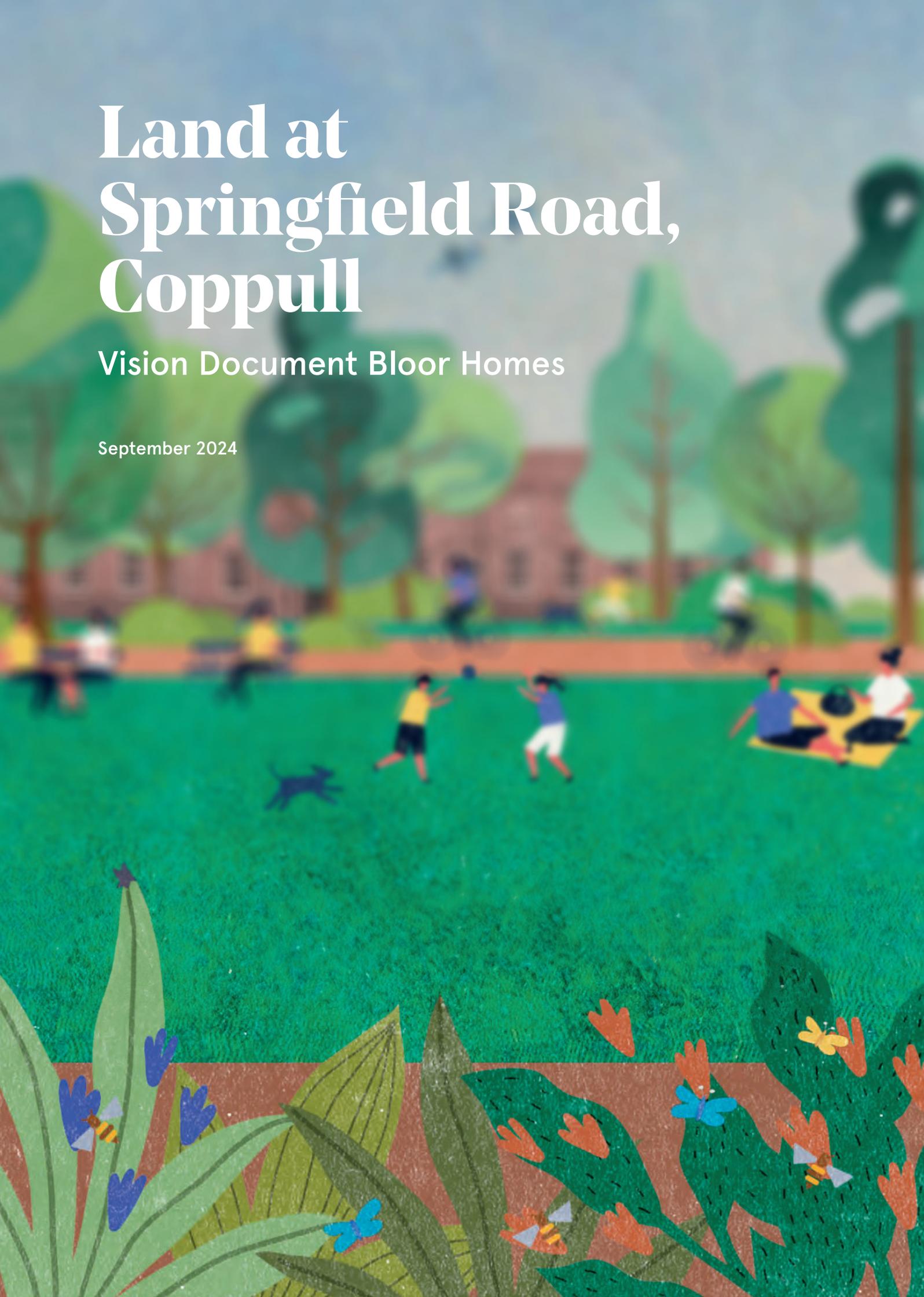


Land at Springfield Road, Coppull

Vision Document Bloor Homes

September 2024



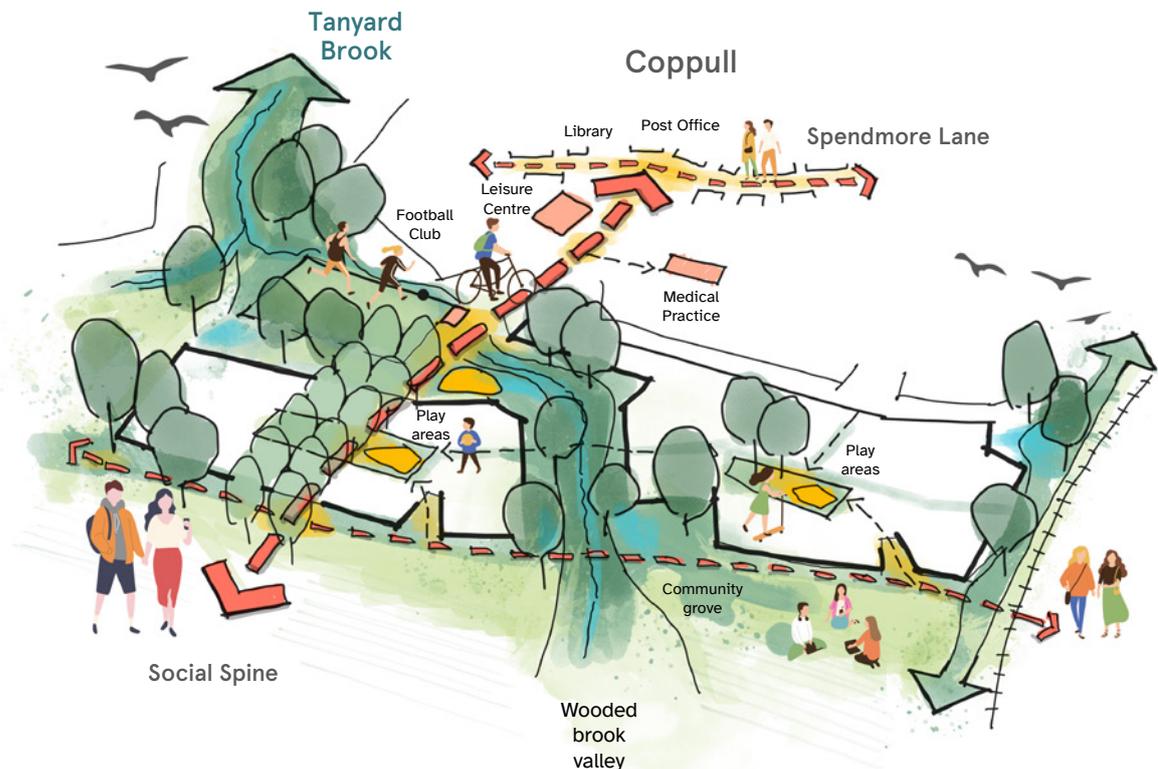
Living in the Landscape

Knitted into the local community by an active social spine and connected, high quality green infrastructure, Springfield Road will offer a natural expansion to Coppull. Springfield Road will deliver new sustainable homes to Coppull, set within a connected and natural landscape.

The new neighbourhood will respond to the surrounding landscape of wooded streams and hills, creating a unique and locally inspired experience of living alongside nature.

A vibrant, community-focused network of public green spaces will set the new community within landscape and provide a responsive green edge to Coppull. Building on the existing football club, the landscape will be playful and highly active.

As well as offering active lifestyles for the new and existing community, the enriched landscape will support local ecology while contributing to the site's Biodiversity Net Gain.



Unlocking the potential for sustainable growth

The Opportunity

Springfield Road will bring sustainable residential growth for Coppull, offering opportunities for new and emerging residents in the area. The masterplan will:

