



Emergency Powers Executive Decisions Agenda

Wyre Borough Council
Date of Publication: 24 July 2020
Please ask for : Democratic Services
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Emergency Powers Executive Decisions meeting on Friday, 24 July 2020 at 9.10 am in the Chief Executive's Office

- 1. Forton Extension Masterplan** (Pages 3 - 56)
Report of the Corporate Director Communities

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Report of:	Meeting	Date
Marianne Hesketh, Corporate Director Communities	Delegated to Garry Payne, Chief Executive under emergency powers	24 July 2020

Forton Extension Masterplan

1. Purpose of report

- 1.1 To seek approval of the Masterplan for Local Plan allocation SA3/4 Forton Extension.

2. Outcomes

- 2.1 An approved Masterplan that will be a material planning consideration in the consideration of planning applications on the site.

3. Recommendations

- 3.1 That the Forton Extension Masterplan be approved.
- 3.2 That powers be delegated to the Head of Planning Services to make minor editorial amendments and corrections if necessary to the Masterplan prior to publication.

4. Background

- 4.1 The adopted Wyre Local Plan (2011-2031) requires residential and mixed use site allocations proposing more than 50 dwellings to be brought forward in line with a Masterplan approved by the council. To inform the Masterplan process the council has produced 'Guidance on the Preparation of Masterplans'. This was approved by Cabinet on 5 September 2018 and was updated on 9 May 2019 (approval granted under delegated authority to the Portfolio Holder). It has been used by officers with landowners, developers and other interested parties to inform the development of Masterplans to date.
- 4.2 This report seeks approval for the Masterplan relating to Local Plan site allocation SA3/4 Forton Extension. The site is a mixed use allocation for 310 dwellings and one hectare of employment land. The allocation also

requires land for an extension to the village primary school and the provision of a neighbourhood centre comprising a small convenience store, community hall, and, if required, a health facility.

5. Key issues and proposals

- 5.1** The Local Plan allocates land at Forton as described above at 4.2.
- 5.2** The allocation policy for SA3/4 lists a series of Key Development Considerations, of which the first is that: “The site is to be brought forward in line with a Masterplan to be produced covering the whole of the site. The Masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site. The masterplan should ensure unfettered access between the various parcels and prevent the formation of ransom strips”.
- 5.3** The masterplan process has followed that set out in the masterplan guidance referred to above and has been led by Hollins Strategic Land, a the land promotion company with an interest in a significant part of the allocation north and south of School Lane, in co-operation with the other landowner parties.
- 5.4** The production of the Forton Extension Masterplan has been a collaborative process between the majority of landowners and their representatives, Wyre Council and key stakeholders, including the Parish Council and the local education and highways authorities.
- 5.5** The Masterplan for SA3/4 is a detailed document that provides the physical and policy context, describes a vision and objectives for the masterplan, establishes key design principles, establishes the Masterplan framework which identifies the broad location of the different land uses, indicates how the movement network will function, provides key principles relating to the provision of infrastructure, and provides a framework for delivery.
- 5.6** Developing the Forton Extension Masterplan has involved engagement with stakeholders and the wider community. A formal public consultation on a draft Masterplan was held over a five week period between 16 December 2019 and 20 January 2020.
- 5.7** The consultation involved notifying those individuals and organisations on the local plan consultation database of the draft Masterplan and providing the opportunity to comment using official comment forms. Numerous paper copies of the form and summary leaflet were made available in both Forton and the adjacent Hollins Lane. Copies of the Masterplan were also made available in Forton. The Masterplan and consultation material were made available on the council’s website. The consultation was publicised via a press release and social media. Respondents were able to return comment forms to the council electronically, by post and through ballot boxes located in Forton and Hollins Lane. Forton Parish

Council held an event whereby members of the local community could view the Masterplan and consultation material and obtain copies of the summary leaflet and comment form.

5.8 Responses were received from 68 organisations and residents. A number of responses were against the principle of development. However the site is allocated in the adopted local plan and as such the principle has already been accepted. A summary of the issues raised has been published on the Wyre Council website.

5.9 Some strong themes emerged from the consultation centred on:

- Drainage and Blue Infrastructure
- Environment including Green Infrastructure
- Highways and Movement
- Non-residential uses

5.10 As a result of the consultation, the following key amendments have been made to the Masterplan:

- A clearer expression of the overarching spatial strategy.
- Parcel B is identified as the preferred location for the community hall.
- Amended/new design principles relating to:
 - School Lane/A6 junction, including gateway design.
 - Pedestrian connectivity across the A6.
 - Sustainable drainage.
- The addition of key principles for infrastructure delivery.
- A stronger emphasis on the need to co-ordinate the delivery of infrastructure across different development parcels, including a new masterplan objective.
- A stronger emphasis on the link between green and blue infrastructure.
- A clearer description of the blue infrastructure strategy.
- A stronger emphasis on the need for good quality design in the employment area.
- Preference for a left-hand turn lane from School Lane onto the A6
- Additional detail to guide the delivery and construction of the Forton Trail.
- An updated delivery section.

5.11 It is noted that the purpose of a masterplan is not to provide a detailed scheme for development. As such elements have to be seen as “indicative” or “illustrative”. Nevertheless, the masterplan framework establishes by way of a plan and narrative the location of the key uses, areas of land and habitat to be protected from development, general access and highway arrangements and the broad location of the green infrastructure. Key features of the Forton Extension Masterplan are:

- The development of a community hall, with a preferred location south of School Lane on land forming part of the recreation ground.
- Land identified for an extension to the village primary school if needed (subject to an Education Authority assessment of need).
- Convenience store to the north of School Lane, forming a village hub with the Community Hall. The detailed design of the community hub will be a matter for future planning applications.
- The development of an employment area south of School Lane, close to its junction with the A6.
- Significant areas of Green Infrastructure providing green corridors throughout the development parcels and incorporating play provision.
- The Forton Trail, to be designed for multiple users that will provide a leisure route linking the different development parcels and existing village.
- A recognition of the need to treat the edges of the development with sensitivity, particularly where the site abuts the countryside, with landscape buffers and lower density housing.

5.12 It is noted that the Local Plan has been subject to a sustainability appraisal and equality impact assessment. Whilst the development of the allocated site subject to the Masterplan will not have significant implications on matters of sustainability, climate change and equalities, these have been considered as part of the local plan process.

Financial and legal implications	
Finance	There are no financial implications arising directly from this report.
Legal	If approved, the Masterplan will be a material planning consideration in the consideration of planning applications on the site.

Other risks/implications: checklist

If there are significant implications arising from this report on any issues marked with a ✓ below, the report author will have consulted with the appropriate specialist officers on those implications and addressed them in the body of the report. There are no significant implications arising directly from this report, for those issues marked with a x.

risks/implications	✓ / x
community safety	x
equality and diversity	✓

risks/implications	✓ / x
asset management	x
climate change	x

sustainability	✓
health and safety	x

ICT	x
data protection	x

Processing Personal Data

In addition to considering data protection along with the other risks/ implications, the report author will need to decide if a 'privacy impact assessment (PIA)' is also required. If the decision(s) recommended in this report will result in the collection and processing of personal data for the first time (i.e. purchase of a new system, a new working arrangement with a third party) a PIA will need to have been completed and signed off by Data Protection Officer before the decision is taken in compliance with the Data Protection Act 2018.

report author	telephone no.	email	date
Len Harris	01253 887231	len.harris@wyre.gov.uk	17/07/20

List of background papers:		
name of document	date	where available for inspection
None		

List of appendices

Forton Extension Masterplan

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Forton Extension Masterplan

July 2020

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1. Introduction

- 1.1. The Wyre Local Plan 2011 – 2031 allocates land east and south of Forton for the Forton Extension: a mixed-use development of at least 310 dwellings, 1ha of employment land and a neighbourhood centre comprising of a small local convenience store, community hall and health facility (the latter only if required).
- 1.2. Local Plan policy SA3/4 sets out a number of Key Development Considerations, the first of which states:
This site is to be brought forward in line with a masterplan to be produced covering the whole of the site. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site.
- 1.3. The 'Report on the Examination of the Wyre Local Plan' (01 February 2019) stated "masterplans should be proportionate" and that "it is in the Council's interest to ensure that the masterplan process does not unduly delay delivery of allocations" (para. 146).
- 1.4. Wyre Council published 'Guidance on the Preparation of Masterplans' (May 2019) that sets out what a masterplan should contain and how it should be produced. The guidance states that "masterplanning is about place making" and advises that "a good masterplan should tell a story about the place as it is now and how it will look in the future through the development of the site in question" (para. 3.2).
- 1.5. The purpose of this Masterplan is to provide an overarching development strategy for the allocation as a whole. It establishes spatial principles relating to matters including land use, highways and movement, design and green infrastructure. This agreed Masterplan will be a material planning consideration when the council assesses future planning applications for land within the allocation.
- 1.6. As explained overleaf, this 'Forton Extension Masterplan' has been produced through collaborative working between Wyre Council, the Landowners Group and the Stakeholders Group. It is supported by a series of technical studies which provide a robust evidence base.

- 1.7. Overall, the aim of this 'Forton Extension Masterplan' is to facilitate the delivery of a sustainable "organic" extension to Forton meaning new development is integrated into the existing fabric of the village by virtue of its layout, design, movement network and infrastructure delivery.

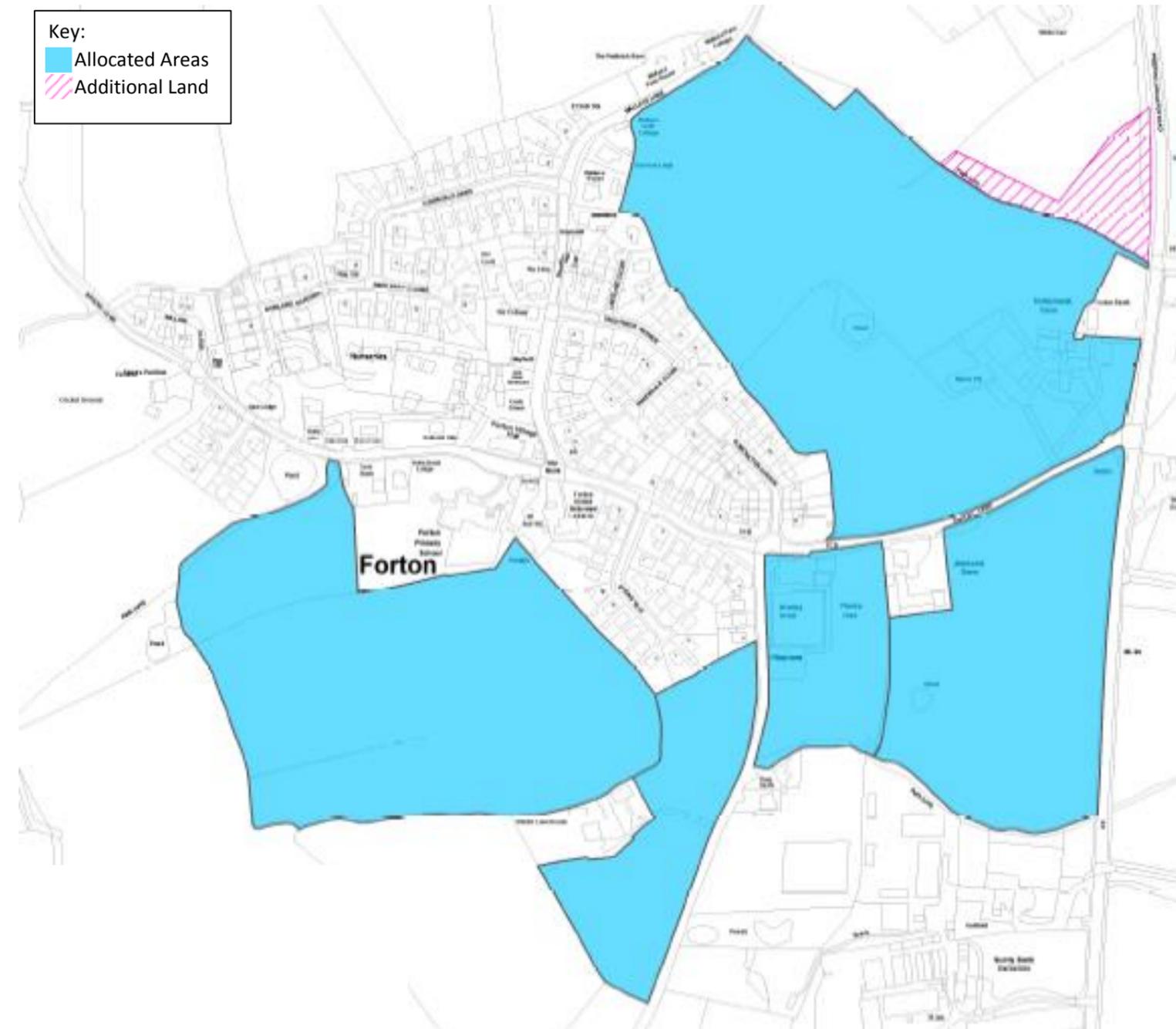


Image 1: Masterplan Area

2. Masterplan: Vision and Objectives

Vision

To create an “organic” extension to Forton that is integrated into the existing village fabric in terms of design and layout, including pedestrian and cycle connectivity to local services. The development will provide a mix of employment, retail and community uses to support the new growth and enhance the sustainability of the village. There will be a mix of integrated green spaces that will provide formal and informal recreation opportunities accessible to new and existing residents whilst creating a soft transition between the newly built development and surrounding countryside.

