deliver homes and new employment in a co-located setting, close to existing areas of employment and the site of the new NCF. It represents a holistically planned new settlement, designed along garden village principles including providing a walkable and attractive environment within which new civic facilities will be accessible to all.

It proposes a new Park and Ride facility to improve public transport connections into Preston and Blackburn and investment in expanded public transport facilities to connect existing communities in the wider area to the existing and emerging employment opportunities in the A59 Growth Corridor.

Strategic Objective 6: Place Making

To protect and enhance the rich diversity of the character and appearance of Central Lancashire's landscape and townscape. Maintaining and strengthening local distinctiveness and sense of place for the many different types of settlements across the area and for new development.

Cuerdale Garden Village utilises an area of Green Belt land which is, in relative terms, not sensitive to development and in the process will contribute positively to ensuring more sensitive locations on the edge of main urban areas and strategic gaps are protected and the overall integrity of the Green Belt maintained.

The masterplan for the site has been carefully curated to respond to and work positively with the local landscape to ensure the area's green and open character is protected as far as possible. The scale of the development site provides this opportunity in being able to shape the development to work with the landscape.

Strategic Objective 7: High Quality Development

To create the highest quality design, which is sustainable, accessible, and safe, and supports active, healthy lifestyles. Promoting built design form that supports inclusive and active communities (objective 11) and a strong sense of place (objective 6) through the relationship of buildings with each other and the spaces around them, and in response to the prevailing character of the area, including scale and density.

Quality of place is at the heart of the vision for the Cuerdale Garden Village. It embraces the principles of a garden village to deliver the best possible version of a place; an inclusive environment, accessible to all and one which enhances the quality of life for its users. It does this through a number of measures, include a design ethos which focuses on creating a liveable environment where people can meet their every day needs without the need to travel by car, using safe and attractive walking and cycling routes. It will deliver a socially diverse development reflected in the breadth of residential and employment accommodation provided, supporting a range of business types and a place for all.

Strategic Objective 8: Historic Environment

To conserve, and enhance the historic environment, heritage assets (including those of local significance) and their settings. Conserving and creating enjoyment of the historic environment which will ensure our historic assets are sustained and enhanced, so the valuable contribution they make to the character and special interest of the area and their cultural, artistic, economic, and environmental benefits can be realised.

Cuerdale Garden Village is not constrained by heritage assets in the locality. It avoids development within the setting of historic towns or villages whilst the masterplan for the site has been carefully developed to ensure that the setting of any listed or other historic buildings is not impacted by the proposal. In doing so, it helps direct development away from more sensitive urban edges in this regard.

Strategic Objective 9: Natural Environment

To conserve and enhance the natural environment including designated and un-designated landscapes and biodiversity. Promoting a connected green and blue infrastructure network that plays a role in managing flood risk, delivers measurable net biodiversity gains and improves access to nature, parks, and open spaces for all.

The development will achieve a biodiversity net gain through on site measures, improving the significant areas of retained green infrastructure across the site. It does not involve the development of land which is sensitive in landscape terms

Strategic Objective 10: Education & Skills

To build on the existing education, training, and skills attainment at all levels. Supporting the provision of high-quality education facilities and training opportunities offered across the area and vocational and apprenticeship opportunities.

The economic focus of the development will ensure it provides a varied range of job and training opportunities. It can provide the space needed for new business activities attracted by the NCF to move into the area, generating benefits for existing communities. Story Homes is committed to working with South Ribble to develop a robust 'Employment and Training Action Plan' which will focus on ensuring local communities are able to access employment and training opportunities which result from the development either on site or in the supply chain.

Strategic Objective 11: Healthy Lifestyles

To help ensure that development contributes to the reduction of health inequalities, whilst improving social inclusion and equal opportunities for all. Promoting healthy lifestyles to maximise health and well-being to meet the needs of existing and future communities, including inclusive, active design and access to sport, leisure, recreation, and community facilities.

The scale of Cuerdale Garden Village and the design ethos adopted will ensure it is a place for all, providing a very broad spectrum of accommodation, including affordable and special needs homes, co-located with accessible employment. The quality of place is reflected in its focus on providing accessible services as part of the development and significant and varied areas of green space for formal and informal recreation. A walkable and liveable residential environment will be created which all residents with varying needs can benefit from, enabling everyone to partake in community life. This is the garden village advantage. It represents a model for inclusive and 'healthy' development.

OUR GARDEN VILLAGE VISION

02

Integrated community infrastructure including local centres, sports facilities, a Park & Ride, a community hospital, primary schools, a supermarket and family restaurant will deliver a sustainable development that responds to the needs of existing and future generations. The proposed new settlement will deliver a mixed use scheme which co-locates mutually-supportive uses – new homes and employment floorspace – within an outstanding parkland setting in a key strategic location in Central Lancashire.

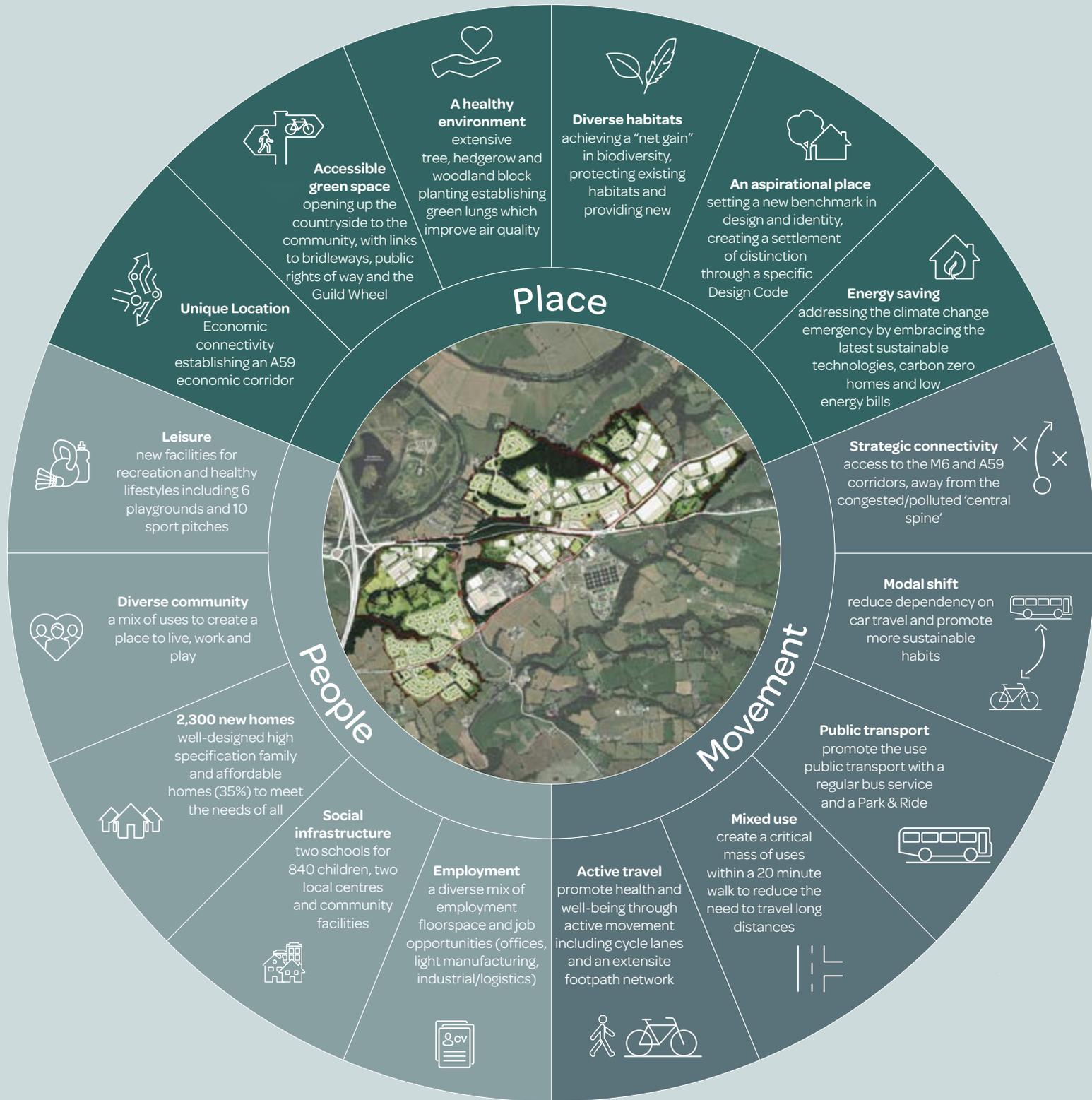
OUR VISION

2.1 Cuerdale Garden Village is inspired by the Garden City concept, a holistically planned new settlement which enhances the natural environment and offers high-quality affordable housing and locally accessible jobs and facilities in healthy and sociable communities.