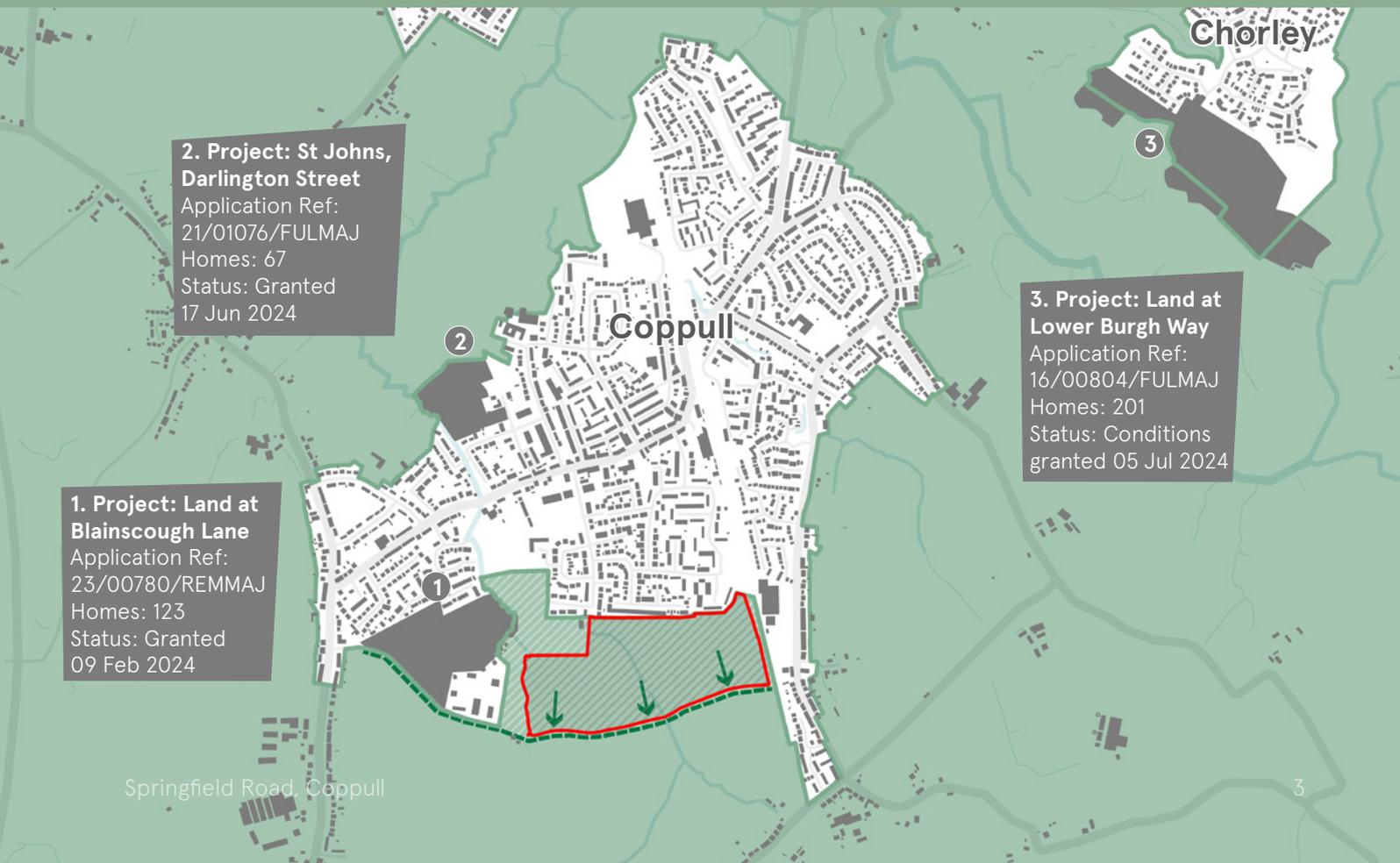
- * Provide around **210 new homes**, sensitively designed within a rich landscape setting.
- * Provide around **6.44 Ha** of accessible open space including play areas, recreational walking routes

and an area of restored community woodland.

- * Enhance local walking and cycling routes within the site to provide higher quality connections to the facilitates and amenities of Coppull and access out into the countryside.
- * Provide **0.55 Ha** of land for community uses well located for new and existing residents of Coppull.



Transitioning from Coppull with Springfield Road, creating a defined new edge to the green belt.



2. Project: St Johns, Darlington Street

Application Ref: 21/01076/FULMAJ
Homes: 67
Status: Granted
17 Jun 2024

1. Project: Land at Blainscough Lane

Application Ref: 23/00780/REMAJ
Homes: 123
Status: Granted
09 Feb 2024

3. Project: Land at Lower Burgh Way

Application Ref: 16/00804/FULMAJ
Homes: 201
Status: Conditions granted
05 Jul 2024