Objectives

2.1. The aim of the masterplan is to provide a framework for the delivery of a sustainable development that responds positively to the local context. In so doing, development within the masterplan area should positively respond to the following objectives:

- 1) To create a new sustainable extension to Forton that is integrated socially and physically with the existing village and promotes healthy and active communities, maximising opportunities to enhance the quality of life for future and existing residents in the village.
- 2) Build a range of homes of different types, sizes and tenures to meet the needs of different sections of the community and that contribute to the creation of a varied and attractive environment.
- 3) Create a movement network for pedestrians and cyclists that promotes safe connectivity within the village and with the surrounding countryside and takes the opportunity to enhance and improve access to existing Public Rights of Way.

- 4) To create a safe, desirable, healthy and inclusive place to live through the provision of accessible streets and open spaces with natural surveillance.
- 5) Ensure that new highway infrastructure is designed to provide for the safe movement of motorised transport and other road users, provides an appropriate connection between the A6 and School Lane, is fully integrated into the movement network for pedestrians and cyclists, and preserves the existing rural character of the lanes leading from the village.
- 6) Identify land suitable for an extension to the existing primary school and to identify land for the development of a new neighbourhood centre in line with Wyre Local Plan requirements that contribute towards creating sustainable development, whilst strengthening the local community through the provision of new employment opportunities.
- 7) Ensure the location of non-residential uses is compatible with neighbouring properties and that the non-residential uses are located, as far as is reasonable, to maximise accessibility to new and existing residents.
- 8) Create a development that respects and responds to its location with particular attention paid to the relationship to the existing built form, listed buildings and their setting, views through the site, and the nature and quality of boundary treatments.
- 9) To retain important ecological and landscape features with the aim of establishing and preserving functional ecological habitats and networks that facilitate the movement of species and populations and protect the Borough's biodiversity and provide a net biodiversity gain.
- 10) Produce a high quality and safe public realm that includes landscaping, buffering to the A6, and

- green infrastructure. Deliver green infrastructure in a manner that contributes to a well-designed and healthy living and working environment, including physical and functional connections with neighbouring green infrastructure and countryside areas.
- 11) To ensure that the site is appropriately drained, including the management of residual surface water, through a co-ordinated network of sustainable drainage techniques which are integrated into, and enhance, the green infrastructure and biodiversity network.
 - 12) Opportunities are taken to address any relevant issues arising from climate change and to minimise the use of resources, including energy consumption.
 - 13) Avoid unacceptable adverse impacts on the amenity of occupants and users of surrounding or nearby properties, whilst securing a good standard of amenity for the occupants and users of the proposed development.
 - 14) To create a development that respects, and responds to, its location with particular attention paid to the relationship between the existing built form and wider landscape, which includes structures of heritage value, views into and out of the site, and the nature and quality of boundary treatments.
 - 15) To ensure that infrastructure – including that relating to water and highways – is delivered and co-ordinated in such a way as to support sustainable development across the masterplan area.

3. The Village of Forton

An Introduction

3.1 Forton is a village and civil parish in Wyre which has a population of 365 (Local Land and Property Gazetteer derived population May 2016). It is located approximately 4km north of Garstang and 10km south of Lancaster. The A6 Preston Lancaster Road runs to the east of the village and connects with the M6 and M55. The village sits within a network of narrow country lanes that provide connectivity to Cockerham to the north-west and the A6 north and south.

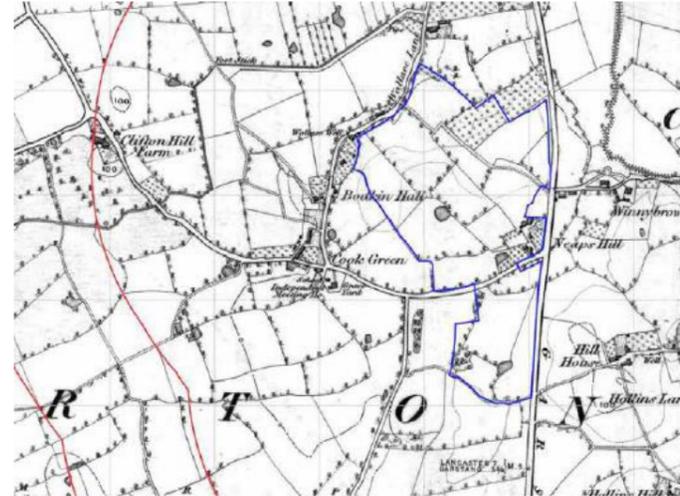


Image 2: 1847 Map of Forton



Image 3: Map of Forton 2002

3.2 The earliest part of the existing settlement is based around the junction of School Lane and Wallace Lane. Early mapping shows very limited built development in the nineteenth century. Forton was more akin to a small rural hamlet until the 1960s when a new primary school was built along with a number of housing estates off School Lane and Wallace Lane.



Image 4: Entrance to the village from A6

3.3 The village has since experienced further growth, with additional housing estates constructed off School Lane and Ribblesdale Drive in the early 21st century.

3.4 The residents of Forton benefit from a number of services and facilities within the village such as the Cricket Club, Village Hall, Primary School, Playing Field and Bowling Pavilion. The A6 provides excellent public transport connections with frequent bus services running north and south of the village to larger settlements including Garstang, Preston and Lancaster.



Image 6: Primary School



Image 5: Village Hall

Local Vernacular

3.5 Forton comprises of a small historic village core which is surrounded by a number of housing estates.

3.6 The core, formed around the junction of School Lane and Wallace Lane, comprises of the Chapel, Village Hall and a number of attractive stone-built dwellings. It is dominated by seven residential areas, the majority of which are of limited architectural merit:

1. An area comprising of terraced two-storey housing with pebble dash elevations along Coronation Avenue turns its back on the village entrance from the A6;
2. Semi-detached and detached dormer bungalows of predominantly red brick construction are found off Troutbeck Avenue;
3. An area comprising of near identical 1.5 storey rendered dwellings dominate the street scenes south of School Lane and along Spring Vale/Winder Lane;
4. This is repeated to the north west of the village, along Lunesdale Drive and Ribblesdale Drive;
5. More recent residential development can be found west of Ribblesdale Drive, off Bowland Gardens;
6. A small red-bricked area of semi-detached housing is found off Willow Close; and,
7. A similar sized area, again comprising of semi-detached red brick housing is located off Chapel Close.

3.7 Forton is a relatively modern village with a small core. There is no dominant architectural form worthy of reflection in the Forton Extension.



**Image 7: Village Core and Hall at junction of Wallace Lane/
School Lane**



Image 9: Coronation Avenue



Image 8: Troutbeck Avenue



Image 10: Bowland Gardens

The Forton Extension Site

3.8 The 'Forton Extension' site comprises of land east and south of the existing settlement. It can be split into four parcels:

- A) Land North and south of School Lane;
- B) Village Playing Field;
- C) Land off Winder Lane; and
- D) Land south of Spring Vale/Primary School.

3.9 Parcel A comprises of the Forton Bank Farm farmstead and associated fields used for grazing purposes. Hollins Strategic Land has an interest in the majority of this Parcel, with the landowner retaining control of a portion of the farmstead. It is accessed from School Lane. Parcel A also includes a small area of land which lies outside the local plan allocation.

3.10 Parcel B comprises a playing field, bowling green, bowling pavilion, children's playground, maintenance store, wild meadow and parking. It is held in Trust to the community and is constrained by the Trust's objects and the Charities Act 2011. This Parcel was included in the allocation as it was considered that it may be necessary for a road link to run through Parcel A and B to serve C and D and provides an opportunity to consider the most appropriate location for the community hall aspect of the neighbourhood centre.

3.11 Parcel C is an agricultural field in private ownership, used sporadically for grazing and is accessed from Winder Lane.

3.12 Parcel D is also agricultural land and its agricultural access point is via School Lane, west of the church.

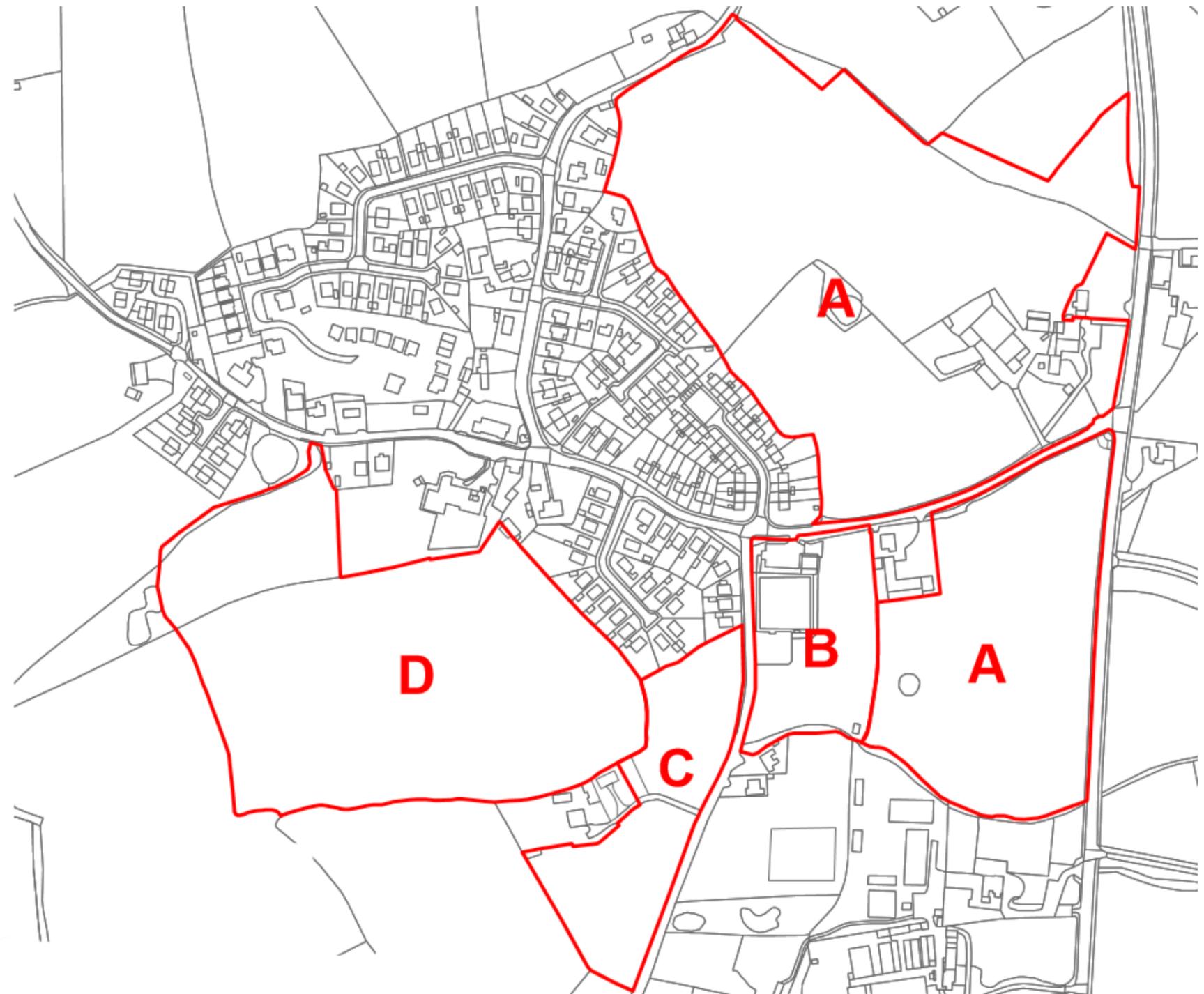


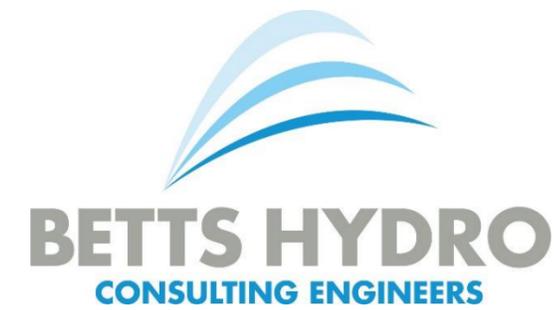
Image 11: Land Parcels within the 'Forton Extension' site



Image 12: Village of Forton

4. Technical Studies

- 4.1 The Masterplan is informed by technical studies on the following matters:
- Ecology;
 - Flood Risk/Drainage;
 - Heritage;
 - Highways; and
 - Landscape.
- 4.2 These technical studies have been undertaken on behalf of the Landowners Group and the level of detail has been agreed with Wyre Council as being sufficient for the Masterplanning process.
- 4.3 Further technical evidence will be required for the planning applications for each parcel. Indeed, the supporting documents for application 18/00469/OULMAJ provide further technical evidence, focusing on Parcel A.



Kathryn Sather & Associates
Heritage Conservation Consultants



Ecology

4.4 ERAP Ltd Consultant Ecologists have produced an Ecological Synopsis and Guidance Report for the Forton Extension.

4.5 The Synopsis provides the following:

- A data search and desktop study;
- A walkover survey of Parcels B, C and D and reference to the surveys completed for the application at Parcel A;
- Scope of survey required to facilitate a planning application(s); and
- An ecological constraints and opportunities plan.