2.2 The diagram to the right identifies the key objectives to deliver a sustainable and successful Garden Village at Cuerdale. It has been developed through an understanding and application of the National Model Design Guide's, 'well-designed place' characteristics. These objectives are focused on:

- **People:** to provide a better life for all, including the offer of affordable homes, accessible local jobs and a pipeline of employment space to meet future needs
- **Place:** to create a distinctive, innovative and aspirational Garden Village at Cuerdale, with a sustainable environment that supports healthy lifestyles and species-rich habitats.
- **Movement:** to promote the use of sustainable modes of transport through new investment in infrastructure.





OUR GARDEN VILLAGE PROPOSALS

2.3 Our proposal is for the development of a new Garden Village in Samesbury. Considering the Site's unique characteristics, our vision and the Garden Village aspirations, our proposals will deliver:

- A vibrant and balanced community where residents can live, work and play.
- A parkland setting, c.122ha in size, which integrates the existing natural assets, including ancient woodlands, tree belts and open grassland, with numerous landscape enhancements such as extensive tree planting and habitat improvements, alongside new areas of public open space, recreation facilities and an extensive foot and cycle path network.
- A vibrant mix of house types to reflect local identified need, including homes for first time buyers and homes designated for later living.
- Approximately 2,300 high-quality new homes. Story Homes is committed to providing affordable homes in line with policy requirements. This is currently 35% and equates to 805 affordable homes.
- Two local centres to act as a focal points for the new community, combined they will offer c. 4,300sqm of a mix of convenience retail as well as food and beverage establishments, doctors, dentists, pharmacies etc.
- A small c.1,800sqm supermarket and family restaurant offer community uses with frontages activating the A59.
- A community hospital will provide local health care provision for new residents and the wider community of South Ribble.
- Two new two-form entry primary schools with the capacity for 840 pupils.

- Sports facilities including playing pitches and ancillary storage space / clubhouse and car and cycle parking for ease of access for the wider community.
- Approximately 252,500sqm Gross Internal Area (GIA) of employment floorspace, including industrial, storage and distribution, retail and office space. Additionally, small employment amenity buildings which will include functions such as café, cycle hub, bookable meeting rooms and flexible workspace.
- A range of sustainable transport solutions, including a Park & Ride facility with 500 parking spaces, bus station and cycle parking, as well as bus stops around the Site and a commitment to include sustainable transport to surrounding areas.
- A successful, sustainably led development fit for the future. Commitment to delivering a well-connected place which facilitates sustainable travel, a low carbon and no gas place which mitigates and adapts to climate change and a naturally resilient place which protects and enhances the Sites biodiversity through green infrastructure and sustainable drainage systems.

Logik Developments

- The three Logik parcels subject to the current planning application can deliver an additional floorspace of 184,200sqm (GEA). To meet market demands, this could be distributed as:
 - up to 170,000sqm (GIA) of Industrial Employment Use B2/B8.
 - up to 5,000sqm of Retail Use E(b);
 - up to 7,500sqm of Office Use E(g); or
 - up to 10,000sqm of Hotel Use C1.





Primary School



Local Centre



Self Build Homes



A59 Economic Corridor



Affordable Homes



Sustainable Travel



Employment Opportunities



Ecology Area



Development



Existing PRoW



Community Hospital



Public Transport Connections



Family Restaurant & Supermarket



Local Centre & Primary School



Walkable Neighbourhoods



Energy Efficient Homes



- Story Homes Sites
- Logik Developments Sites

Fig. 4: Development Framework

THE BENEFITS

03

ECONOMIC BENEFITS

Construction Phase



£775 million
Investment

In the scheme's construction



265 gross direct jobs

Full-time equivalent (FTE) jobs supported on average during construction (c. 20 years)

Including 170 net direct jobs

FTE jobs in Lancashire, including 90 for South Ribble residents

Plus 85 net indirect/induced jobs

FTE jobs Lancashire, including 20 for South Ribble residents



£430 million
Productivity boost

Total GVA¹ economic output during construction including £360 million in South Ribble

Operational Phase



4,900
Residents

Living in new, high-quality homes



£45.3 million

Retail and leisure expenditure

Annually by residents, supporting local businesses



£4.4 million
Council Tax

Collected annually by South Ribble Borough Council



Capturing market demand

Providing the right type of employment accommodation with the locational qualities needed to capture footloose business investment



5,670
Jobs on site

In a range of occupations, including education, distribution, manufacturing and R&D



£515 million
Productivity boost

GVA economic output annually, including £438 million in South Ribble



£5.7 million
Business Rates

Collected annually by South Ribble Borough Council



Providing critical infrastructure to optimise the beneficial effects of the NCF

Providing employment space which enables spin-off business activities associated with the NCF to develop and grow, maximising the locally felt benefits from this investment

ENVIRONMENTAL BENEFITS

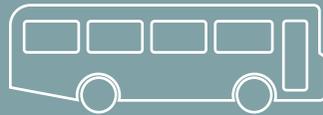
Sustainable design and location

- Buildings design to meet Future Homes Standard and reduce carbon emissions by 75% beyond current standards
- Target for homes to be net-zero carbon from regulated energy sources and commitment to no gas use
- Commercial buildings to meet BREEAM standards
- Sustainable surface water drainage taking account of climate change
- Achieving a net gain in biodiversity



Promoting sustainable transport choices

- New 500 space Park & Ride facility providing sustainable connections to Preston
- Investment in bus services to connect the site with employment and key service centres
- Retention of PROWs and creation of extensive integrated pedestrian and cycle routes
- Direct link to the Guild Wheel (National Cycle Network Route 622) and close proximity to Routes 55 and 61



SOCIAL BENEFITS

Creating a diverse and cohesive community

- Providing up to 2,300 new homes which offer a broad range of housing types
- Providing up to 805 affordable homes in line with policy requirements of 35%
- Providing accommodation for households with different needs and at different life stages



Achieving a high level of self-sufficiency

- Civic amenities (including two primary schools and healthcare provision) built into the development
- Avoiding pressure on existing infrastructure



Promoting healthy lifestyles

- A walkable neighbourhood with access to all services within a 20 minute walk for all residents
- 122 ha of green infrastructure which includes:
- c.111 ha of publicly accessible natural and semi-natural greenspace and amenity greenspace
- 4.60 ha of formal parks and gardens
- 0.36 ha of children's play - 4 LEAPs and 2 NEAPs
- 6.30 ha of playing pitches



4.1 The site specific spatial constraints and technical considerations have been identified and brought together to form a comprehensive constraints plan that has helped to inform the masterplanning design principles on the following pages. The masterplan has sought to respond positively to the various considerations and will:

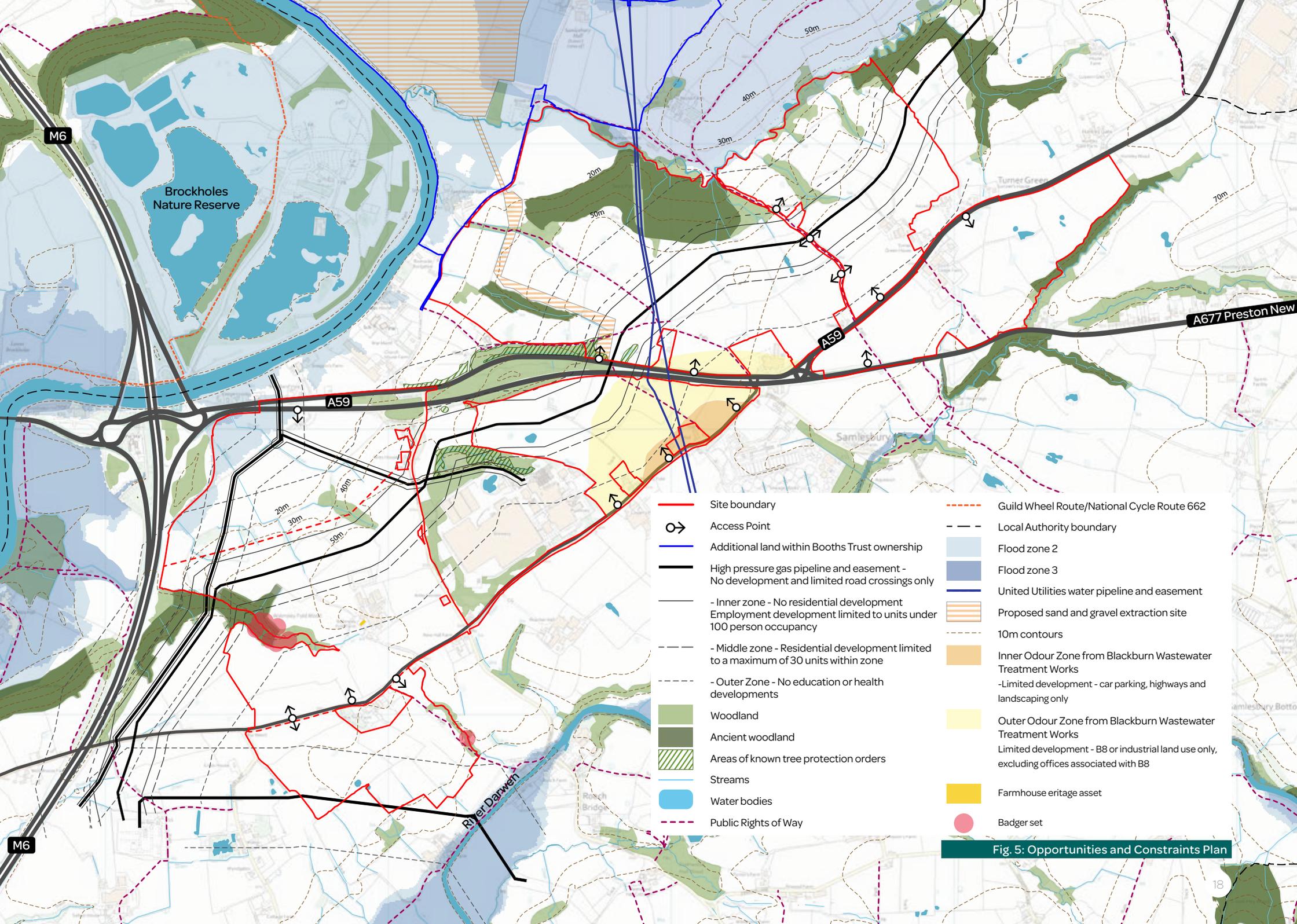
- Reduce adverse visual effect of proposed development by preventing development in visually sensitive areas of the masterplan. Appropriate landscape buffers will also be provided to reflect the rural character of the site.
- Consider limiting development and building height in sloping parts of the Site which are visible in longer distance views from the surrounding Public Right of Way network. Maintain open views in parts of the Site from the Public Right of Way that cross the parcels.
- Work harmoniously with the existing topographical context of the Site.
- Serve the development with access points taken off the A59, the B6230 Cuerdale Road, Vicarage Lane and the A677 Preston New Road.
- Retain or reroute Public Rights of Way which pass through the Site. Create enhanced pedestrian and cycle networks across Cuerdale Garden Village.
- Retain and observe a 20m buffer to Ancient Woodland and a 15m buffer to all other woodland. Retain Category A and B trees where possible as well as strong boundary vegetation. Replace all tree loss at a ratio of 2:1.
- Retain and buffer Great Crested Newt ponds and wildlife ponds across the Site. Retain badger setts and where possible apply a 30m buffer.
- Retain the integrity of Policy G16 Wildlife Corridor. Retain Biological Heritage Sites.

- Ensure the masterplan provides a biodiversity net gain by promoting additional green and blue infrastructure, creating high quality habitats of flora and fauna
- Avoid built development within Flood Zones 2 and 3.
- Create a comprehensive flood mitigation strategy, through Sustainable Urban Drainage Systems (SUDS) such as attenuation basins and permeable surfaces. Attenuation Basins will be designed to respond to the sites flood risk as well as an allowance for climate change.
- Respect Walmsley Fold Farmhouse non-designated heritage asset by carefully designing housing typology to respond positively to the local context. Appropriate scale and massing will also be adopted within the setting of the farmhouse.
- Respect the setting of New Southworth Hall (Grade II Listed Building), Rowley Fold Farmhouse (Grade II Listed Building), Roman Catholic Church of Saint John Southworth (Grade II Listed Building) and New Hall Lodge (Non-Designated Heritage Asset).
- Observe the various restrictions on development associated with the High Pressure and National High Pressure gas mains and their HSE easements, Inner, Middle and Outer Zones.
- Observe the odour constraints from Blackburn Wastewater Treatment Works, limiting development to car parking, highways and landscaping only within the Inner Odour Zone and limiting development to B8, industrial or commercial land uses only in the Outer Odour Zone.
- Offset residential development from InBev Brewery service yard.

Consultation feedback on the submitted outline application

4.2 An outline planning application for the development of the first phase of the Cuerdale Garden Village was submitted by Story Homes in May 2022 (application reference number: 07/2022/00451/OUT). The below responses from the statutory consultees have so far been obtained, all of which have no objections to the outline application development:

- **Greater Manchester Ecology Unit (as principle ecological advisor), subject to conditions including a Habitat and Landscape Creation and Management Plan.**
- **The appointed Tree Officer who advised that subsequent applications to be accompanied by a detailed Arboriculture Impact and Method Statement.**
- **The HSE and Cadent have confirmed they do not object to the outline application development as conditions set out in the HSE Land Use Planning Methodology have been met.**
- **Natural England have no objection to the outline application.**
- **The Lead Local Flood Authority (LLFA)**
- **Historic England and the Council's Conservation Team have no objection to the outline application.**



- Site boundary
- Access Point
- Additional land within Booths Trust ownership
- High pressure gas pipeline and easement - No development and limited road crossings only
- Inner zone - No residential development
Employment development limited to units under 100 person occupancy
- Middle zone - Residential development limited to a maximum of 30 units within zone
- Outer Zone - No education or health developments
- Woodland
- Ancient woodland
- Areas of known tree protection orders
- Streams
- Water bodies
- Public Rights of Way
- Guild Wheel Route/National Cycle Route 662
- Local Authority boundary
- Flood zone 2
- Flood zone 3
- United Utilities water pipeline and easement
- Proposed sand and gravel extraction site
- 10m contours
- Inner Odour Zone from Blackburn Wastewater Treatment Works
- Limited development - car parking, highways and landscaping only
- Outer Odour Zone from Blackburn Wastewater Treatment Works
Limited development - B8 or industrial land use only, excluding offices associated with B8
- Farmhouse eritage asset
- Badger set

