

**APPENDIX XII LOVELL'S ASSESSMENT OF THE CHAPEL LANE SITE  
AGAINST THE SITE PROFILE REQUIREMENTS**

## LOVELL'S ASSESSMENT OF THE CHAPEL LANE SITE AGAINST THE SITE PROFILE REQUIREMENTS

- **Safe highway access can be provided from Chapel Lane and Shakespeare Road, (with any necessary off-site improvements).**

*As shown on the Opportunities and Constraints Plan (Figure 5) contained at page 17 of the Development Statement and the Illustrative Masterplan (Figure 6) contained at page 23 of the Development Statement, safe access can be achieved to the site via Chapel Lane with a potential secondary access extending from the recent 'Forest Green' development off Walkers Lane which has been informed by professional transport advice from Vectos. The local highway network has the capacity to accommodate the additional traffic generation that will arise from the proposed development, however, any future planning application would ensure that off-site highways improvements will be delivered if deemed to be necessary to mitigate any severe impacts on the transport network. Vehicular access from Shakespeare Road could be considered as part of a future planning application, if suitable, however it is Lovell's view that the potential Forest Green secondary access route provides a more logical road extension into the site. Notwithstanding this, it is proposed that pedestrian access to Shakespeare Road will be provided, creating a green gateway into the site designed to prioritise pedestrians accessing the wider greenspace network.*

- **Provision of effective flood management measures to reduce the risk of flooding.**

*The majority of the site is located in Flood Zone 1 with only a small proportion of the site immediately adjacent to Pendlebury Brook being located within Flood Zones 2 and 3. This area is not proposed to be developed for housing. Surface water drainage from the development will be adequately managed via Sustainable Urban Drainage Systems (SUDS) and the potential to provide compensation storage within the site with an indicative SUDS pond shown to the far east of the site on the Illustrative Masterplan (Figure 6) contained at page 23 of the Development Statement.*

- **Appropriate provision of open space must be included in accordance with Policy LPC05 and LPD03.<sup>1</sup>**

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<sup>1</sup> This additional site-specific requirement is proposed for deletion through the Council's Schedule of Modifications (See examination document ref: SHBC010)

*Policy LPC05: Open Space states that new residential development will be required to contribute towards the provision, expansion and / or enhancement of open space to meet needs in accordance with Policies LPA08 and LPD03.*

*Policy LPA08 sets out general principles in relation to Infrastructure Delivery and Funding. Policy LPD03 (Open Space and Residential Development) states that proposals for new residential development of 40 dwellings or more will be required to make provision for new open space, or the expansion or enhancement of existing open space provision, where there are existing deficiencies in the quantity, accessibility or quality of open space(s) in the area; or the development would generate a need for open space that cannot be satisfactorily or fully met by existing provision in the area. It also refers to the standards set out in Table 7.1 which will be used to guide the type, quantity and quality of open space that is required and are as follows:*

**Table 7.1: Open Space Standards**

<b>Open Space Typology</b>	<b>Quantity standard</b> (minimum number of hectares per 1,000 population)	<b>Accessibility Standard</b> (maximum distance between dwelling and nearest open space of this type)	<b>Quality standard</b>
Parks and gardens	0.8	1.2km	To be determined in a Supplementary Planning Document
Natural and semi-natural open space	2	1.2km	To be determined in a Supplementary Planning Document
Amenity greenspace	1	400m	To be determined in a Supplementary Planning Document
Provision for children and young people	0.1	800m	To be determined in a Supplementary Planning Document
Allotments	0.1	1.2km	To be determined in a Supplementary Planning Document
Outdoor sport	Refer to needs assessment and site-specific recommendations in the Council's latest Playing Pitch Strategy and Action Plan		

*Policy LPD03 also goes on to state that development proposals that would include new open space must incorporate suitable arrangements for its long-term management and maintenance and ensure that it will have continued public access.*

*Based on the proposed open space standards and assuming 360 people (150 dwellings at 2.4 persons per dwelling), this would yield a total open space requirement of 1.43ha.*

*As shown on the Illustrative Masterplan (Figure 6) contained at page 23 of the Development Statement, the proposed development will incorporate extensive areas of open space. The 'blue' land to be retained in Green Belt but available for uses associated with the proposed development measures 3.89 hectares which is vastly in*

*excess of the POS requirements on the whole. Whilst the exact quantities of each typology would be determined at planning application stage, we have indicated a children's play area which it is envisaged would be a LEAP. This would be 400m sq and would therefore meet the children's play typology requirement.*

*The proposed development will provide high levels of connectivity and permeability within the site and the surrounding area and will also retain existing woodland and open it up for public access.*

- **Appropriate buffers should be provided from the proposed site and adjacent woodland and LWS (Pendlebury Brook).**

*As shown on the Opportunities and Constraints Plan (Figure 5) contained at page 17 of the Development Statement and the Illustrative Masterplan (Figure 6) contained at page 23 of the Development Statement, generous provision has been made for existing and proposed woodland buffers and an embankment to protect the LWS (Pendlebury Brook) as well as new woodland creation to the south of the brook.*

- **The design and layout should provide for a range of house types in accordance with Policy LPC01 and LPC02.<sup>2</sup>**

*Policy LPC01 relates to Housing Mix and states that new market and affordable housing must be well designed to address local housing need and include a range of types, tenures and sizes of homes as informed by relevant evidence including the Borough's latest Strategic Housing Market Assessment (SHMA). It also includes proposed standards for accessible dwellings and that at least 5% of new homes on greenfield sites that would deliver 25 or more dwellings should be bungalows.*

*Policy LPC02 relates to the provision of affordable housing and requires at least 30% affordable housing on greenfield sites in Affordable Housing Zones 2 and 3. It also states that the types of affordable housing to be provided on any site must be informed by the latest evidence concerning need but that at least 10% of the overall number of homes to be provided should be available for affordable home ownership.*

*Whilst the exact housing mix for the site has not yet been determined, any future planning application for the development of the site would seek to accord with the requirements of Policy LPC02 (as adopted) in relation to housing mix. Lovell, however notes that the requirement for at least 5% of homes to be bungalows is not appropriate in the context of all sites i.e. this proposal is for 100% affordable provision and thus a more bespoke approach to housing mix should be taken.*

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<sup>2</sup> This additional site-specific requirement is proposed for deletion through the Council's Schedule of Modifications (See examination document ref: SHBC010)

*The proposed development would not just accord with the policy requirement for affordable housing set out in Policy LPC01 (as drafted) but greatly exceed this delivering a 100% affordable scheme with at least 10% for shared ownership. (50% shared ownership anticipated)*

- **Measures to secure suitable access to and through the site by walking, cycling, public transport and other sustainable modes, which should also link to areas of employment, education, health and other services in the surrounding area.<sup>3</sup>**

*As demonstrated in detail at Section 5.0 of the Development Statement, the site is sustainability located within proximity to a range of local facilities and services. The site is well served by the existing public transport network with bus stops located in direct proximity to the site on Walkers Lane to the north and on Forest Road to the north-east, which are approximately 150 metres and 190 metres from the site respectively. Pedestrian footways will be provided throughout the proposed development offering comprehensive links around the site. There is potential to provide pedestrian and cycle access to the site from Chapel Lane, 'Forest Green' and Shakespeare Road ensuring that the development improves connectivity and permeability between the urban area and the rural fringes. The enhanced pedestrian movement network will also increase accessibility to the Bold Forest Park network.*

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<sup>3</sup> This is an additional site-specific requirement proposed through the Council's Schedule of Modifications (See examination document ref: SHBC010)