4.6 The Results of the survey work can be summarised as follows:

Vegetation and habitats:

- The sites comprise of improved grassland, boundary trees, shrubs and hedgerows, with Indian balsam (invasive species) detected in Parcels C and D,

Badger:

- The habitats within the site and surrounding area are suitable for Badger, but no evidence of Badger was detected.

Bats:

- There are a number of trees across the site which support features suitable for use by roosting bats.

Bird species:

- No ground nesting birds were detected but the trees, shrubs and hedgerows are suitable or nesting passerine species;
- No evidence of Barn Owl was detected although an owl box was present on a tree at the southern boundary of Parcel D.

Great Crested Newts and other Amphibians:

- Adverse impact on Great Crested Newts and other amphibians was reasonably discounted

Other species:

- The grassland is not suitable for reptile species;
- Watercourses affected by the development will need to be examined for the presence of water vole.

4.7 A Constraints and Opportunities Plan is presented within the report. The ecological recommendations described below and annotated on the COP aim to ensure a sympathetic scheme with minimal impacts on the existing habitats within the site and surrounding the site, provide opportunities to enhance the ecological interest at the site and seek a biodiversity net gain.

4.8 The following general recommendations are incorporated into the site masterplan for all parcels within the site:

A) Where removal of trees and hedgerows is necessary, i.e. to facilitate the creation of access roads and visibility splays, then areas of compensatory planting at an equal or greater length of hedgerow lost must be included within the site layout in suitable locations to provide habitat connectivity across the site;

B) Alignment of properties to create 'pockets' of contiguous gardens as stepping stones for wildlife through the site;

C) Where other features are necessary, such as a sustainable drainage scheme (SuDS), opportunities to enhance their biodiversity potential by use of appropriate grassland seed mixes and landscape planting, will be maximised;

D) Avoidance of concrete based garden boundary fencing and use of timber fencing with gaps of 0.15 metres beneath to permit passage of wildlife, e.g. Hedgehog, a Priority Species, and amphibians between gardens;

E) Planting of a wildflower grassland seed mixes over significant areas of the sites will enhance opportunities for animal life and minimise the maintenance regime. The objectives of the grassland seeding will be to provide a habitat for wildlife such as invertebrates, small mammals and amphibians;

F) The use of native species and species known to be of value for the attraction of wildlife in the landscape planting schedule associated with the residential areas / built environment; and

G) The installation of bat and bird boxes at the new buildings and retained mature trees will enhance

opportunities for roosting bats and nesting birds at the developed sites.

4.9 ERAP also provide ecological recommendations specific to Parcels A, C and D (overleaf); it is suggested that a 'Home Owner's Pack' is provided for each dwelling to raise awareness of ecological pressure; and, advice is given with regard further survey work required for planning applications.

Retention and protection of existing mature trees and the site and field boundary hedgerows, where possible. An undeveloped buffer should be retained around the trees covering the Root Protection Zone and at least a two-metre buffer either side of the hedgerows should be retained.
Where removal of the trees and hedgerows is necessary then areas of compensatory planting at an equal or greater length of hedgerow lost must be included within the site layout in suitable locations to provide habitat connectivity across the site.

Creation of a new permanent wildlife pond and wildflower grassland planting in the undeveloped area in the north of the site.

Protection of the pond within Site A with a vegetated and undeveloped buffer which provides connectivity to the open space and new wildlife pond in the north of the site.

Protection of Ponds 1 and 2 with a vegetated and undeveloped buffer of at least 15 metres and arrangement of properties to ensure that buildings and roads face onto the ponds as opposed to residential gardens. If Great Crested Newts are detected during the further surveys at Pond 2, a larger buffer may be required.

Key to Map Symbols

-  Site Boundary
-  Broadleaf Trees with bat roost potential
-  Broad-leaved trees
-  Hedgerows
-  Young trees and shrubs
-  Ponds
-  250m radius from Site B, C and D
-  15m radius from ponds
-  Indian Balsam
-  Wall Cotoneaster
-  Montbretia

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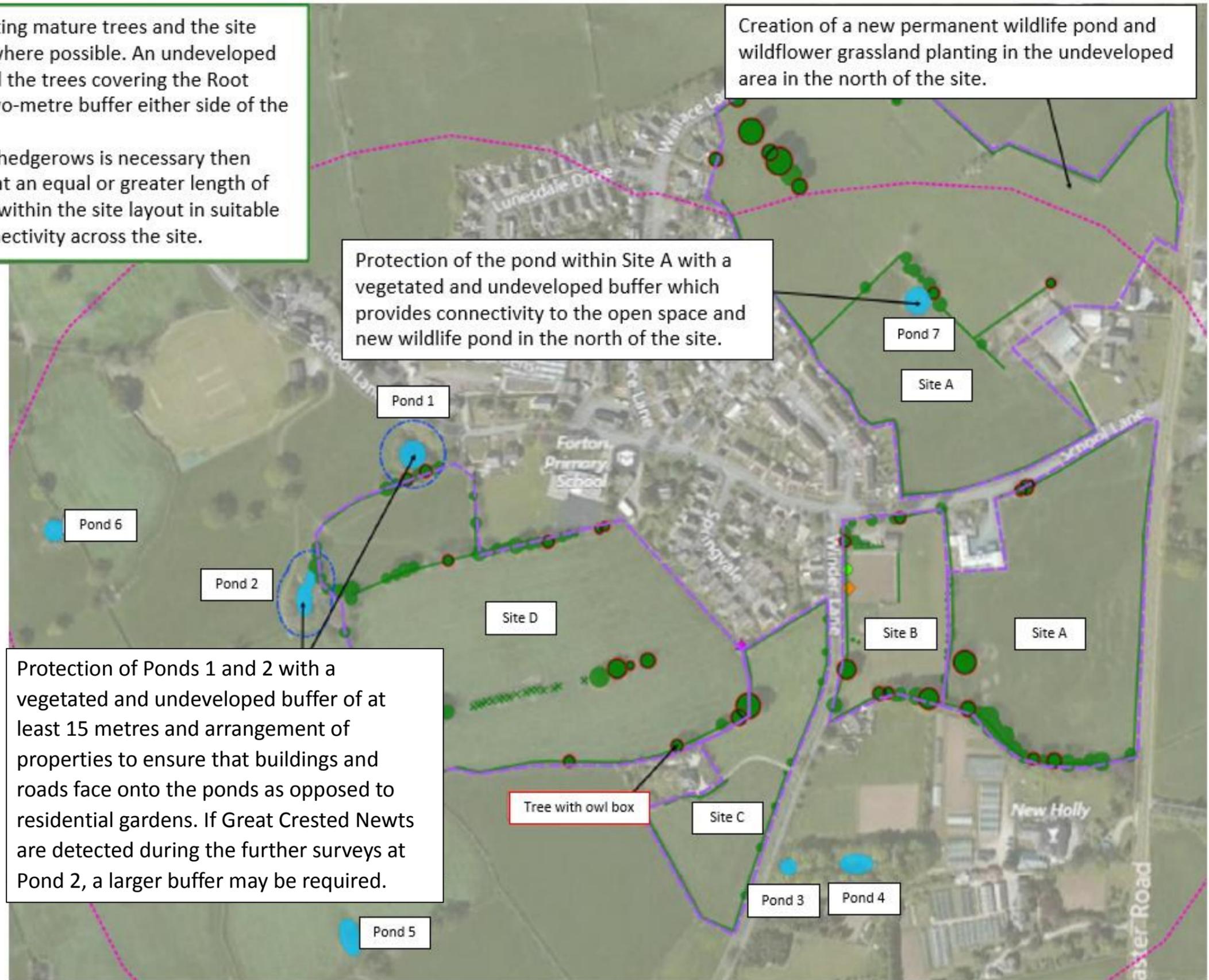


Image 13: Ecological Constraints

Parcel A

4.10 The following ecological survey recommendations were provided to inform the masterplan for Site A:

- A) Retention and protection of existing mature trees and the site and field boundary hedgerows, where possible. An undeveloped buffer should be retained around the trees covering the Root Protection Zone and at least a 2 metre buffer either side of the centre of the hedgerows should be retained;
- B) A suitable location for new species rich hedgerow planting to compensate for the loss of hedgerows along the northern boundary of the development area;
- C) Protection of the pond on site with a vegetated and undeveloped buffer which provides connectivity to the open space and new wildlife pond in the north of the site and arrangement of properties to ensure that buildings and roads face onto the pond as opposed to residential gardens;
- D) The creation of a new permanent wildlife pond in the undeveloped area in the north of the site will provide considerable enhancement in terms of biodiversity; and
- E) Incorporation of a continuous area of open space in the north of the site to be enhanced and managed for the benefit of wildlife, namely via the creation of a new pond and wildflower grassland planting.



at least a 2 metre buffer either side of the centre of the hedgerows should be retained;

- B) Protection of Ponds 1 and 2 (within 5 metres of Site D) with a vegetated and undeveloped buffer of at least 15 metres and arrangement of properties to ensure that buildings and roads face onto the ponds as opposed to residential gardens. If great crested newt are detected during the further surveys at Pond 2, a larger buffer may be required
- C) The creation of a new permanent wildlife pond should be considered to provide considerable enhancement in terms of biodiversity. Any new pond should be connected to retained habitats within the site and in the wider area as opposed to isolated by the development; and
- D) Incorporation of a continuous areas of open space to be enhanced and managed for the benefit of wildlife.



Parcel B, C and D

4.11 The following site masterplan recommendations are specific to Sites B, C and D:

- A) Retention and protection of existing mature trees and the site and field boundary hedgerows, where possible, including the line of trees and shrubs through the centre of Site D which provides connectivity across the site. An undeveloped buffer should be retained around the trees covering the Root Protection Zone and

Image 14-17: Areas around the site

Flood Risk and Drainage

- 4.12 A Sustainable Drainage Statement (SDS) has been undertaken by Betts Hydro Consulting Engineers. It has been prepared following consultation with the Council's Drainage Officer and United Utilities (UU). The SDS confirms that the Forton Extension site is within Flood Zone 1 and identifies the potential options for surface water and foul water management.
- 4.13 The SDS should be considered in light of Local Plan policies CDMP2 Flood Risk and Surface Water Management and SA3/4 (Key Development Consideration 4 states residual surface water should drain to Morecambe Bay via the River Cocker).
- 4.14 It is understood that there have been instances of gardens flooding in the Spring Vale area. The Masterplan cannot resolve these existing issues.

Existing Drainage Situation of Development Parcels

Parcel A

- 4.15 At present, the existing farm and associated buildings and land in the northern land parcel are understood to drain either to the ground around them or via a piped system which directs beneath School Lane into the southern parcel. Run-off entering the southern parcel ultimately drained to a culverted watercourse to the east of Preston Lancaster Road via an onsite drain/grid within the lowest point in the southern parcel of Parcel A. Some of the existing northern land parcel would naturally drain in the opposite direction (to the north, towards Wallace Lane) due to the natural topography.

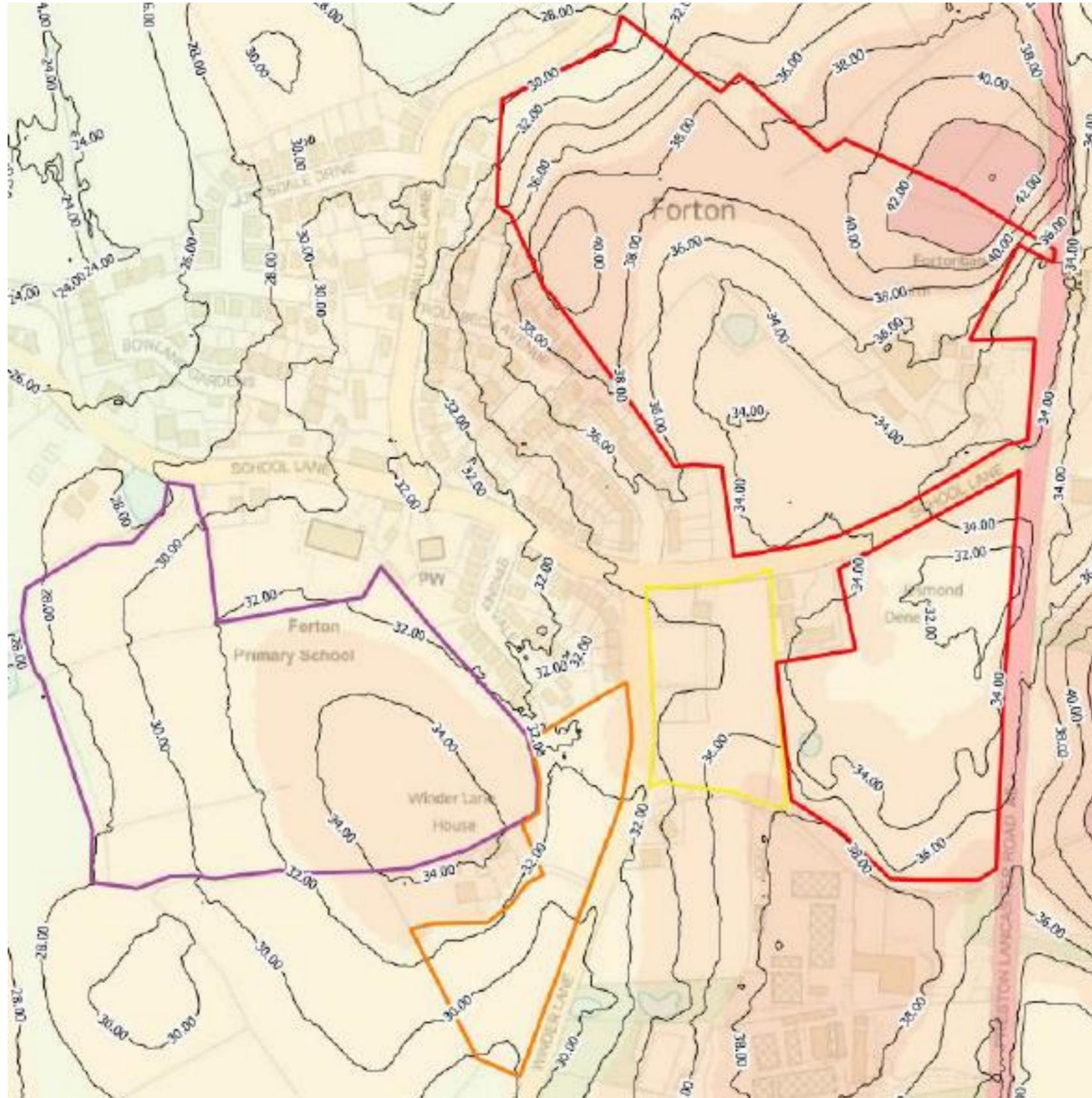
Parcel C

- 4.16 Review of the aerial imagery demonstrates that the ground levels onsite in the southern corner are partly raised relative to the neighbouring Winder Lane and therefore there would likely be the potential for run-

off directing towards this low point to convey onto Winders Lane. Ground levels generally fall in a south-westerly direction across the agricultural land to the south of site, down to the Ordinary Watercourse located 240m to the south. Therefore, the run-off naturally generated by the agricultural land will either drain to ground (over an extended time) or discharge informally into the Ordinary Watercourse to the south.