Fig. 5: Opportunities and Constraints Plan

DESIGN PRINCIPLES

05

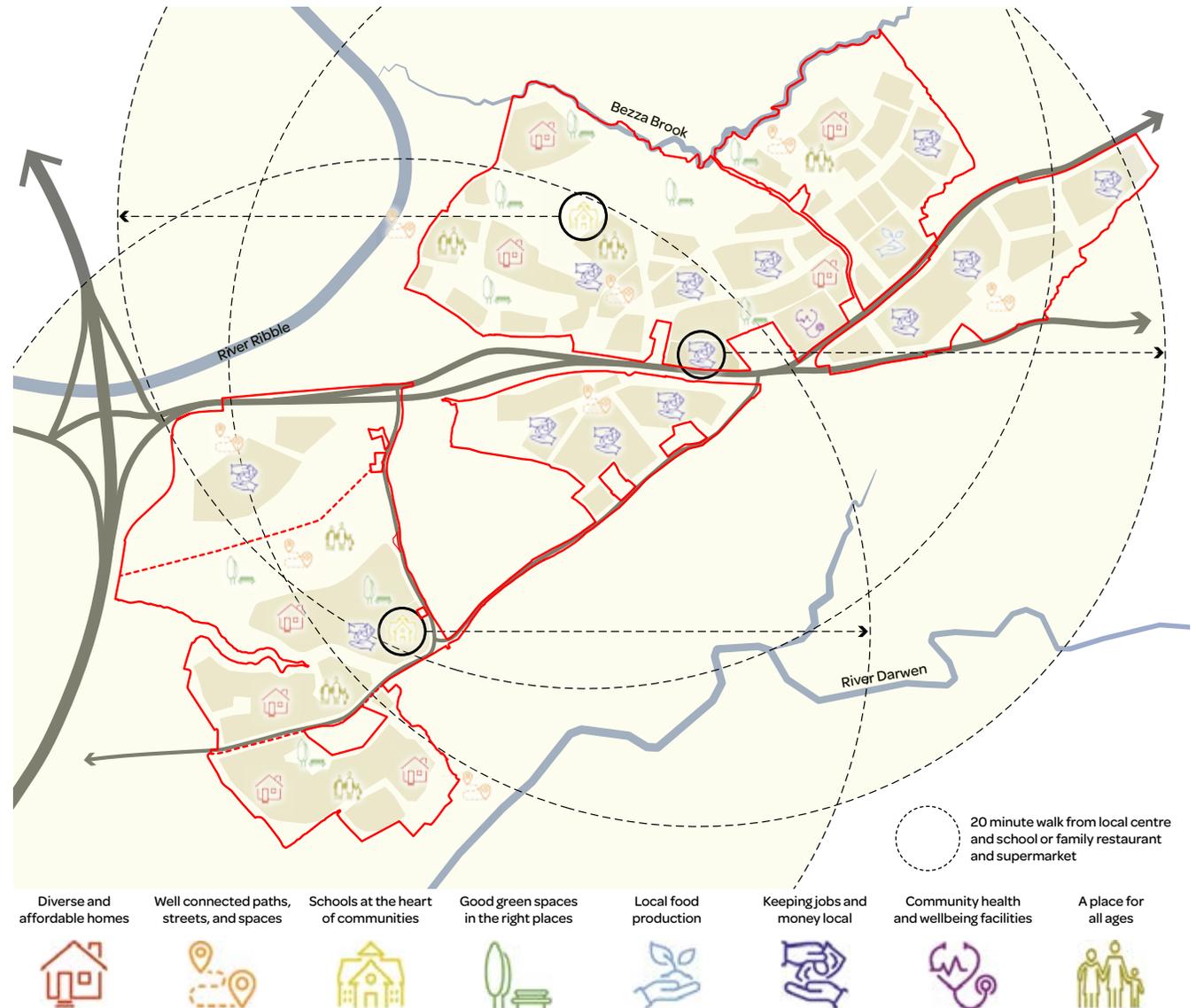
A MIXED-USE DEVELOPMENT

- Cuerdale Garden Village will provide a vibrant mix of uses to support a diverse community. Of the 284.33ha site, c.59ha will be dedicated to employment uses, c.58ha will be residential, c.14ha will be community uses (including schools, community hospital, local centres, supermarket, family restaurant and the Park & Ride) and 122ha will be green infrastructure.
- Cuerdale Garden Village will be a catalyst for the sustainable growth of Central Lancashire's economy as part of the designation of a Central Belt from Burnley to Blackpool. Cuerdale Garden Village will establish a key gateway within the Central Belt with employment uses, including storage, distribution, industrial and retail uses being located on and within close proximity to the A59. Uses will have direct access to the surrounding road and motorway network and to local markets and labour force.
- To further support the A59 as an economic corridor, a supermarket, family restaurant and community hospital will all have active frontage to the road. These proposed uses will complement and integrate with the existing Salmesbury Hotel, Esso Garage and Roman Stone Tile Company into a cluster of community facilities.
- Sports facilities, including playing pitches and clubhouse, and a Park & Ride will also be accessed directly off the A59 for ease of access for the wider community; with pedestrian and cycle links to the residential parcels.
- Two areas of mixed-use development will be predominantly residential supported with centrally located two-form entry primary schools and local centres.
- The local centres will include a variety of facilities such as shops and local independent businesses run by the residents of the community.



WALKABLE NEIGHBOURHOODS

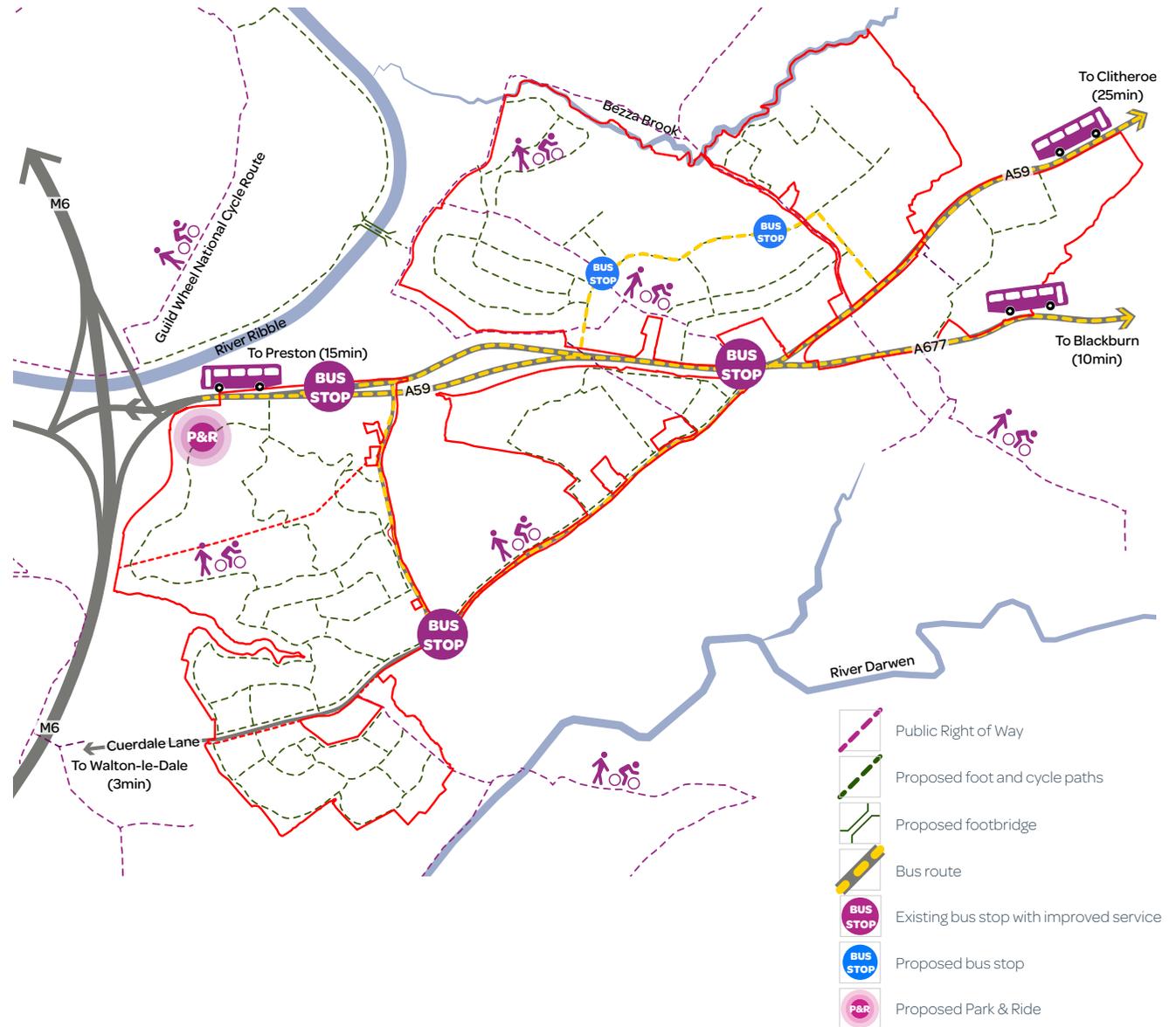
- The facilities provided at Cuerdale Garden Village, as set out on the previous page, will all be located within a “walkable” distance from residential properties, encouraging the use of sustainable modes of transport.
- A fundamental principle of Cuerdale Garden Village is that it creates a self-sustained community, minimising the need to travel to other towns and the dependency on the private car.
- Cuerdale Garden Village will fulfil the principles of 20 minute neighbourhoods, as set out in Central Lancashire’s Local Plan Policy Direction 10, by creating and sustaining active, healthy, inclusive, safe, and sustainable communities.
- At Cuerdale, this will be achieved by providing:
 - sustainable transport options and active travel connections;
 - employment opportunities which are accessible via sustainable and active travel;
 - local centres which are accessible via sustainable and active travel;
 - access to primary health and social care networks;
 - community provision including childcare, community venue and parks which are accessible via sustainable and active travel; and
 - spaces and places for active lives, including green and blue infrastructure, public realm and sport and recreation facilities.