The historic setting and landscape character that makes the site unique

Setting The Context

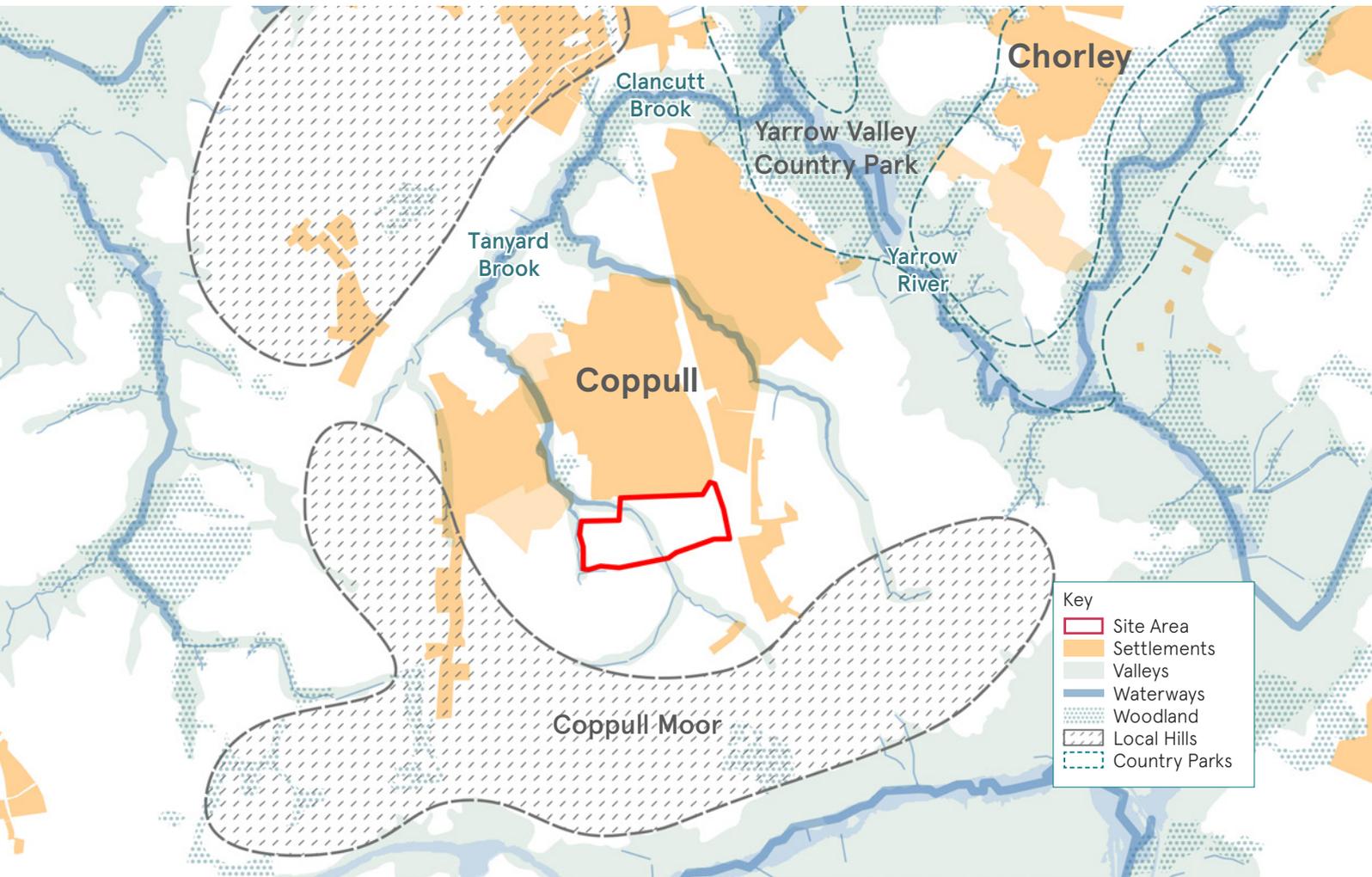
Coppull is a village located to the south-west of Chorley and forms part of the 'Industrial Foothills and Valleys' Landscape Character Type in Lancashire. The name originates from "Copped Hill" or a "Hill rising to a peak", relating to the scenic landscape of rolling hills and wooded stream valleys. The rising topography of Coppull Moor forms a protected low backdrop to the south and the changing levels offer long distance views to the east.

Two tributary streams of the Yarrow River which start in the high ground of Coppull Moor wind through Coppull and development of the village has had to respond to these as they run through the

village. One of these watercourses runs through the site and is a major feature, connecting the site with the wider landscape and Yarrow Valley Country Park.