Parcel D

- 4.17 The run-off generated naturally onsite would fall with the topography towards the lower lying areas, it is likely that some infiltration over time occurs within these parts of the agricultural land. There are two ponds located adjacent to the western boundary and north western boundary of the site, these may take some of the run-off generated by the site. Furthermore, ground levels are shown to continue to drop from the western boundary in a north-westerly direction, therefore it is possible that some existing flows generated on this site to flow overland and discharge into the Ordinary Watercourse to the north-west of the site.
- 4.18 Part of the site lies within Groundwater Source Protection Zone 3. Appropriate advice should be taken with regard to any potential impacts on groundwater quality.



- Elevation Contour (mAOD)
- Site Area A
- Site Area B
- Site Area C
- Site Area D

Image 18: Existing Topography

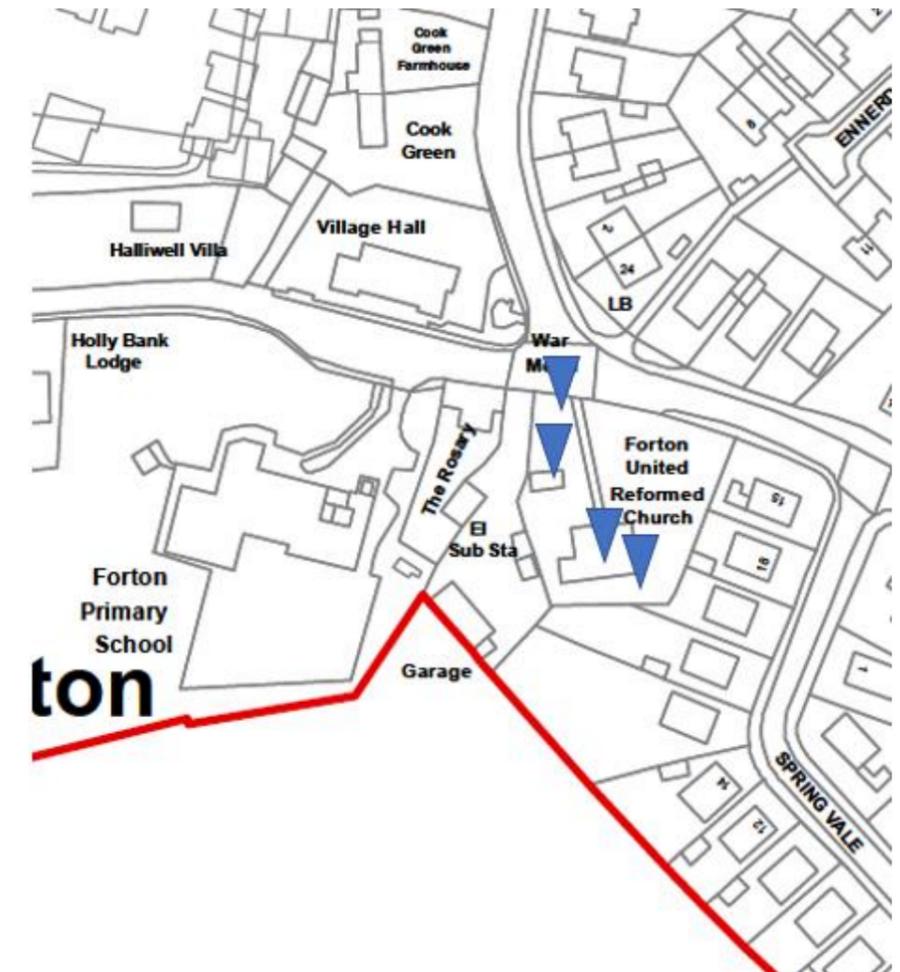
Heritage

- 4.19 Kathryn Sather Associates have produced a Heritage Statement to support the Masterplan.
- 4.20 This note that there are four Grade II listed structures within the vicinity of the development site allocated in the masterplan. These are:
- The United Reformed Church;
 - The Tomb of James Array, South of the United Reformed Church;
 - The Building to the Northwest of the United Reformed Church; and
 - The Mounting Block in the Courtyard Wall of the United Reformed Church.
- 4.21 The four heritage assets are primarily experienced from School Lane to the north and from within the immediate churchyard area. They are surrounded by development.
- 4.22 The impact of proposed development as set out in the masterplan upon the setting of the Grade II listed structures has been assessed using Historic England guidance and using a heritage impact assessment methodology based upon the International Council on Monuments and Sites (ICOMOS) Guidance.
- 4.23 Under this guidance the listed structures have Medium level of significance. The magnitude of change on the setting of the heritage assets is assessed as Negligible.
- 4.24 Overall, the impact on the setting and significance of the heritage assets has been assessed as Neutral. As part of its response to the Draft Masterplan consultation, the Lancashire County Council Historic Environment Team undertook a rapid appraisal of the implications for cultural heritage, using the information available in the Lancashire Historic Environment Record. This concluded that the Masterplan area does not contain any known heritage assets, although there is some potential for

as-yet unknown remains of prehistoric to medieval dates to be present there. This potential does not appear to be sufficient to require formal archaeological evaluation of the potential development sites prior to the submission of any formal planning applications. It is probable that some precautionary work would be required to be undertaken as a condition of any planning consent. This work is likely to comprise a phased scheme of archaeological investigation, designed to 'de-risk' the development process and avoid the unexpected discovery of buried remains during construction works. In addressing this matter planning applications should have regard to Wyre Local Plan Policy CDMP5 Historic Environment.



Image 19-21: Heritage Assets



Highways and Movement

- 4.25 An Access and Connectivity Statement (ACS) has been prepared by Croft Transport Planning and Design; it relates to access, capacity of the local road network and inter-connectivity between the existing village and Parcels A - D.
- 4.26 There is an obvious road hierarchy within Forton at present:
- The A6 has a 50mph limit and is part of the strategic road network. It provides convenient access to the M6 and Lancaster to the north. To the south, the A6 connects Forton to Garstang and the M55.
 - The A6 forms a junction with School Lane, which is the primary point of access and egress for Forton.
 - School Lane runs east-west through the village providing access/egress for individual dwellings, residential areas and services/facilities;
 - School Lane also forms junctions with secondary vehicular routes to the north and south: Wallace Lane and Winder Lane respectively.
 - Both Wallace Lane and Winder Lane provide alternative routes into/out of the village although both routes are along country lanes.
- 4.27 Footways run along School Lane and in part along Wallace Lane, Winder Lane and through the most of estates. Several Public Rights of Way run around Forton linking the village to the open countryside beyond and the settlement of Hollins Lane.
- 4.28 The ACS finds that the Forton Extension is located close to good pedestrian links and public transport networks and is therefore ideally situated to encourage trips by sustainable modes of travel, which can be encouraged through the implementation of Travel Plans for each development.
- 4.29 The ACS also confirms that each land parcel would be required to prepare its own highways and

transport report for submission to the local planning authority when an application for planning permission is submitted.



Image 22: Road Hierarchy

Landscape

- 4.30 To gain an appreciation of the characteristics of the sites and surrounding areas, field studies have been carried out by Influence, chartered landscape architects.
- 4.31 This, alongside the topography work undertaken to inform the drainage strategy, has helped gain an understanding of how topography and existing vegetation patterns both limit visibility and help define a strong framework for the sites.



Image 23: Viewpoint locations

Landscape continued

Parcel A

- 4.32 Located to the east of Forton and bound on the east by the A6 Preston Lancaster Road, Parcel A consists of two plots of land, divided by School Lane.
- 4.33 To the north, the larger plot consists of a series of medium-size semi-regular agricultural fields. This farmland rises generally to the north and the topography effectively truncates more distant views from lower vantage points throughout this landscape. Whilst several hedgerow lengths appear to have been lost on the site, remaining lengths are well maintained and consistent, with hedgerow and remnant hedgerow tree groups highly noticeable within the fields.
- 4.34 A small pond creates a natural feature towards the centre of the site and a public right of way runs almost contiguous with the sites northeast boundary. Settlement on the eastern side of Forton creates a visually hard edge to the southwest of this plot and buildings associated with Forton Bank Farm are prominent at lower ground levels. From higher ground on the eastern part of the site, there are expansive views looking towards Bleasdale Moors in the east.
- 4.35 The smaller, southern plot is generally more intimate in feel, with rising topography to the east of the A6 and an established tree belt to the south of the site effectively closing down more far reaching views.
- 4.36 Within the site, landform is often strongly undulating. Settlement edge, associated facilities and commercial development is noticeable at close range to the west of the site.



Viewpoint 01



Viewpoint 02



Viewpoint 03



Viewpoint 04

Image 24: Viewpoints 01 - 04

Landscape continued

Parcel C

- 4.37 This smaller parcel sits to the west of Winder Lane and the south of Forton and is formed from a small group of irregular shaped fields.
- 4.38 The land is gently undulating, rising to the west. Running south from the village and along the eastern parcel boundary, Winder Lane soon takes on a more rural and intimate feel, influenced predominantly by high hedgerow borders.
- 4.39 Approaching the village from the south, low level settlement edge is visible beyond the parcel and a small grouping of buildings at high ground to the west of the site is surrounded by a prominent group of evergreen trees.



Viewpoint 05



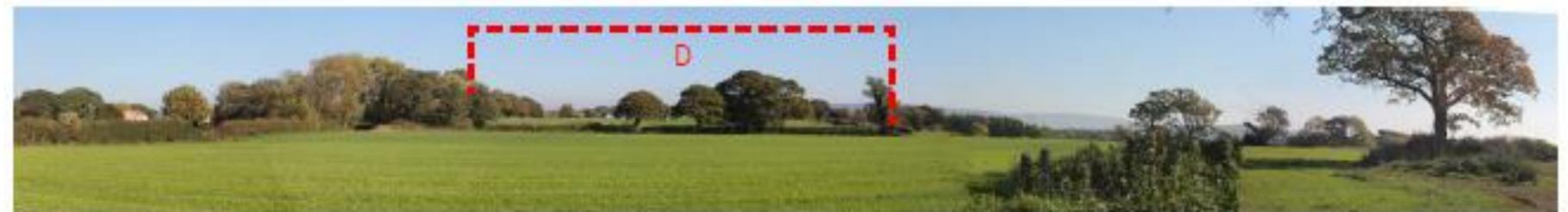
Viewpoint 06

Parcel D

- 4.40 This is a large parcel of land formed by two agricultural fields located to the south of Forton village.
- 4.41 There are no PRoWs crossing the larger of the two fields so the parcel is generally viewed from nearby footpaths to the west as part of a well-treed, gently undulating and visibly layered landscape.
- 4.42 A hedgerow and strong tree belt partitions the small field to the north of the parcel, lending it a distinctly separate and intimate feel. A PRoW passes through this field joining the parcel with more ranging footpaths to the south and linking it with the village edge and House Field Pond, a small wildlife site adjacent to the north.
- 4.43 Buildings associated with Forton School are visible on the northern site boundary and to the larger eastern parcel residential built form the south of Forton runs contiguous with the parcel perimeter.