Central Lancashire Local Plan - 20 Minute Neighbourhood Features

A CONNECTED COMMUNITY

- An extensive network of pedestrian and cycle routes will provide safe and direct connectivity across the Garden Village, between residential development and employment areas and to the key facilities. The A59 will have enhanced pedestrian and cycle crossing points to ensure safe movement between the parcels. Routes will link areas of open space with destinations such as the primary schools, local centres and sports facilities.
- Cuerdale Garden Village will ensure walking and cycling is easy, comfortable and attractive for all users, so these are seen as the first choice travel method on local journeys. The development will offer continuous, clear, direct and attractive walking and cycling routes both within the Site, to key destinations, to public transport and the surrounding area.
- Proposed pedestrian and cycle routes will cohere with the existing Public Right of Ways to offer easy access to a wide-ranging path network across South Ribble. A potential footbridge link across the River Ribble to Brockholes Nature Reserve will establish a safe and direct connection to the Guild Wheel Route.
- Sustainable transport solutions will include a Park & Ride facility with 500 parking spaces and cycle parking. Frequent bus routes and stops are found along the A59. Bus services will be diverted along Vicarage Lane and Cuerdale Lane and through the northern extent to support the development. These routes will connect the Site with key economic centres of Blackburn and Preston. Bus stops will be located by key community facilities and at regular intervals along the bus routes.
- To facilitate sustainable travel the development will provide secure cycle storage in all homes and the installation of electric vehicle infrastructure in houses as well as in public spaces to help serve general usage.



A SUSTAINABLE LANDSCAPE

- The well-established natural asset network formed by woodlands, ancient woodlands, tree belts, hedgerows, grasslands and ponds defines the landscape character of the Site. Retention of these natural assets is a fundamental element when considering the design of the new settlement and creating a publicly accessible parkland setting for Cuerdale Garden Village extending to c.122ha.
- A generous green infrastructure network will be established across Cuerdale Garden Village. The variety and extent of open spaces will offer multiple benefits: for biodiversity and natural landscape; for sport and recreation; for the health and well-being of residents and for sustainable water management.
- The existing wildlife corridors will be retained and enhanced and supplemented with additional green links across the Site as well as dedicated ecology areas to achieve a biodiversity net gain. Improved grasslands and habitat ponds will support species found within the Site and surrounds.
- The topography of the Site is dynamic with some characterful topographical changes relating to the valleys of River Ribble and Bezza Brook to the north and River Darwen to the south. Development will be located on the predominantly flatter extents of the Site and will avoid visually sensitive slopes. The development will maximise long distance views over river corridors with footpaths and viewpoints in key locations. Utilising the topography will appropriately locate sustainable drainage mitigation measures.



DEVELOPMENT FRAMEWORK

06

Cuerdale Garden Village will deliver a beautiful, high quality, sustainable and mixed-use new settlement with integrated community infrastructure within an outstanding parkland setting. A beautiful place to live, work and play, Cuerdale Garden Village will create an inclusive community for everyone, that responds to the needs of existing and future generations.

Site Area:	284.33 ha
Residential Development:	up to 2,300 homes
Tenure Mix:	
• Market Housing (65%)	1,495
• Affordable Housing (35%)	805
Employment Development:	up to 252,500 sqm (GIA)
Other Community Uses:	
• 2no. Primary School	2 ha / 420 pupils per school
• 2no. Local Centre	up to 2,300 sqm per centre
• Supermarket	c. 1,800sqm / 0.5 ha site
• Family Restaurant	1 ha site
• Community Hospital	3 ha site
• Park & Ride	500 spaces & bus station
• Playing Pitches	c. 3,560 sqm & clubhouse
• Public Open Space	122 ha
• Children's Play	2 no. NEAP and 4 no. LEAP

1. Residential neighbourhood
2. Executive homes / self build
3. Employment site
4. Mixed use local centre
5. Primary school
6. Park & Ride
7. Supermarket
8. Family restaurant
9. Community hospital
10. Public open space
11. Community sport pitch provision
12. Local Equipped Area of Play (LEAP)
13. Neighbourhood Equipped Area of Play (NEAP)
14. Primary road
15. Secondary road
16. Residential streets, lanes and drives
17. Public Right of Way (retained or rerouted)
18. The Guild Wheel route
19. Foot and cycle paths
20. Opportunity for pedestrian footbridge connection to Brockholes Natural Reserve
21. Active travel route
22. Green pedestrian and cycle corridor link to local centre
23. Retained local heritage asset
24. Retained trees / woodland / ancient woodland
25. Retained hedgerows
26. Proposed trees / woodland
27. Proposed hedgerows
28. Proposed attenuation basins and habitat ponds
29. Retained Wildlife Corridor
30. Ecology area





BAE Systems
Samlesbury
Aerodrome

20
River Ribble

A677 Preston New Road

A59

River Darwen

Blackburn
Wastewater
Treatment
Works

InBev
Brewery

Fig. 6: Development Framework

CHARACTER AREAS

8.1 The Development Framework demonstrates how Cuerdale Garden Village can be delivered in a spatial form that is locally inspired, unique to the Site's attributes, policy compliant and technically sound. However, when implementing our vision for the Site, focused on People, Place and Movement, it is key to explore character and appearance as well as function.

8.2 Defined by variations in design with regard to uses, built form, streets and landscape, the Development Framework can be divided into five broad character areas as follows:

- Employment
- Local Centre
- Neighbourhood
- Hamlets
- Countryside Edge

8.3 Each character area responds to its unique landscape-led setting, and reflects key attributes of the surrounding area, creating distinct and memorable places within the proposal. The adjacent plan shows the spatial distribution of the character areas across the Site.

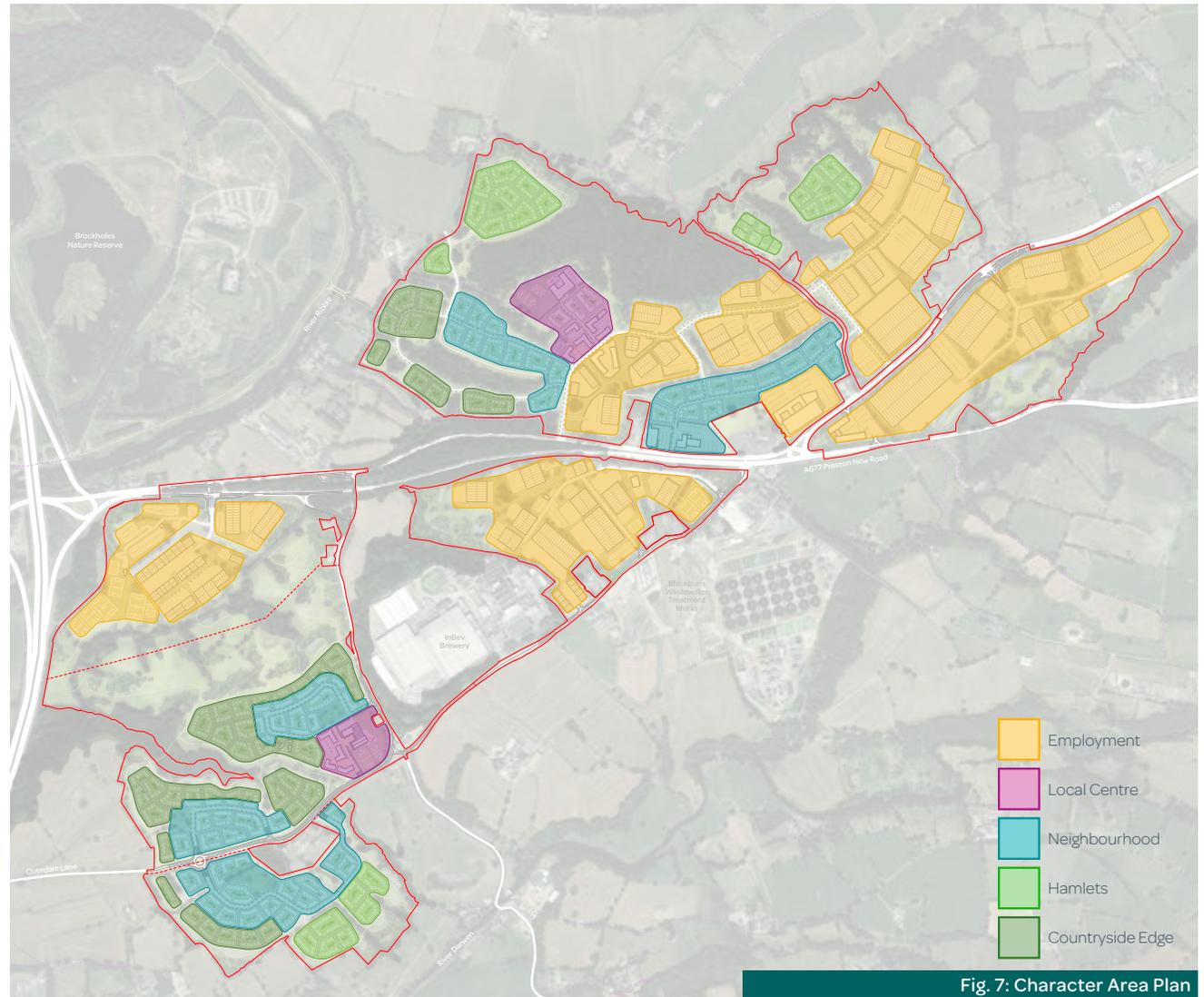


Fig. 7: Character Area Plan

CHARACTER AREA: EMPLOYMENT

"A positive approach to providing the employment land required to address local needs."