The settlement pattern of Coppull is traditionally linear, formed by 19th-century ribbon development along Spendmore Lane, running east-west to Chorley. The village also historically grew along a north-south axis referencing the historic alignment of a former Roman Road connecting Wigan and Walton-le-Dale (Preston).

The site is strategically located, with access to the M6 at Standdish and by rail at Chorley and Euxton.



The character
of the site

Placemaking Cues

The site's former use, as well as its natural and man made features are important to its placemaking identity. Natural features include the wooded stream valley and a lost woodland area, whilst a former Roman road is still referenced today as a Public

Right of Way running north-south through the site. Additionally, the site has past industrial influences, such as former railway sidings and collieries for coal extraction, although these are no longer apparent on the site.



1. Wooded tributary stream
2. Former Woodland (pre-1800s)
3. Blainscough Wood
4. Former Blainscough Hall and Moat 1100-1300s
5. North Union Railway: Parkside to Preston 1838
6. Former Railway sidings 1800s
7. Site of Blainscough Colliery 1878-1939
8. Wood Pit Colliery 1880-1900s
9. Roman Road 43-410 AD



Opportunities and constraints

Site Considerations



The site responds to five boundaries:

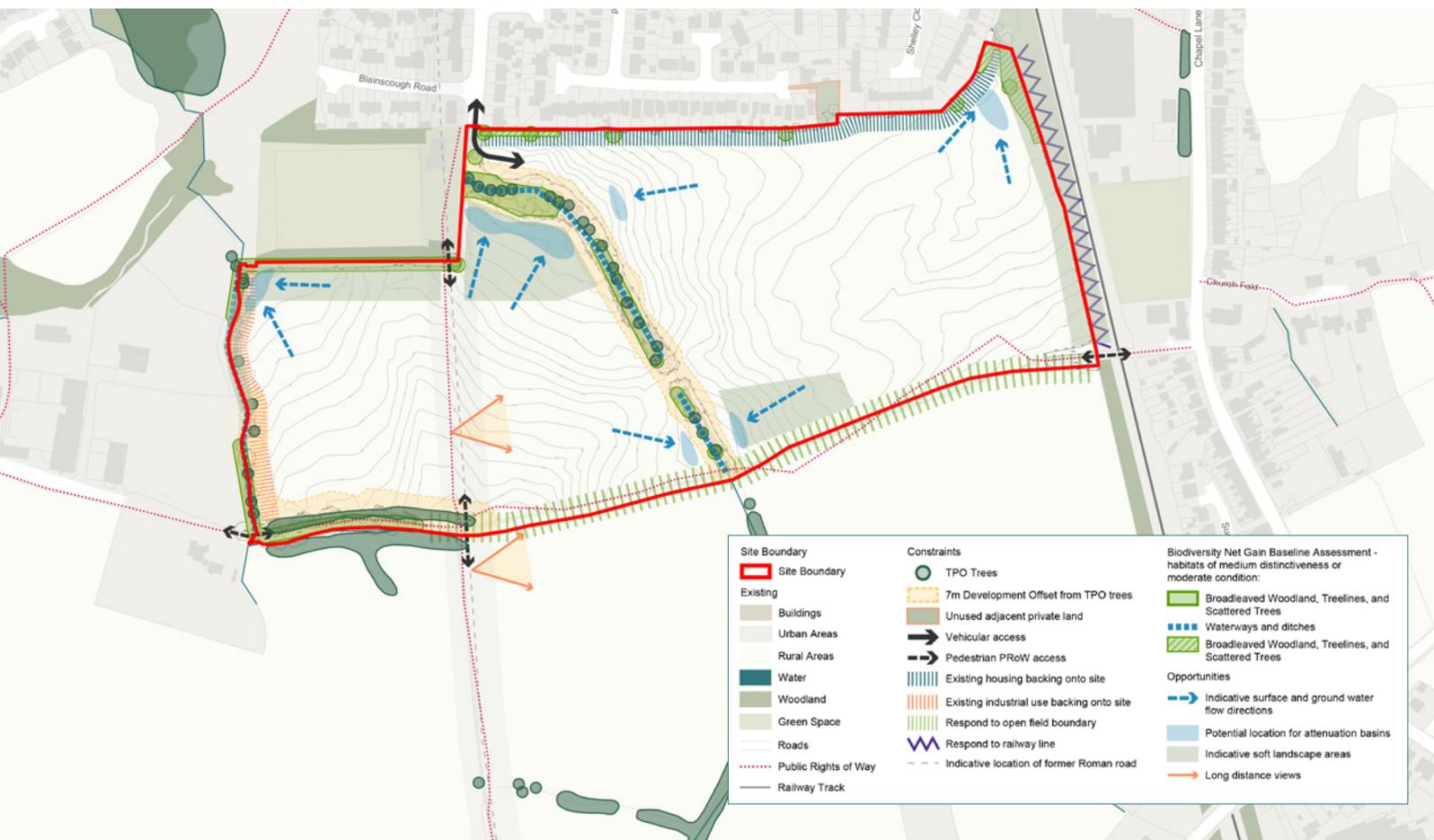
- ★ Backing of neighbouring properties to the north
- ★ Railway line on the east
- ★ Industrial uses to the west
- ★ The Coppull Football Club
- ★ Open fields for agricultural use to the south