Viewpoint 07



Viewpoint 08

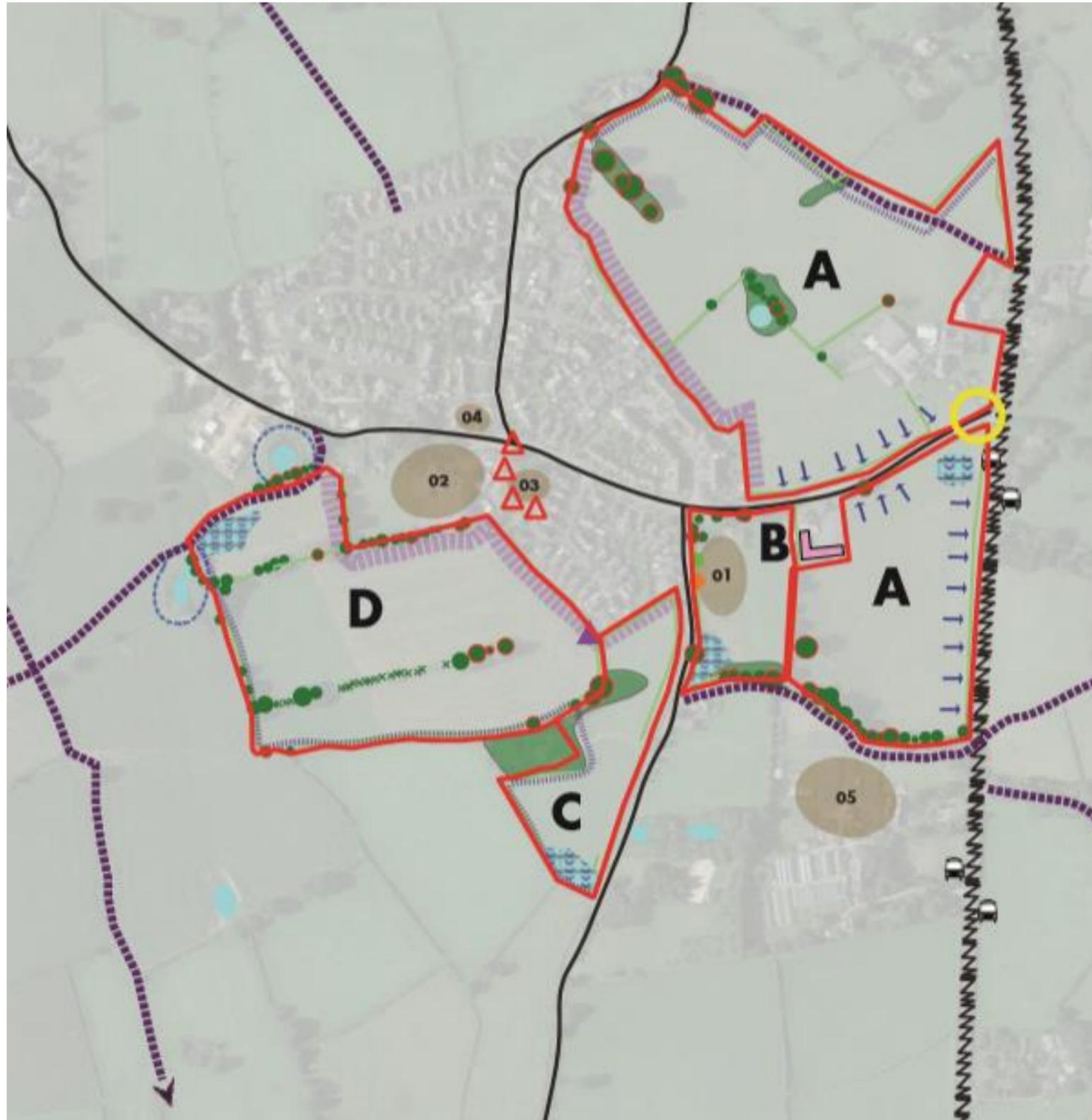
Image 25: Viewpoints 05 - 08

5. Constraints and Opportunities

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Key

-  Parcel Boundaries
-  A6 Preston Lancaster Road
-  Key roads
-  Public Rights of Way (PROW)
-  Bus Stops
-  Existing Facilities
 - 01** Sports and Recreational Facility
 - 02** Forton Primary School
 - 03** Forton United Reform Church
 - 04** Village Hall
 - 05** Oakfield Nursing Home
-  Existing Commercial / Industrial Property
-  Vegetation
-  Young Trees & Shrubs
-  Hedge Row
-  Indian Balsam
-  Broad leaf Trees with Bat Roost Potential
-  Ponds
-  15m radius from ponds
-  Potential Low Contour Attenuation
-  Historic Buildings
-  Potential for built form Frontage
-  Potential Village Gateway
-  Sensitive Edge Against Existing Settlement
-  Sensitive Against Open Countryside



Site Opportunities

- Opportunity to design-in improved access to the existing Public Right of Way;
- Mature landscape provides character by creating a strong framework to inform the landscape strategies for the parcels;
- Opportunity to design-in long-views of the Bleasdale Moors in the East;
- Opportunity to incorporate SUDs attenuation as the basis for a drainage strategy;
- Good access to public transport on the A6;
- Ponds & watercourses provide the potential for amenity & biodiversity enhancement;
- Removal of Indian Balsam on site;
- Retention of trees with bat roost potential

Site Constraints

- Large area of development with potential impacts on local landscape features;
- Consideration of incorporation of existing hedgerows into future design solutions;
- Tree Preservation Orders;
- Sensitive residential and heritage receptors in close proximity;
- Adjacent Public Rights of Ways have views into the site;
- Ponds are located within and near to the site;
- Provision of access required through parcel B to serve land west of Winder Lane.

Image 26: Constraints and Opportunities

6. The Masterplan

- Key**
-  Development Parcels A, B, C & D
 -  Residential Areas
 -  Area of School Extension
 -  Area of Neighbourhood Centre
 -  Area of Employment Land
 -  Proposed SUDs attenuation
 -  Wildlife Pond
 -  Proposed green infrastructure/ green connectivity
 -  Existing trees to be retained
 -  Existing hedgerow to be retained
 -  Proposed trees
 -  Potential area of play provision
 -  Primary Access Road
 -  Secondary Road
 -  Existing Public Rights of Way
 -  Potential new pedestrian connectivity
 -  Existing roads and pedestrian routes linking parcels & village
 -  Potential road link through adjacent land parcel to connect with Winder Lane
 -  Over-looking and active frontage to green infrastructure
 -  Neighbourhood Centre connectivity
 -  Village 'Gateway'
 -  Path of 'The Forton Trail' Potential continuous green pedestrian route
 -  Bus stops to A6 Preston Lancaster Road
 -  Preferred location of Community Hall
 -  Zone for the replacement of green space lost in providing the adjacent road link to parcels C and D. Precise size and boundary to be determined at detailed planning stage (if required)
 -  Pumping Station
- Existing facilities**
-  Employment
 -  Green Infrastructure
 -  Church
 -  Village Hall
 -  School



7. Masterplan Framework

- 7.1. The Forton Extension is informed by the technical studies, the identified constraints/opportunities and the nature of the surrounding settlement and countryside. It responds to the local topography and is informed by well-defined mature hedgerows and trees.
- 7.2. The development will be seen as an 'organic' extension of the existing settlement and importantly create a transition between the settlement edge and surrounding open countryside. An understanding of this relationship and key views between the two areas is fundamental to developing the masterplan.
- 7.3. A landscape and green infrastructure framework will incorporate structured tree planting and on-site open space to allow for formal and informal play and pedestrian and cycle connectivity linking with the wider area. The positioning of these spaces will respond to new countryside edges and existing mature trees.
- 7.4. These areas provide opportunity for sustainable drainage and the use of native trees, shrubs and wildflowers will help assimilate the development into the landscape and enhance biodiversity. Where possible, existing mature trees and hedgerow will be retained and protected.
- 7.5. Green Infrastructure should be designed to support the development of blue infrastructure including Sustainable Drainage Systems, where possible.
- 7.6. Within the new residential development, variable densities and a consideration of surface materials will help to create defined character areas. Hierarchy of roads will help define clear and natural movement through the site.
- 7.7. The majority of the development encompassed by this Masterplan will be residential in nature. The spatial strategy is to focus this residential development in areas north and south of School Lane and West of

Winder Lane. Employment will be focused on the eastern edge of the Masterplan area close to the A6 south of School Lane. The spatial strategy is to focus community uses in a central location close to the existing recreation ground south of School Lane. In terms of distribution, therefore, the various land uses are apportioned as follows:

- 7.8. Parcel A: approx. 195 dwellings, 1ha of employment land, green infrastructure, sustainable drainage features, convenience store with the option of locating a new community hall alongside the store to create a neighbourhood centre.
- 7.9. Parcel B: preferred location for a new community Hall. The Masterplan also allows for the possibility of an internal road link between Parcel A (south) and Winder Lane across the southern part of Parcel B, subject to a consideration of the Trust's objectives and Charities Act 2011. Any loss of green infrastructure resulting from locating the community hall on Parcel B and/or the proposed road link, will need to have regard to Wyre Local Plan Policy CDMP4 Environmental Assets and the policies of Sport England where there are implications for land used as a playing field. Regard should also be had to Wyre Local Plan site allocation SA3/4 Forton Extension Key Development Consideration 8 that states that any redevelopment of the recreation ground in whole or in part must ensure replacement within the allocation with no net loss of the overall site area or facilities. The need for replacement land and associated matters will be considered at detailed planning stage. The Masterplan indicates the broad location for any compensation land which should not be of a lesser quality or functionality. The precise arrangement for the provision of the compensation land and any ownership and legal matters arising will be a matter for the relevant landowners and their representatives.
- 7.10 Parcel C: approx. 35 dwellings and green infrastructure, sustainable drainage features; and,
- 7.11 Parcel D: approx. 100 dwellings, green infrastructure, sustainable drainage features and land for a school extension, if required.

Design Principles

- 7.12. Development will be expected to be consistent with the relevant local planning policies as well as reflecting the Vision and Objectives of this Masterplan and must follow these design principles:
- 1) The site should be delivered in a manner that creates an organic structure of discreet, human scale development parcels in an attractively landscaped and naturalistic setting.
 - 2) Development should achieve a high-quality environment taking advantage of and integrating with existing topography, views, landscape features and identified biodiversity habitats.
 - 3) It is important that the design and layout of the development promotes healthy living, including through the provision of accessible high-quality green infrastructure together with cycle and pedestrian routes and linkages internal to the site and between the site and surrounding area. Where appropriate individual planning applications should contribute to the creation of a "Forton Trail" as detailed in the masterplan.
 - 4) Planting and landscaping should be used to shape the location and character of the built form, streets and open spaces, and to soften the impact of new development in this rural setting. Place making will be further reinforced through the design of hard and soft landscape for individual plots and the creation of incidental green spaces / landscaping to break up the built form.
 - 5) The structure of the development should preserve key views into the site and views out of the site towards the surrounding countryside utilising opportunities provided by the orientation and design of streets, green spaces, houses and other development types.
 - 6) There should be a suitable landscape buffer along the A6 boundary to mitigate any visual impact arising from development in this location.

- 7) Where tree and hedgerow loss is necessary, at least an equivalent amount of new mitigation planting of suitable species should be proposed.
- 8) Residential development should be of a density suitable to the rural setting having regard to the most appropriate location of different dwelling types and densities across the site.
- 9) Dwellings for older people/mobility impaired should be appropriately located in terms of access to services, facilities and access routes.
- 10) There should be a highly legible structure of streets and where residents and visitors can intuitively find their way around the development with good connectivity onto surrounding roads and streets. The junction of the A6 and School Lane should be appropriately designed to ensure safe and appropriate access and egress, with preference for a left-hand turn lane exiting School Lane onto the A6.
- 11) Particular regard should be had to providing linkages with and between the neighbourhood centre, the employment area and open space network and the need for appropriate pedestrian connectivity across the A6 which may entail “off-site” works to the highway.
- 12) Through the use of high quality landscaping and building design, development along School Lane, the A6 and at the entrance to the village along Winder Lane should be designed as a key gateway feature appropriate for a rural village.
- 13) Adequate car parking will need to be provided in line with planning policy, but this should be sufficiently well-integrated so as to not dominate the street and building frontages.
- 14) There should be clear demarcation between the public, semi-public and private land.
- 15) Building orientation and layout – including corner-turning and dual aspect houses at key intersections - should be used throughout the site to create active frontages and natural surveillance /security over the public spaces, streets and footpaths / cycle routes.
- 16) Whilst it is important that the neighbourhood has continuity and a definable sense of place, it is also important for there to be a complementary and, where appropriate, contrasting palette of building elements and architectural details to achieve variety in appearance across the Masterplan area.
- 17) Careful attention should be given to the design of the interface between non-residential and non-residential uses within the masterplan area and between new development and the existing village. Interface distances, building orientation, landscape screening should be used to ensure adequate privacy and amenity for the residents of new and existing housing.
- 18) Development should not adversely affect the significance of heritage assets.
- 19) The design of the neighbourhood centre, whether on a single or split site, should reflect the opportunity to create a new high quality focal point for the village around School Lane.
- 20) Sustainable drainage systems which follow the surface water hierarchy should be incorporated into the development as part of a high quality green and blue infrastructure with multi-functional benefits. Sustainable drainage and flood risk management should be seen as an inherent part of the landscape design process and intrinsically linked to the landscape proposals.

Housing

7.13 The Local Plan requires the provision of at least 310 dwellings. The Masterplan demonstrates that approximately 330 dwellings can be accommodated on Parcels A, C and D.

7.14 Local building materials will be used to assimilate the buildings into the landscape, and the scale, mass and form will correspond with the existing development in the village.

7.15 The dwellings proposed for the School Lane frontage will be in the form of cottages set in loose terrace form. The building groups will be articulated to give varied roofscape and facade line. Building frontages will be turned slightly away from the road so as to give a softer built edge here. This approach will respond to the character of the Village Core, including the use of stone, and creates a new 'gateway' to the village.

7.16 The Village Core/'gateway' character will be reproduced at key nodes within Parcels A, C and D, to be identified during the full/reserved matters application processes. The wider residential development will be constructed from a variety of materials, dominated by red brick and render, with groupings of similar house types.