"Numerous landscape enhancements, including areas of public open space, sport pitches and foot and cycle paths, will support the health and wellbeing of employees and create a great place to work in an attractive parkland setting."

6.4 Cuerdale Garden Village will provide 252,500 sqm (GIA) of employment floorspace. The development will support a number of different employment uses including General Industry (Use Class B2), Storage and Distribution (B8) and Commercial, Business and Service (E).

9.5 The parcel at the fork of the A59 and A677, is highly prominent and lends itself to becoming a landmark office or research and development building.

6.6 Employment development within Cuerdale Garden Village will be capable of responding to the range of needs in the local and regional market in both the short and long term as well as the anticipated demand that could come from its proximity to BAE Systems, the nearby Enterprise Zone and the emerging National Cyber Force Campus. This will be achieved by offering a variety of flexible unit and workspace types and sizes and close proximity to key arterial routes, the A59 and M6 Motorway.

6.7 The employment development has an efficient land coverage; approximately 45% of the net developable area will be utilised for buildings. The building layout has been carefully located and appropriately sized to positively respond to



Industrial shed for B2/B8 employment uses



High quality outdoor spaces for employees



High quality outdoor spaces for employees

the landscape, ecological and topographical setting, whilst also considering underground utility constraints, specifically national gas and water pipelines.

4.8 The proposed employment development meets the conditions set out in the HSE Land Use Planning Methodology in relation to the gas pipelines passing through the Site. Buildings within the HSE Inner Zone would be less than 3 storeys and would have less than 100 occupants in each building. There are no restrictions in the Middle and Outer Zones on employment development.

6.9 To serve the areas of employment, amenities in addition to the local centres, will include Local Convenience, Food and Drink Uses (E) and amenity buildings with cafés, cycle hubs, bookable meeting rooms and flexible workspace.

Sustainable Travel

6.10 Areas of employment have been located within a walkable distance from residential properties, encouraging the use of sustainable modes of transport. High quality foot and cycle paths and regular bus services minimise the need to travel to other towns and the dependency on the private car.

9.11 A Park & Ride facility will be provided within the eastern most parcel and will include a bus turning circle and bus station alongside 500 car parking spaces (including disabled bays) and cycle parking. A Park & Ride will ensure the employment areas are easily accessible by the wider local labour force.

9.12 Story Homes is committed to supporting the growth of low and zero carbon based means of travel and will provide electric vehicle charging points to all employment uses.

Landscape and Sport

9.13 The landscape setting of the employment development aims to provide an appropriate and sensitive framework for new development that encourages well-being for all employees, protects and promotes wildlife, is appropriate to the local landscape character context and optimises opportunities for landscape enhancement and connectivity.

9.14 Employment development will be encompassed within the parkland setting. The parkland setting will integrate the existing natural assets including ancient woodland, tree belts valley side woodlands, hedgerow network and open grassland with numerous landscape enhancements, new areas of public open space and a foot and cycle path network.

9.15 A large sports facility, including playing pitches and ancillary storage / clubhouse will be provided within the eastern most parcel. Additional playing pitches will also be provided throughout the employment areas.

Community Hospital

6.16 A community hospital also forms part of the employment offer within Cuerdale. Community Hospitals are small local hospitals that provide an appropriate range and format of health care facilities and resources for the defined community. The community hospital may include in-patients, out-patients, diagnostics, treatments, day care, primary care and outreach services for patients provided by multidisciplinary teams. They may also provide service concerned with wellbeing and health promotion, and also provide a base for third sector services

6.17 Cuerdale community hospital will be appropriately sized and designed to meet the healthcare needs of the local population. Its objectives should be to meet the local community's non-specialist health needs, to take a holistic approach to patient care and to work towards maintaining patients in the community wherever possible.



Clubhouse for sports facility



Courtyard outdoor spaces at community hospital



Community hospital



Flexible workspaces of varying scale



Modern takes on traditional barn style architecture to reflect local vernacular



Soft planting with wildlife friendly species



Industrial shed for B2/B8 employment uses



Landmark office or research and development building



Attractive landscaping to car parks



Wildlife ponds within ecology areas adjacent to employment areas

CHARACTER AREA: LOCAL CENTRES

“Situated to establish a walkable neighbourhood, the local centres host a vibrant mix of uses, including apartments, retail, convenience stores, small businesses, places to eat and drink, and primary schools, all in a high quality setting and within easy walking and cycling distance from the surrounding community.”

6.18 The local centres establishes a focus, identity and sense of place for Cuerdale Garden Village. Centred on a pedestrianised public square and pedestrian priority high street, high quality lighting, paving, planting and street furniture will be used to promote a vibrant day and night time locations within the development. The village squares will enable people to live, work and interact in outside spaces thus creating a sense of community and belonging. The squares are sufficiently sized to support pop-up events such as village markets alongside spill out space for ground floor uses such as cafés.

6.19 The local centres comprise high density mixed-use buildings which create a strong frontage to the primary streets and vibrant squares. The buildings have active ground floor uses which spill out into the squares, with apartments above overlooking this active space. Housing typologies such as Live Work units and townhouses will also be located in local centres.

6.20 The two 2-form entry primary schools will support the families within Cuerdale Garden Village and the surrounds as well as providing local employment opportunities. The schools will each occupy a 2 ha site, accommodate 420 pupils and have inspiring architecture and outdoor environments.









CHARACTER AREA: NEIGHBOURHOOD

“The streets and spaces of the Neighbourhood are designed for pedestrian and cyclist priority and to create a welcoming sense of place which promotes community, inclusivity and well-being for residents.”

6.21 The Neighbourhood creates a safe environment with low traffic speeds which encourages children to play in the street and neighbours to interact with one another.

6.22 This will see occasional planted verges with seasonally interesting trees, dedicated parking bays and narrow carriageway widths. Key nodal points throughout this area are defined by shared surface raised tables to act as tactile traffic calming and to create a more pleasant pedestrian environment. Swales will feature across the neighbourhood to collect and clean surface water run-off and add further greening to the street.

6.23 Houses will be close to the street with generous privacy strips, relaxed building lines, planting to soften dwellings and parking located off-street and behind building lines. Dwellings will be a varied mix of detached, semi-detached and townhouse properties up to 3 storeys in height to create a human scale environment.

6.24 Residential perimeter blocks will be interspersed with areas of public open space and pocket parks, these will be green and leafy destinations with children’s play facilities and seating. Importantly they will be overlooked by properties to establish natural surveillance and be well lit in the evening. The green spaces add to the distinctive character of the Neighbourhood and assist in the legibility of the proposed design.

CHARACTER AREA: HAMLETS

“These areas will have a bespoke identity with characterful mews streets and shared spaces, serving a close-knit community overlooking the River Darwin and Bezza Brook.”

6.25 The Hamlets character area is inspired by the numerous clusters of farmsteads and small hamlets surrounding the Site which are attractive urban arrangements worth reflecting in this proposal.

6.26 Building lines in the area are relaxed, interrupted by larger front gardens and tree planting. Parking is to be located off-street primarily behind the building lines on side-of-property driveways to reduce the visual impact parking will have on the areas character. Housing types in the area are varied with a mix of semi-detached and detached dwellings. Building heights range up to 2 storeys. Densities across the Site are at their lowest in this character area with a density of up to 30 dph due to the increase in detached properties.









CHARACTER AREA: COUNTRYSIDE EDGE

“A low density, informal edge to the Site characterised by trees and greenery filtering into the development, creating a gentle transition between residential area and countryside.”

