

<b>HS1/2 – Hollins Cross Farm</b>	
<b>Housing Delivery</b>	The site is acceptable for around 184 dwellings.
<p><b>Additional and Site Specific Policy Requirements and Design Principles</b></p> <ol style="list-style-type: none"> <li>1) A mix of dwelling types, including a minimum of 40% 4+ bedroomed detached and 30% 3+ bedroomed detached or semi-detached houses will be expected;</li> <li>2) Vehicular access should be from a single point onto New Road. Contributions may be sought for off-site highway improvement work in the vicinity;</li> <li>3) No vehicular access will be permitted from Woodplumpton Lane;</li> <li>4) Protected Species have been recorded on the site which also includes Priority Habitat (lowland fen). An ecological survey will be required to accompany any planning application which addresses these issues in accordance with Policy NE1;</li> <li>5) Appropriate landscaping and boundary treatment should include screening to the southern boundary to reduce the impact on the wider landscape. New planting on the site will need to accord with Policy NE3; and</li> <li>6) The presence of known heritage assets (Medieval and earlier) within close proximity of the site would suggest some limited potential for unknown archaeology of local-regional significance and suitable provision will need to be made for archaeological desk based assessment and field evaluation consistent with Policy HE4; and any further investigation or recording works that may be necessary as a consequence of development.</li> </ol>	
<p><b>Supporting Information</b></p> <ol style="list-style-type: none"> <li>1) This is a prominent greenfield site in the open countryside. A scheme of high quality is expected in line with Policy SP5 and lower density detached housing preferred not only to increase/ provide quality and choice, but lower density development would provide greater opportunity for landscaping, planting and minimising impact.</li> <li>2) Lancashire County Council Highways has advised that access via Woodplumpton Lane would not be considered appropriate as there is no footway provision.</li> <li>3) Contributions may be sought for off-site highway improvement works in the vicinity, both to Glen View Road and for traffic management works to the A646 and Manchester Road signal junction as development is likely to have cumulative impacts on this junction.</li> </ol>	

<b>HS1/3 – Former William Blythe Site</b>	
<b>Housing Delivery</b>	The site is acceptable for around 151 dwellings.
<p><b>Additional and Site Specific Policy Requirements and Design Principles</b></p> <ol style="list-style-type: none"> <li>1) A mix of dwelling types, including a minimum of 60% 3+ bedroomed detached and semi-detached houses will be expected;</li> <li>2) Vehicular access should be from a single point onto Manchester Road;</li> <li>3) Appropriate landscaping and boundary treatment should include screening to the northern and eastern boundary to reduce the impact on the wider landscape. New planting on the site will need to accord with Policy NE3;</li> <li>4) Safe and convenient access for pedestrians and cyclist should be provided which connects to</li> </ol>	