7.17 Each of the Parcels will be built to a density of approximately 30 dwellings per hectare. However, density will vary across each Parcel. In general, higher density new housing will be more appropriate adjacent to the existing settlement with lower density housing on the periphery of new development where it can form an effective transition to the open countryside. Consideration should be given to the impact of development in the vicinity of Winder Lane/Spring Vale (Parcels C and D), the character of which may suit lower density and less intrusive development such as bungalows.

7.18 The housing mix will be decided during the planning application process for each Parcel. The Council will require applicants to give consideration to Local Plan policy HP2.



Image 28: Illustrative School Lane Layout



Employment

7.19 The Local Plan requires that 1ha of land is provided for employment uses on the southern part of Parcel A, east of Jesmond Dene.

7.20 The Masterplan shows that the employment land can be provided alongside the A6. An appropriate landscape buffer will be required to avoid a harsh edge to the village, although the employment uses may benefit from road-side visibility, enhancing the prospect of businesses moving into the village.

7.21 The employment area should be designed in a manner that supports the requirement for high quality design in this edge-of-village location. The employment land will be set behind an area of Green and Blue Infrastructure that will soften the entrance to Forton. The internal layout of the employment area should itself incorporate landscaping that supports a high quality environment in this rural village location.

7.22 The employment units will be separated from the residential development by the internal road network within Parcel A. The units will also act as a buffer to road traffic noise from the A6.

7.23 The Local Plan does not specify whether the employment should be B1 (business e.g. offices), B2 (general industrial) or B8 (storage or distribution) uses. This will be decided at the full/reserved matters application stages. It is anticipated that the land will be dominated by smaller units for B1 / B2 uses but market factors will influence this. All employment uses will need to be compatible with the residential-led development of the Forton Extension.

7.24 The design of the employment units will respond to the character of the village and the Forton Extension.



Image 29: Illustrative Employment units



Image 30: Illustrative Employment Layout

Infrastructure

7.25 Infrastructure is a term used to describe those services and systems required to enable a place to function effectively and efficiently. This Masterplan identifies a number of infrastructure requirements that are integral to the creation of sustainable development. These are focused on the following:

- Neighbourhood centre incorporating a community hall and convenience store
- Additional primary school provision
- Highways and movement
- Water including water supply and surface and foul drainage
- Green Infrastructure and landscaping

7.26 In addition, connection to the gas and electricity network will also be required.

7.27 Infrastructure and its delivery should accord with the following infrastructure principles:

- Be appropriate and proportionate.
- Be delivered in a timely fashion that supports the new development at an appropriate stage.
- Be delivered in a co-ordinated fashion across separate development parcels to an agreed overarching strategy.
- Be capable of being appropriately funded such that risks to delivery are minimised.

Neighbourhood Centre

7.28 The Local Plan requires that the 'Forton Extension' incorporates a Neighbourhood Centre, comprising of a community hall, convenience store and medical facility if necessary.

7.29 Through the collaborative working process with the Stakeholder Group, including the Fylde and Wyre Clinical Commissioning Group, it has been established that a medical facility is not necessary. The CCG priority is to focus on improving existing facilities in Garstang.

7.30 The community hall should have a floorspace of up to 450sqm. The hall would provide the village with a community facility intended to accommodate a wider range of activities than may be possible in the current hall. It would be built to modern accessibility standards and is intended to promote inclusivity and community cohesion. Its design should support the viable economic use of the facility. The convenience store should have a floorspace of up to 500sqm. The operator (unknown at this stage) will make a commercial decision on the size of the store, but it will be no larger than 500sqm.

7.31 The Masterplan provides for flexibility in the location of the neighbourhood centre uses with options north and south of School Lane. The preferred location for the community hall is on Parcel B where it can be located to support the principal use of the site as an existing recreational facility. The Masterplan also retains the option of the hall being provided in Parcel A, east of Coronation Avenue and opposite the village Playing Field should the preferred option on Parcel B prove undeliverable. Land should be safeguarded in that location to allow for the delivery of this option if required. The convenience store is assumed to be located on Parcel A. Whether the neighbourhood centre is north or south of School Lane or is located on a split site, it has the potential to create a clear focal point for the village on School Lane and its design should take this into account. Local building materials will be used to assimilate the buildings into the landscape, and the

scale, mass and form will correspond with the neighbourhood.

7.32 The neighbourhood centre should have good pedestrian connectivity with School Lane and the new housing development. It should offer an attractive frontage to its surroundings, with the existing native hedgerow to School Lane gapped up and enhanced if necessary



Image 31-34:
Illustrative
Neighbourhood
Centre
landscaping
ideas



Primary School Extension

7.33 The Local Plan requires that the Forton Extension incorporates land for an extension to the primary school in order to enable it to become a 1-Form Entry school in the future.

7.34 It is clear that this land, if necessary, must be provided adjacent to the existing school grounds and as such, it is shown within Parcel D on the Masterplan.

7.35 The exact location and extent of this land can be established by the Council when an application is submitted for full planning permission or reserved matters approval for the development of Parcel D. Lancashire County Council Education Department will need to know the number of bedrooms that will be provided across the entire Forton Extension in order to predict the yield of primary school age children.

7.36 At this stage, 0.8ha is reserved but if less is required, it may be appropriate to provide additional residential development.

7.37 Also, Lancashire County Council Highways Department will advise on whether the existing vehicular access off School Lane will suffice for the extended school, or if a new access is necessary from within Parcel D. It is anticipated that a pedestrian link can be provided from Parcel D to the school.

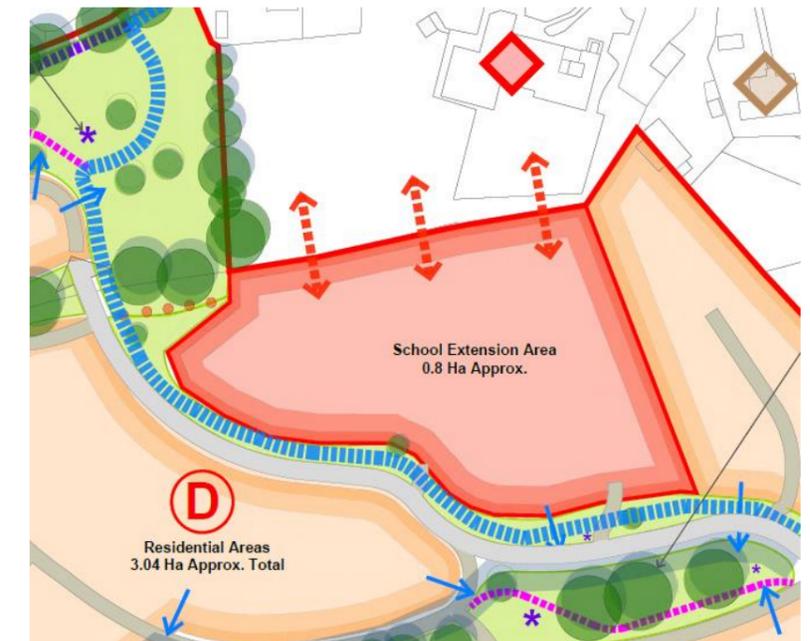


Image 35-37: School Extension land and current primary school



Highways and Movement

Vehicular Movement

7.38 The Access and Connectivity Statement (ACS) provides access proposals for the A6 / School Lane junction and access into Parcel A from School Lane. Two options are provided for the A6/School Lane junction.

7.39 The schemes comprise some localised widening to accommodate a right turn harbourage to protect right turning traffic and a pedestrian refuge, opposite the northbound bus stop to assist people in crossing the A6 to access the southbound bus stop. One option shows the same overall junction design, but with the provision of two lanes (right-turn and left-turn) at the give-way line. LCC Highways has confirmed that both options are achievable subject to detailed design. Any other options/alternative design would be subject to discussion with the local highway authority and planning authority if necessary.

7.40 The Option which incorporates the two lanes at the junction between the A6 and School Lane (that will facilitate a left turn for north-bound traffic) is the preferred approach subject to detailed discussions with LCC Highways officers at planning application stage and providing this can be designed to an appropriate standard.

7.41 With regard to relevant planning applications for development within the masterplan area and the need for “off-site” highway works, there must be a consideration of the need for a bus layby on the north bound A6 south of the junction with School Lane. Such a consideration will be informed by a Road Safety Audit if required by the Highway Authority.

7.42 There is potential for a road link to be provided through the southern portion of Parcel A, across Parcel B, Winder Lane, Parcel C and into Parcel D. This link may be necessary to allow Parcel D including the school

extension, to be developed unless alternative access arrangements can be identified.

7.43 The road link would be considered at detailed planning stages for each Parcel; the road link would be designed to:

- Ensure minimum loss of hedgerow (retaining the character of the area);
- Reduce the attractiveness of Winder Lane as a vehicle route although Winder Lane would still be available as a road access;
- Enhance the northern section of Winder Lane to promote walking / cycling further discouraging through traffic; and,
- Consider the alignment of the new link road / Winder Lane junction to encourage the use of the new link road rather than Winder Lane – possibly by a minor realignment of Winder Lane so that it becomes an off-set cross road rather than a straight through cross road.

7.44 Development in Parcel C could be accessed via Winder Lane depending on the number of dwellings proposed. Accesses to Parcels C and D will be considered in detail by LCC Highways at such time as planning applications are submitted for their development

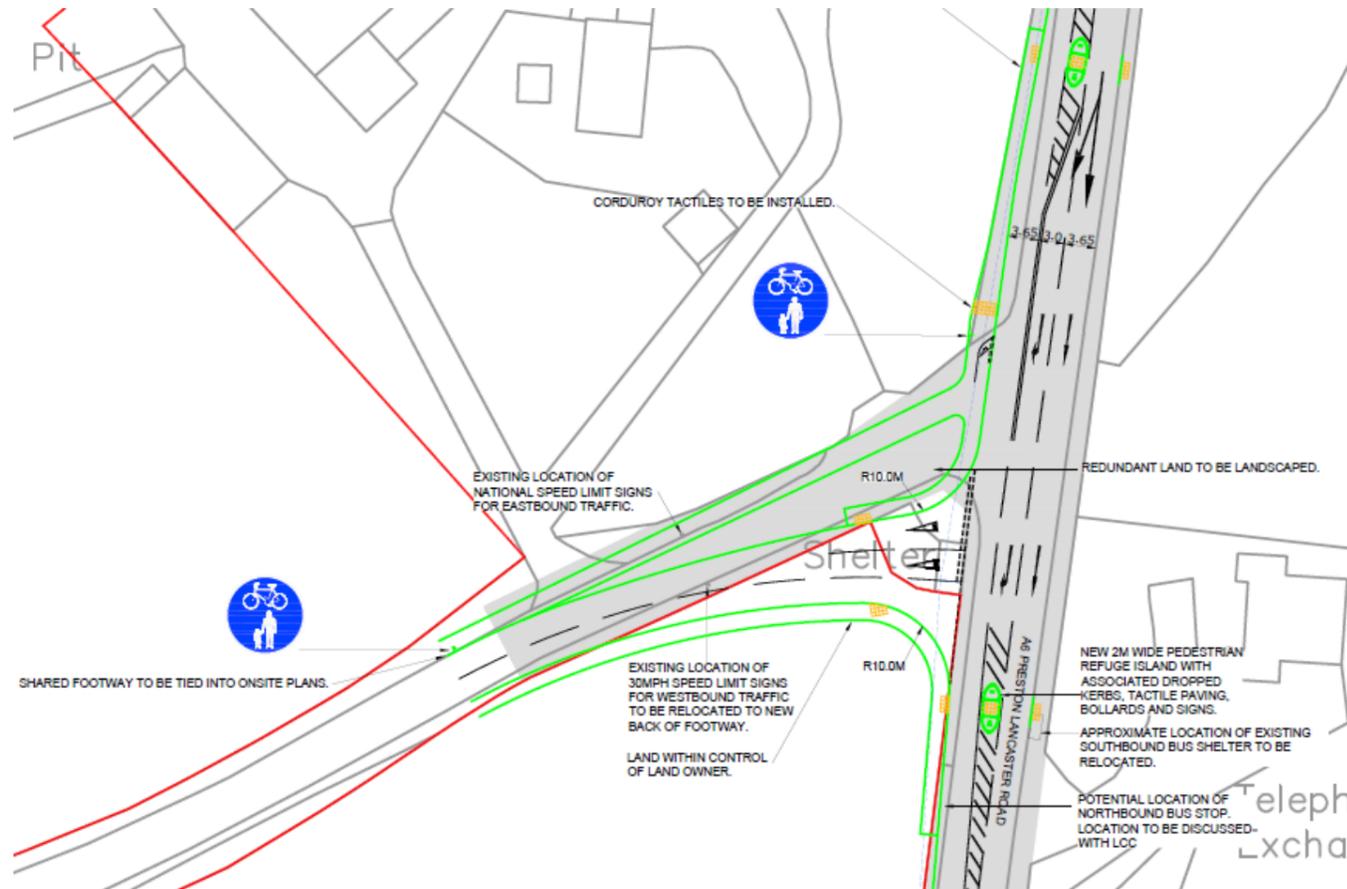


Image 38: Option 1 (indicative)