6.27 The Countryside Edge character area places residential development adjacent to the neighbouring countryside so a sensitive and well considered design approach has been applied to these areas.

6.28 The development within this character area is predominately low density, detached, large family homes arranged with organic building lines and varied roofscape. The properties are accessed via narrow, shared surface lanes and have large planted front gardens with concealed side parking resulting in a green and leafy pedestrian friendly environment. These elements aim to establish a soft and attractive frontage overlooking areas of public open space. Dwellings have been orientated to overlook the open countryside to provide an natural surveillance to areas of public open space.

6.29 The landscape of this character area provides enhanced boundary planting to support existing natural assets and screen the development from external views where required. The extensive footpath network is easily accessible, providing for low intensity recreational activities such as cycling, running and walking.

LANDSCAPE STRATEGY

Objectives

6.30 A landscape-led approach to masterplanning has underpinned the proposals for Cuerdale Garden Village. Conservation and enhancement of existing natural assets within and surrounding the Site is the primary objective of the landscape strategy. This is to:

- Protect and increase the ecological value of the retained habitats and biodiversity across the Site
- Preserve the sense of the Site's semi-rural character
- Integrate the proposed development within the existing landscape structure
- Retain and respect the characteristic pattern of river corridor and valley side woodlands
- Visually soften the proposed development into its landscape setting.

6.31 The secondary objective is to establish a strong green infrastructure network of new and existing areas of high quality, multi-functional green space and other green features as an integral part of the development which is presented as a cohesive parkland setting. This objective will offer multiple benefits for biodiversity and natural landscape; for sport and recreation; health and well-being of residents and for water management.

The new development at Cuerdale will be encompassed within an outstanding parkland setting of c.122ha in size to benefit residents, employees and the wider community.

Parkland Setting

6.32 At present the Site is in private ownership with no public access beyond Public Rights of Way, the scheme will therefore open up substantial areas of the countryside for public use.

6.33 The parkland setting will integrate the existing natural assets including ancient woodland, valley side woodlands, hedgerow network, tree belts and open grassland with numerous landscape enhancements, new areas of public open space and an extensive foot and cycle path network. The variety and extent of open spaces will offer multiple benefits: for biodiversity and natural landscape; for sport and recreation; health and well-being of residents and for water management. The parkland will ensure the new development is appropriate to the local landscape character context and links the Site to neighbouring areas such as wooded corridors associated with the River Ribble, River Darwen and Bezza Brook, gently undulating open pastures, designed landscapes and parkland and wetlands and meadows at Brockholes Nature Reserve.

6.34 The parkland setting will create an enhanced landscape achieving a net gain in biodiversity. Native neutral grassland meadows, extensive tree, woodland and hedgerow planting and wildlife ponds will complement the existing ecology, provide new habitats for birds, bats and amphibians, increase landscape connectivity and protect areas of highest ecological value.





BAE Systems
Samlesbury
Aerodrome

-  Site Boundary
-  Ancient Woodland
-  Existing Woodland
-  Proposed Woodland
-  Ecology Area
-  Semi-Natural Open Space
-  Amenity Park with Play Facilities
-  Green Streets
-  Existing Hedgerows
-  Proposed Hedgerows
-  Retained Wildlife Pond
-  Proposed Wildlife Pond
-  Proposed Attenuation Basin
-  Equipped Area of Play - LEAP or NEAP
-  Local Centre
-  School Grounds
-  Public Rights of Way (PRoW)
-  Proposed Pedestrian and Cycleways
-  Wildlife Corridor

Fig. 8: Landscape Strategy Plan

Green Infrastructure Network

6.35 Cuerdale Garden Village will open up significant areas of green space for public access, providing a generous green infrastructure network across the new development. The green infrastructure will be formed by a number of key landscape typologies that reflect identified environmental features of the existing landscape. These include; woodlands, hedgerow and hedgerow trees, ecology areas, semi-natural open space and amenity parks.

Woodlands

6.36 The existing c.17.50ha of Ancient Woodland, c.9.0ha of UK Priority Habitat Deciduous Woodlands and significant lengths of tree belts and groups of trees will be conserved and enhanced within the proposals.

6.37 The proposals will promote the planting of new small mixed woodlands to link existing woodlands and tree belts to contribute to overall wooded appearance of the landscape and link to habitats beyond the boundaries. Important wildlife corridor connections will be made between areas of Ancient Woodland and woodland associated with the A59 and Bezza Brook as well as tree belts running down the valley to the River Darwen. The creation of woodland blocks, particularly on valley slopes, will reflect an existing characteristic of the landscape and provide screening of both residential and employment development in visually sensitive areas. This will correspond with guidance provided in the Lancashire Landscape Strategy.

Hedgerows and Hedgerow Trees

6.38 The distinctive rural hedgerow network will be retained where possible and replaced along roadsides where removal is required for highway improvements. The hedgerows provide sheltered habitats which are important links between woodland blocks and wooded cloughs. The proposals will promote the re-planting of gaps in existing hedgerows and incorporate the planting of new hedgerow trees. This will conserve the retained hedgerow network in accordance with guidance provided in the Lancashire Landscape Strategy.



Ecology Areas

6.39 C.57ha of Cuerdale Garden Village will become dedicated ecology areas to meet the needs of the Site's existing species and provide enhanced habitats to attract future wildlife. The ecology areas will see the retention of Biological Heritage Sites, Wildlife Corridors and most Great Crested Newt Ponds as well as the installation of new wildlife ponds, wetland attenuation basins, extensive tree, hedgerow and scrub planting and enhancement of existing grassland.

6.40 The Landscape Strategy Plan locates five generously sized areas dedicated to enhanced ecology habitats alongside the existing Wildlife Corridor between Walmsley Fold Wood and the River Darwen. These areas will be accessible to residents and employees but limited paths will be provided to ensure the level of usage is relatively low to minimise disturbance to wildlife. Additional ecological enhancements will be applied across the village.

6.41 The proposed development has been assessed using Natural England's Metric to ensure that it can deliver a net biodiversity gain.



Semi-Natural Open Space

6.42 Semi-natural open spaces are to be kept informal so the landscape appears to flow organically around the Site; paths meander, grassland is only lightly managed, wildflowers and bulbs create a carpet of seasonal colour and tree planting is arranged in informal drifts. Located to the perimeter of the developed areas and in between residential and employment blocks, the space is to be kept open to emulate the local landscape character. Semi-natural green space will also provide development setbacks from the site boundaries and road corridors of Cuerdale Lane, Vicarage Lane and the A59 to allow field boundary vegetation to be retained or replaced where lost to highway improvements. The semi-natural open space will be multi-functional, not only providing for human interest through walking and cycling routes, trim trails and community spaces for residents to enjoy the landscape; but also accommodating hydrological, visual and further ecological integration and mitigation.



Amenity Parks

6.43 The Landscape Strategy Plan locates six amenity parks within the residential development and are associated with children's play opportunities and community social spaces as well as attenuation basins and retained landscape features. The parks provide opportunities for recreation activities and community cohesion which supports health and well-being whilst further diversifying the green infrastructure network. Play opportunities include two centrally located Neighbourhood Equipped Areas of Play (NEAP) and four Local Equipped Areas of Play (LEAP) set within formal areas of public open space.

6.44 An extensive area of playing pitches alongside ancillary community facilities/clubhouse with car and cycle parking are located to the western extent of the site. Further public playing pitches are located within employment areas to provide employees with space to exercise and maintain their well-being.



SUSTAINABILITY & CLIMATE CHANGE

6.45 Cuerdale Garden Village aims to deliver a sustainable and locally responsive development where people can live, work and play. The proposed development will provide social and economic opportunities for local people, while respecting the local environment and biodiversity. Cuerdale Garden Village will also mitigate and adapt to climate change through providing homes that are net-zero in operational energy and resilient to the risks posed by a changing climate.

Mitigating Climate Change

6.46 Cuerdale Garden Village will mitigate climate change through the provision of energy efficient, low carbon homes. Houses will aim to meet the requirements of the full Future Homes Standard from day one, delivering a 75% reduction in carbon emissions beyond Part L of the 2013 building regulations. Homes will also aim to be net-zero carbon in regulated operational energy. This will be achieved through fabric efficiency measures, reduced air leakage, maximised passive solar gains, the use of solar PV, and air source heat pumps.