The site contains several landscape features including a wooded brook containing Tree Preservation Order (TPO) trees, a larger group of TPO trees along the southern boundary, a tree belt along the football club, and a series of habitats of medium distinctiveness or moderate condition to be retained where possible to contribute to support

local biodiversity and wildlife.

The site is undulating, with the wooden brook forming a linear low-lying feature bisecting the site and levels generally rising to the south. The topography provides opportunities for water attenuation features and views towards the West Pennine Moors and local landmarks within Coppull, which can be glimpsed over rooftops.

Vehicular access can be achieved via Springfield Road, while consideration must be given to match day access and parking. There is the opportunity to retain and enhance Public Right of Way's providing improved connectivity in the area.



Placemaking principles that underpin the vision

Five Key Moves

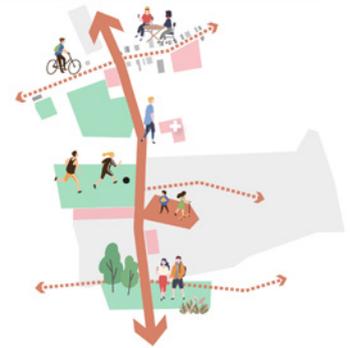


1 Responding to the wider landscape character

- * Retention of wooded brook and valley as a central placemaking feature
- * Landscape corridor linking north and south
- * Working with topography
- * Reference former woodland with a new feature

2 Extension of north/south community axis

- * Continuation of community focussed amenities southwards from Springfield Road into the site.
- * Benefit to the wider community, community use area, play etc.
- * References the former Roman road axis through the village, and linear Public Right of Way

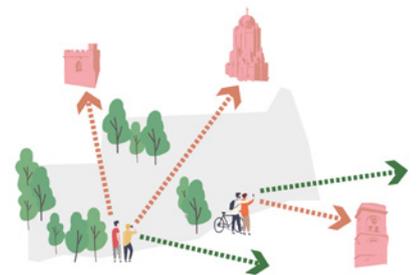


3 Connecting to the existing community and promoting active recreation

- * Formalising the Public Rights of Way through the site improving connections from Chapel Lane on foot/cycle to the village centre.
- * Recreational loops for dog walking, jogging etc.

4 Connecting to place

- * Strengthening sense of place by referencing views of local landmarks and views east of the wider landscape



5 Enhancing the natural networks

- * Retention and enhancement of key areas of biodiversity
- * Linking habitats and enhancing biodiversity networks

Development Vision





1. Wooded brook and valley
2. Social spine
3. Neighbourhood green
4. Community grove
5. Local Area for Play (LAP)
6. Locally Equipped Area for Play (LEAP)
7. Sustainable Urban Drainage Infrastructure
8. Area for potential community use
9. Area for potential railway station
10. Existing football club

Total Site area	14.3 Ha
NDA	7.31 Ha
Primary Road (netted out of NDA)	0.55 Ha
Land reserved for potential community use	0.55 Ha
Remaining land for GI and POS	6.44 ha
Number of units	210
Average density	29 Dph

Public Open Space Provision:

All Outdoor Sports (includes playing pitches)	1.05 Ha
Play Areas	0.36 Ha
Parks and Gardens	0.52 Ha
Amenity Green Space	0.39 Ha
Natural Green Space	1.18 ha
Total POS	3.5 Ha

Remaining Open Space:

Green Infrastructure	2.94 Ha
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BLOOR HOMES[®]