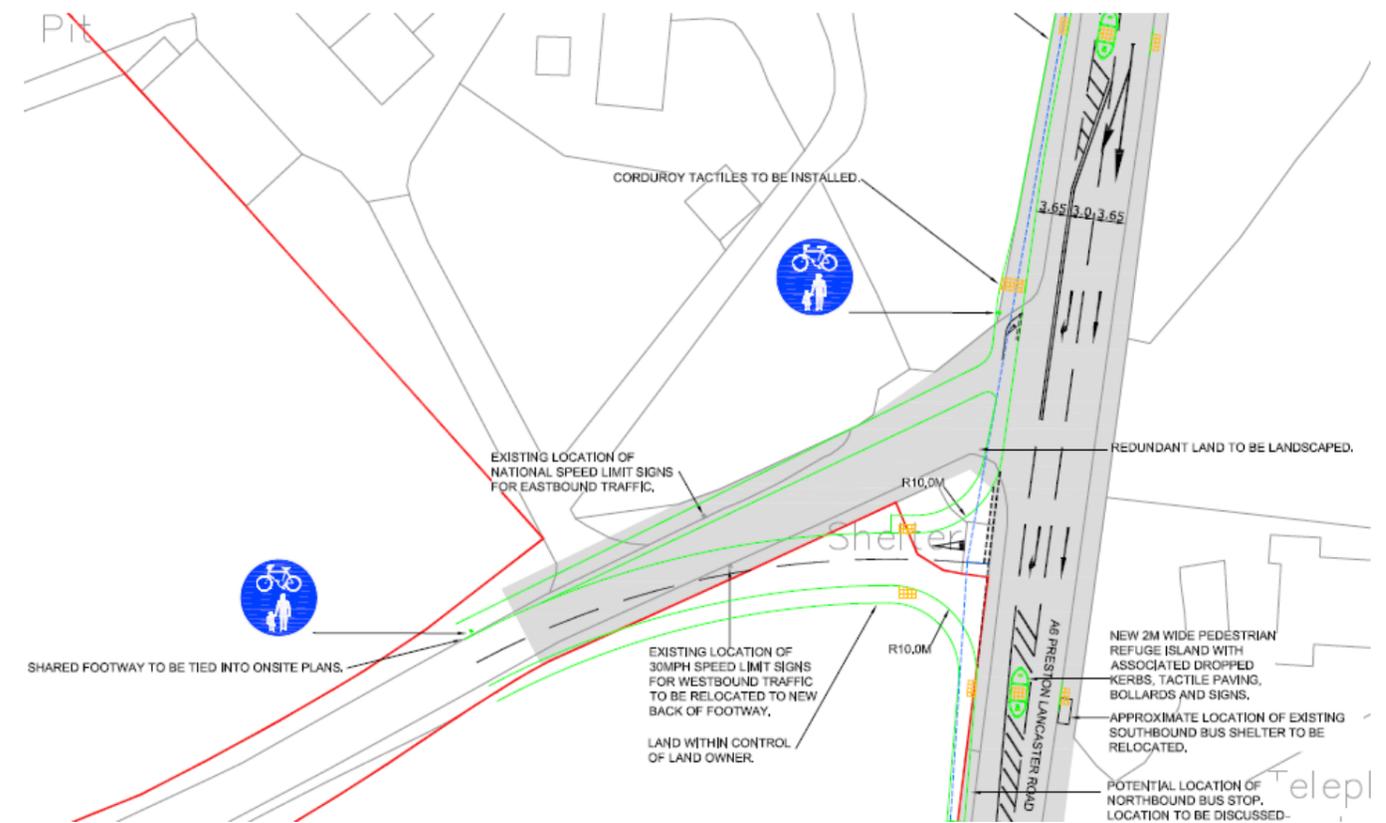


Image 39: Option 2 with left turn lane
(indicative)

Highways and Movement continued

Access and Movement

7.45 The access and movement network should be designed to support safe walking and cycling and support connectivity between the existing village and new development, and between new development parcels. This is an important aspect of creating “organic” growth.

7.46 The movement and access network should also be part of creating a safe and high quality environment that promotes health and well-being.

7.47 The network will also be designed to encourage the use of sustainable modes of travel. Pedestrian permeability will encourage residents to walk to the facilities and services on offer in Forton, including the proposed Neighbourhood Centre (single or split site) and re-located bus stops along the A6.

7.48 In this context, the Masterplan includes a proposal for a ‘Forton Trail’ that will circulate the village and new development, providing existing and future residents with an attractive pedestrian/cycle network (subject to detailed design) that links up with the Green Infrastructure, Public Right of Ways enabling easy access to the countryside beyond. The Forton Trail will utilize existing footways and footpaths and wherever possible will be located in green corridors in the new development.

7.49 The Trail should be designed to be suitable for a wide range of users, including pedestrians and cyclists and be suitable for use by the mobility impaired where ground levels allow this to happen. The Trail should provide good connectivity into the surrounding public right of way network at appropriate points. It should be designed safe for users in terms of its routing and nature of construction. Off-road parts of the trail should be constructed from a material suitable for a green corridor location and avoid tarmaced sections. Consideration

should be given to how the Trail will be lit including ensuring that the amenity of adjacent properties is protected.

7.50 The Trail must be:

1. Designed and constructed to be usable all year round.
2. Designed and constructed to be suitable to the rural character of the village.
3. Designed to be inclusive, that is able to cater for a range of abilities.
4. Located as much as possible off-road in a green corridor setting that integrates with existing natural features, is appropriately landscaped and includes street furniture such as benches and bins.
5. Off-road sections should have a minimum width of 2.5m and suitable for walkers, cyclists, prams/buggy and tramper vehicles, with reduced widths only where strictly necessary and for a limited length.
6. Designed to be safe with appropriate lighting and natural surveillance where necessary.
7. Designed in a manner that protects the amenity of existing and future residents.
8. Designed with ease of maintenance in mind.
9. If the road link across Parcel B proves to be undeliverable within a reasonable timescale, the option of linking the Forton Trail to the Public Right of Way in this location should be actively considered in conjunction with the relevant landowners (see Masterplan).

7.51 Overall, the movement strategy should ensure that:

- The proposed points of access will comply with current design standards and provide suitable infrastructure for pedestrians and cyclists;
- such access junctions would not give rise to any highway or safety issues; and

- through careful and complementary design, the infrastructure associated with the Forton Masterplan will provide a well-integrated and sustainable development and provide a high standard of pedestrian and cyclist connectivity throughout

7.52 In implementing this strategy, each land parcel will be required to prepare its own highways and transport report for submission to the local planning authority when an application for planning permission is submitted. Application proposals should be consistent with this movement strategy.

Blue Infrastructure

7.53 Surface water and foul water drainage options have been identified in accordance with planning policy. Policy SA3/4 of the Wyre Local Plan states that development should be supported by a drainage strategy for the whole allocation. It also states that residual surface water should drain to Morecambe Bay via the River Cocker. Policy CDMP2 establishes local plan policy on flood risk and surface water management. This includes a hierarchy of methods for managing surface water. Each planning application submission should be supported by an appropriate foul and surface water drainage strategy, which should address how the proposal delivers the overall strategy established by this Masterplan, including, where relevant, interconnectivity with other phases of development. The expectation is that the approach to foul water drainage will minimise the need to pump foul water and if a need is identified, the number of foul water pumping stations should be minimised. Further technical details will be provided for any subsequent planning applications.

Surface water

7.54 Surface water management has been proposed to mimic the existing situations on each parcel, thus not increasing flood risk downstream. Surface water should be managed in accordance with the hierarchy of surface water management set out in the local plan. No surface water shall discharge to the existing public sewer either directly or indirectly unless agreed with the relevant agencies. Suggestions for SuDs/attenuation ponds have been provided with ponds in lower lying parts of parcels A, C and D closest to the points of connection to the relevant watercourses. The precise location and design of SuDs features will be a matter to be considered through relevant planning applications.

Parcel A

7.55 It is proposed to discharge surface water run-off generated by Site A predominantly to the Ordinary Watercourse (Potters Brook, which connects to the River Cocker) to the north-east. Two connections are

proposed to comply with the current onsite ground levels, one connection will be via the existing culverted watercourse from the southern part of the site and a new connection will be made directly to Potters Brook from the northern part of the site.

Parcel C

7.56 The proposals are to discharge surface water run-off to the Ordinary Watercourse to the south. The existing ground levels onsite mean that natural run-off onsite would already direct towards the watercourse unrestricted and unmanaged. The proposals will be to mimic the predevelopment situation, however with a formal onsite network and outfall.

Parcel D

7.57 It is proposed mimic the existing situation and discharge surface water run-off from the site to the Ordinary Watercourse to the north-west via a new formal connection.

Foul drainage

7.58 Parcels A and C will be drained via two pumping stations (one on Parcel A and one in Parcel C) connecting to the public sewer network along School Lane. Parcel D will be drained by gravity to School Lane.

Green Infrastructure

7.59 The approach to Green (and Blue where appropriate) Infrastructure (GI) is closely related to the movement network with the aim to create an attractive, well-designed open space network.

7.60 The strategy of this Masterplan is also to ensure that full regard is had to the integration and improvement of existing ecological systems and natural habitats found within the site, including trees, hedgerows and water features. The local landscape can also play a key role in setting the context for the development and in particular, the identification and protection of key views. The Betts Hydro drainage recommendations can also be incorporated, with SuDS proposed throughout. The Masterplan shows how these elements – GI, blue infrastructure, ecology and landscape - can work together to inform and be a part of the overall development.

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

7.62 The total amount of GI to be delivered will be based on the requirements set out in policy HP9 of the Local Plan. At this stage, it is estimated to be 2.73ha but the Masterplan shows approx. 4.31ha of GI. The actual figure will be established at the relevant planning application stage(s) and will depend on the total dwellings proposed and the housing mix.

7.63 Provided the total amount of GI provision referred in the policy is secured, there is flexibility as to the typology of that provision. This Masterplan proposes GI in the form of amenity green space, natural/semi-natural space and play areas for children and young people to be delivered in the form of a connected network of green and on-street corridors – the 'Forton Trail'. Consideration should be given to the future recreational use of the land at Parcel B and any synergies with recreational provision within the wider allocation.

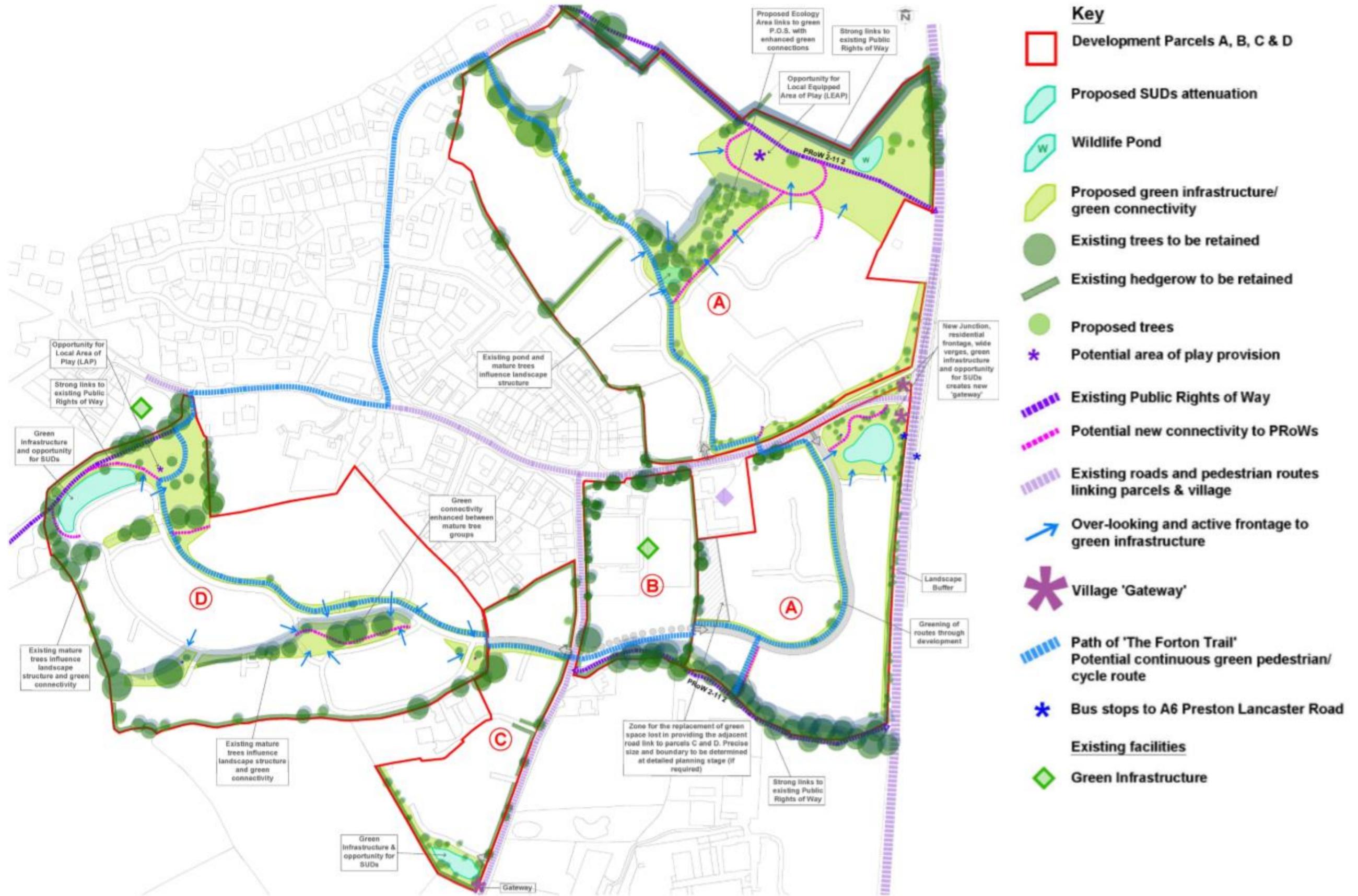


Image 41: Green infrastructure proposals

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

- Creating a series of linked green spaces, providing off-road opportunities for existing and future residents, whilst enhancing permeability and connectivity with the adjacent countryside and urban area;
- Retaining existing ponds, trees and hedgerows as appropriate;
- Recognising the importance of increasing the amount of tree cover to assist with the healthy living and climate change agendas;
- Providing multifunctional areas of amenity green space which create an attractive setting for the development as well as areas for people to socialise in and to enjoy;
- Developing appropriate children's play facilities which are suitably located and of a type and size appropriate to the scale of the development;
- It is expected that children's play facilities will be located in different parts of the site commensurate with the scale of development proposed and not confined to a single location;
- The Masterplan indicates the approximate location of these facilities within the main Masterplan area. They could be sited to form play areas at regular intervals along the 'Forton Trail';
- The exact location, design and type of children's play provision will be determined at planning application stage. However, children's play facilities should be designed to support inclusive play and joint use, be suitable for a range of age groups and may be based on, but not confined to, standard definitions of play space such as a Local Area for Play (LAP) and a Local Equipped Area for Play (LEAP). The location and design of play facilities should also consider opportunities for older children to engage in leisure/recreation activities;

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



Image 42: Illustrative GI Layout within northern part of Parcel A



Hard Landscaping Palette

7.65 A hard landscape palette of natural materials that weather well will help to connect the new development with the existing settlement and provide legibility to the spaces.