6.47 Carbon emissions will be further reduced through promotion of sustainable transport. Essential services will be provided within walking distance for residents, helping to reduce the need to travel by car or reliance on private vehicle journeys. While the provision of well-connected pedestrian and bicycle routes, cycle storage spaces, a potential extension of bus routes into the heart of the development, and EV charging points will help to minimize transport-related carbon emissions.

Adapting to Climate Change

6.48 The development is designed to be resilient to the effects of a changing climate. To manage water consumption, measures such as dual flush WCs, water meters, low flow fittings, and water efficient equipment have been proposed, enabling homes to limit water usage to an average of 110 litres or less per person per day.

6.49 To mitigate flood risk, a drainage strategy will be designed to withstand a 1 in 100-year storm event including a 40% allowance for climate change. The drainage strategy includes a sustainable urban drainage system (SuDS) comprised of attenuation basins and swales to achieve greenfield runoff rates.

6.50 To reduce the risk of overheating, the design will adhere to glazing ratios or use software modelling to demonstrate the ability of homes to withstand rising summer temperatures in line with the UKCP18 climate projections.



6.51 Finally, proposed green infrastructure and biodiversity measures will help to improve ecosystem resilience and enhance protection against future climate change through passively controlling building temperatures and regulating surface runoff.

Environmental Protection and Enhancement

6.52 Cuerdale Garden Village will aim to protect and enhance the local environment. Ancient woodland will be protected, existing trees and hedgerows will be retained where possible, and habitats will be enhanced, a biodiversity net gain will be achieved onsite. These measures will help to improve the resilience of the local environment to climate change, as well as provide carbon sequestration benefits and localised cooling effects. Sustainable materials will be specified to reduce the environmental impacts of construction. Sustainable waste management measures will also be incorporated throughout the construction and operation of the development, to reduce pollution, minimise waste, and ensure recycling.

Economic and Social Benefits

6.53 The development aims to provide a range of economic and social benefits to both new and existing residents.

- During the construction phase, the proposed development is expected to provide 265 gross direct jobs and a £430million productivity boost.
- During the operational phase, the proposed development is expected to provide 5,670 gross direct jobs and a £515million productivity boost.
- Up to 2,300 new homes will be built, including affordable homes in line with policy requirements. This is currently 35% and equates to 805 homes. This will generate £4.4 million in council tax annually for South Ribble.
- Up to 252,500sqm of employment floorspace also provides related employment opportunities. This will generate £5.7 million in business rates annually for South Ribble.

- The creation of new facilities and services, such as two local centres with retail and food and beverage outlets, two primary schools, a community hospital, a family restaurant, a supermarket, a park & ride, multifunctional green infrastructure with play areas and sport pitches, will enrich the neighbourhood for new and existing residents. It will also see £45.3 million retain and leisure expenditure annually by residents supporting local businesses.
- A sustainable transport strategy encourages walking and cycling around the Site, delivering potential associated benefits to health and well-being whilst improved bus services also provide a reduction in localised air pollution.

Building for a Healthy Life

6.54 The well-being of residents will be enhanced through design in accordance with the Building for a Healthy Life principles, which aims to promote best practice in making places better for people and nature.



PHASING

07

This indicative phasing strategy offers an interpretation of how the Site could be brought forward and delivered in the future.

7.1 The following table and diagram illustrate a phasing sequence for up to 2,300 homes and 252,500sqm GIA of employment space. The phasing sequence also includes a Park & Ride, two local centres, two primary schools, a community hospital, a family restaurant, a supermarket, community playing fields and a series of public open spaces with children's play facilities.

7.2 This phasing strategy is indicative to remain flexible to move with the market and respond to required delivery rates, helping to adapt to local needs as they arise. This indicative phasing strategy allows development parcels to come forward in a logical sequence in order to provide a natural growth pattern where one neighbourhood or employment area naturally extends into the next.

7.3 The phasing strategy is based on approximately 150 units per year, assuming three house builders delivering housing simultaneously. Where numbers per year increase beyond 150 units per year, this assumes the A59 South Sites are being delivered alongside A59 North Sites with up to five house builders or this reflects the higher density areas, that feature different typologies such as apartments, being delivered.

7.4 The development is expected to be delivered over a fifteen to twenty year period, which includes an initial period to deliver essential infrastructure. Detailed phasing plans will come forward with subsequent applications.

Phase	Year	Number of Homes Built	Cumulative Number of Homes	Sqm of Employment Space	Cumulative Sqm of Employment Space	Community Facilities
1	1	125	125	30,869	30,869	A59 South Sites Commence Construction
	2	125	250	38,603	69,472	Park and LEAP
2	3	140	390	16,920	86,392	Park & Ride, Park and LEAP
	4	180	570	27,750	114,142	Local Centre, Primary School and Playing Fields
3	5	130	700	0	114,142	
	6	130	830	0	114,142	
4	7	230	1,060	23,343	137,485	A59 North Sites Commence Construction
	8	245	1,305	21,614	159,099	Park and NEAP, Park and LEAP
5	9	205	1,510	20,056	179,155	Playing Fields, Park and NEAP
	10	200	1,710	21,745	200,900	Supermarket and Family Restaurant
6	11	100	1,810	15,200	216,100	Local Centre and Primary School
	12	100	1,910	7,200	223,300	
7	13	150	2,060	14,000	237,300	Park and LEAP
	14	150	2,210	15,200	252,500	
8	15	90	2,300	0	252,500	Community Hospital



Fig. 9: Indicative Phasing Strategy Plan

OUR COMMITMENT TO DELIVER

08

Cuerdale Garden Village presents a unique opportunity for South Ribble and Central Lancashire. It will deliver at scale a diverse range of high-quality housing, supported by accessible civic infrastructure to serve the new community, co-located with a broad range of employment development with the potential to attract new investment in high value and growing sectors. It will be a place that Central Lancashire can be proud of.

8.1 Central Lancashire has a significant need for new housing and employment development. It is facing considerable economic, social and environmental challenges which its development strategy will need to respond to and capitalise upon.

8.2 Central Lancashire must continue to look forward and plan for the next wave of strategic sites which can continue and accelerate its economic success.

8.3 Cuerdale Garden Village is the truly unique development Central Lancashire needs.

8.4 Cuerdale will meet development needs through a single, large scale new settlement, effectively pooling needs in to one location where a critical mass of development can be delivered to enable key services and infrastructure to be planned into and funded by the development. Importantly, taking the pressure off other areas.

8.5 Capitalising on the location's strategic assets, the site is located adjacent to the M6, the growing and strategically important Samesbury Enterprise Zone and location of the proposed National Cyber Force Campus. These combine to put the site in a unique position to respond positively to market demand for high quality, flexible employment accommodation.

8.6 In the context of the area's growing economic importance, the co-location of housing and employment is an inherently sustainable approach to meeting the future housing needs of Central Lancashire, providing a place to live, next to places of work.

8.7 The Site's location between Blackburn and Preston along the A59/A677 Central Belt puts it in an advantageous position in its ability to improve east-west movement through this part of the county and the Ribble Valley, connecting several strategically important anchor sites.

8.8 Cuerdale Garden Village will primarily deliver community infrastructure, green and blue infrastructure and energy efficiency from the outset. It will be delivered to the highest environmental standards and it will create new beautiful and better homes for everyone within a walkable neighbourhood. It will be designed to enable all new residents to live in an environment and community for a whole lifetime and beyond.

8.9 Story Homes will act as master developer for the Cuerdale Garden Village and will deliver a significant component of the supporting infrastructure and residential development. It is anticipated that development partners working with Story Homes will deliver the balance of the scheme.

8.10 Story Homes is a privately owned house builder with a

long and successful reputation of building high quality and high specification homes across the Cumbria, South Scotland, the North East and Lancashire. The family-owned business has grown in size and status but remains grounded, built on its original ethos of 'doing the right thing' and creating a brand synonymous with quality.

8.11 Story Homes' success is underpinned by a determination to understand the needs of the communities where they build, with a goal to deliver design quality and high-quality building specifications that enhance locations.

8.12 The master developer role ensures overall control of the development, enabling Story's commitment to quality and place making to be front and centre of all detailed proposed for the Garden Village as they come forward.

8.13 It is our aspiration, as a dedicated group of people, to create and deliver an exceptional community anchored on people, place and movement.

8.14 This is our vision for Cuerdale Garden Village.



Brockholes Nature Reserve

River Ribbles

A59

A677 Preston New Road

InBev Brewery

Blackburn Wastewater Treatment Works

Cuerdale Lane

M6

River Darwen

FOR FURTHER INFORMATION CONTACT

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