- Hierarchy of materials defines access routes through site;
- Gravel driveways/ tegula paving and cobble thresholds define various character areas with the site and help imply degrees of privacy;
- Local vernacular dressed stone is utilised to assimilate the development into the surrounding area;
- Post and rail fencing is indicative of the area;
- Amenity areas utilise natural timber play equipment;
- Permeable materials to be utilised where possible.



Image 43: illustrative hard landscaping palette

Soft Landscaping Palette

7.66 A soft landscaping palette will also be developed through the planning applications. It will incorporate:

- Well established, existing mature hedgerows and trees help define landscape framework;
- Existing mature trees incorporated within new public open spaces offer character and shade;
- Soft landscaping to road junctions create green nodes throughout the development;
- Attenuation ponds and swales offer potential landscape amenity and enhanced biodiversity;
- Proposed use of native hedgerow and trees and use of native wildflowers and marginal species enhance biodiversity on the site and help assimilate the development into the surrounding area;
- Incorporation of native hedgerow trees helps soften views of the development from open countryside.



Image 44: Illustrative soft landscaping palette

8. Delivery

Residential

- 8.1. Due to the size of the site and the quantum of development that is envisaged, the development of the allocated land at Forton is expected to be delivered over a time period in excess of five years. As the Masterplan area is in multiple land ownerships, with some development parcels physically separate from each other, it is recognised that separate planning applications will come forward for different areas of the site.
- 8.2. Planning applications will be expected to be supported in the usual way by appropriate documentation, such as Design and Access Statements, Transport Assessments, Ecological Surveys, Land Contamination Assessments, Flood Risk Assessments and Drainage Assessments. There should also be a statement setting out how the application accords with the vision, objectives, principles and detail of this masterplan, including necessary infrastructure. The statement should demonstrate how the proposal will be integrated with the wider site and, in particular, how it will enable the specific requirements of the masterplan to be met, such as the provision of the Forton Trail, Green and Blue infrastructure and landscaping.
- 8.3. Given the importance of the co-ordination and integration of different development parcels, the Council will encourage applicants to engage in pre-application discussions prior to submitting a planning application for any part of the site.
- 8.4. As this development is expected to take place over a number of years, it is acknowledged that it is difficult to predict with a high degree of certainty how and when the development will come forward. At the time of writing it is likely that Parcel A (North and South) will be the first phase of development to occur, with Parcel C and then Parcel D depending on appropriate access being achieved.

- 8.5. To realise the vision for the Forton extension as a high quality, sustainable organic addition to Forton village, as previously explained a range of physical and social infrastructure is required. Key infrastructure requirements include the provision of a neighbourhood centre incorporating a community hall and convenience store (on a single or split site), primary school extension (if required), junction enhancements, contributions towards affordable housing, the creation of areas of green infrastructure including play provision, the provision of SuDS and a range of utilities related infrastructure such as connections to the power, gas, water and foul drainage network.
- 8.6. This necessary infrastructure must be delivered in a timely and effective manner in order to mitigate the impacts of the development and to create a sustainable extension. However, the delivery of the Forton Extension and the necessary infrastructure will be influenced by the timings of the submission and determination of planning applications for each Parcel. Where infrastructure is to be delivered by a provider following a S106 agreement delivery will be subject to the receipt of an appropriate level of contributions.
- 8.7. To meet the objectives of this Masterplan, applicants should demonstrate how proposals relate to the overall infrastructure strategy, informed where possible by ongoing dialogue with appropriate infrastructure providers. Applicants should demonstrate a co-ordinated approach to the delivery of infrastructure between different phases of development within the allocation where this is appropriate.
- 8.8. An application (no. 18/00469/OULMAJ) for outline permission is pending for the development of the majority of Parcel A. It is anticipated that the application will be considered as soon as possible following the adoption of the Masterplan. A Reserved Matters application will then follow. Development could start on Parcel A in 2021 and the housing could be delivered at 30 – 40 dwellings per annum (dpa). The highway authority will establish the point at which the A6/School

Lane junction works are required. Residential development on parcels C and D will depend on agreeing appropriate access arrangements with the highway authority and as such timescales for delivery are unknown at present.

Parcel A - Employment

- 8.9. The employment units will be delivered following a marketing period, if interest is secured.

Parcel A - Convenience Store

- 8.10. The convenience store will be delivered when an operator is identified following a marketing period.

Parcel A - Community Hall

- 8.11. The Local Plan states that the development should include a community hall as part of a neighbourhood centre.
- 8.12. The Masterplan identifies Parcel B as the preferred location of the new community hall located with the option remaining for the hall to be delivered within Parcel A an alternative location should Parcel B be undeliverable. If the land on parcel A is no longer required then alternative uses, including residential development, can be considered.
- 8.13. The delivery of the new hall will be the responsibility of the owners of the existing hall and/or the Parish Council and financed from contributions made under s106 agreements secured against residential development that comes forward within the Masterplan area, unless an alternative arrangement is agreed with the Local Planning Authority including the use of self-generated funding.
- 8.14. As such it is difficult to predict the timescale involved in delivering the new hall as this will depend on sufficient

development coming forward to generate the funds for its construction. The level of contributions, and hence timing of delivery, will also be a function of the building specification, the land cost and the build cost. The Local Plan does not set out a timescale for the delivery of the community hall, which was deemed necessary for a residential led development of 310 homes.

8.15. In considering the matter of using s106 monies to construct the hall, the council will need to ensure that the appropriate legal agreements and planning permissions are in place such that the new hall is appropriately delivered.

8.16. As an alternative a single developer of land within the allocation may wish to provide 100% funding for the community hall to ensure its timely completion. In such a case the council would consider any impact on the viability of the funding development in accordance with Wyre Local Plan Policy SP6 Viability.

8.17. These matters, and any alternative options to deliver a new community hall, will require ongoing discussions with the relevant parties.

Parcel C

8.18. It is anticipated that a planning application for residential development will be submitted following adoption of the masterplan.

Parcel D

8.19 An application for the development of this site would be able to come forward once an access is secured. This could be via the road link across Parcel B. The Council will require that Parcels A and C provide the road link by imposing conditions on planning permissions requiring unfettered access points, in compliance with policy SA3/4.

Management and Maintenance

8.20. The new development will include areas of communal benefit such as green infrastructure, Sustainable Drainage Systems and the Forton Trail. The management and maintenance of such uses will be determined at planning application stage but it is usual for a charge to be paid by occupiers of individual properties to a management company.

Appendix 1

Appendix 2

Appendix 3

Consultation

Wyre Council's Planning Policy team has been responsible for facilitating the masterplanning process which has been led by Hollins Strategic Land as a land promoter with an interest in a significant part of the allocated site. It has involved extensive collaborative working between Wyre Council, landowners and relevant stakeholders.

A draft Masterplan was the subject of a public consultation between 16 December 2019 and 20 January 2020. Comment forms were provided in paper and electronic forms. Responses from 68 organisations and residents were received to the consultation. A summary of the issues raised has been published on the Wyre council web site.

As a result of the consultation, the following key amendments have been made the masterplan:

- A clearer expression of the overarching spatial strategy.
- Parcel B is identified as the preferred location for the community hall.
- Amended/new design principles relating to:
 - School Lane/A6 junction, including gateway design.
 - Pedestrian connectivity across the A6.
 - Sustainable drainage.
- The addition of key principles for infrastructure delivery.
- A stronger emphasis on the need to co-ordinate the delivery of infrastructure across different development parcels, including a new masterplan objective.
- A stronger emphasis on the link between green and blue infrastructure.
- A clearer description of the blue infrastructure strategy.
- A stronger emphasis on the need for good quality design in the employment area.
- Preference for a left hand turn lane from School Lane onto the A6
- Additional detail to guide the delivery and construction of the Forton Trail.
- An updated delivery section.

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Revision	Drawn	Comments	Date
A	KD	Updated to latest comments. Issued as Final	11/11/19
B	TW	Updated to latest comments	18/11/19
C	KD	Minor amends	06/03/20
D	KD	Minor amends	12/03/20



Key

- Development Parcels A, B, C & D
- Residential Areas
- Area of School Extension
- Area of Neighbourhood Centre
- Area of Employment Land
- Proposed SUDs attenuation
- Wildlife Pond
- Proposed green infrastructure/ green connectivity
- Existing trees to be retained
- Existing hedgerow to be retained
- Proposed trees
- * Potential area of play provision
- Primary Access Road
- Secondary Road
- Existing Public Rights of Way
- Potential new pedestrian connectivity
- Existing roads and pedestrian routes linking parcels & village
- Potential road link through adjacent land parcel to connect with Winder Lane
- Over-looking and active frontage to green infrastructure
- Neighbourhood Centre connectivity
- * Village 'Gateway'
- Path of 'The Forton Trail' Potential continuous green pedestrian route
- * Bus stops to A6 Preston Lancaster Road
- Preferred location of Community Hall
- Zone for the replacement of green space lost in providing the adjacent road link to parcels C and D. Precise size and boundary to be determined at detailed planning stage (if required)
- ▲ Pumping Station
- ◆ Existing facilities
- ◆ Employment
- ◆ Green Infrastructure
- ◆ Church
- ◆ Village Hall
- ◆ School

Parcels (approx.)

Parcel A	Residential	6.76 Ha
Parcel A	Communal Facilities	0.20 Ha
Parcel A	Employment	1.00 Ha
Parcel A	Green Infrastructure	2.92 Ha
Parcel A	Residential Units	215no.
Parcel C	Residential	1.14 Ha
Parcel C	Green Infrastructure	0.26 Ha
Parcel C	Residential Units	30no.
Parcel D	Residential	3.04 Ha
Parcel D	School Extension	0.80 Ha
Parcel D	Green Infrastructure	1.13 Ha
Parcel D	Residential Units	100no.

Residential areas include estate roads

Green Infrastructure includes Public Open Space/ SUDs/ and buffer strips
Green Infrastructure Total 4.31 Ha approx.

SUDs area indicated as 0.33Ha approx. total across all parcels

STATUS Final

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PROJECT
Forton Extension, Wyre

CLIENT
Hollins Strategic Land

TITLE
Masterplan Concept

SCALE 1:1250 DATE Nov 2019
DRAWN KD CHECKED

JOB NO: N0535 DWG NO: (03)104 REV NO: D ORIGINAL SIZE: A1

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Concept Masterplan

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C	KD	Minor amends	12/03/20

Key

- Development Parcels A, B, C & D
- Proposed SUDs attenuation
- Wildlife Pond
- Proposed green infrastructure/ green connectivity
- Existing trees to be retained
- Existing hedgerow to be retained
- Proposed trees
- * Potential area of play provision
- Existing Public Rights of Way
- Potential new connectivity to PRoWs
- Existing roads and pedestrian routes linking parcels & village
- ➔ Over-looking and active frontage to green infrastructure
- ✳ Village 'Gateway'
- Path of 'The Forton Trail' Potential continuous green pedestrian/ cycle route
- * Bus stops to A6 Preston Lancaster Road

Existing facilities

- ◆ Green Infrastructure

Parcels (approx.)

Parcel A
 Residential 6.60 Ha
 Communal Facilities 0.20 Ha
 Employment 1.00 Ha
 Green Infrastructure 3.06 Ha
 Residential Units 215no.

Parcel C
 Residential 1.14 Ha
 Green Infrastructure 0.26 Ha
 Residential Units 30no.

Parcel D
 Residential 3.04 Ha
 School Extension 0.80 Ha
 Green Infrastructure 1.13 Ha
 Residential Units 100no.

STATUS Final

Residential areas include estate roads

Green Infrastructure includes Public Open Space/ SUDs/ and buffer strips
 Green Infrastructure Total 4.53 Ha approx.

SUDs area indicated as 0.33Ha approx. total across all parcels

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