

10. AREA POLICIES

10.1 POLICY A1 PRIMROSE LODGE

Environmental improvement works at Primrose Lodge, to make safe its associated boundaries and structure, to remove silt, to enhance the overall openness, amenity and natural history value of the Mearley Brook valley between Primrose Road and Greenacre Street and to provide controlled public access will be permitted.

To the extent required to fund these works and subject to Policy ENV9 and the other relevant policies of this Plan the Council will permit proposals for

- (a) limited residential development within the northern part of the defined policy area; and**
- (b) development or change of use of buildings for purposes within Use Class BI in the south west of the defined policy area.**

In either case, this is provided that:

- (i) measures to discourage the use of Woone Lane south of Victoria Street by heavy vehicles or non-local traffic are incorporated;**
- (ii) the junction between Primrose Road and Woone Lane is realigned; and**
- (iii) satisfactory access can be provided from Woone Lane into these potential development areas, which are indicated on the Proposals Map.**

10.1.2 Primrose Lodge, which was originally used in conjunction with the Primrose Works has long since ceased to have any commercial relevance to the work. The Lodge and its surroundings have no public access at present and have deteriorated to such an extent that expensive repairs are necessary. These should be linked to environmental improvement works and works to allow public access to the site together with the management of the natural history value of the site. Works within the defined policy area (as shown on the Proposals Map) will be promoted and controlled by the preparation of a planning brief, which will be the subject of public consultation and a Council resolution. An important aspect of the brief will be the funding arrangements for any works considered necessary.

10.2 POLICY A2 BROCKHALL HOSPITAL

10.2.1 The Borough Council will adopt the following principles in determining the acceptability of proposed after uses and other development proposals at the Brockhall site:

- employment opportunities must be created to help replace those lost as a result of the hospital closure;**
- the open land setting of the site should be protected and enhanced;**
- new development should be contained within the generally developed area of the site;***
- where practicable, the central administrative block and other buildings which contribute positively to the character of the site should be protected and reused;**
- the landscaped areas within the central administrative areas should also be protected and enhanced if practicable;**
- existing public rights of way within the site should be protected and public access improved;**

- **redevelopment or reuse should not place undue pressure on local services and facilities;**
- **a new access route to the site directly from the A59 trunk road must be provided when required to serve large scale reuse/redevelopment;**
- **any redevelopment should not occupy a larger area of the site than the existing buildings;**
- **the environmental impact of any development should not be greater than that of existing development;**
- **the threat of dereliction should be minimised;**
- **protected trees and woodland within the site should be maintained.**

***Proposals outside the defined area will be subject to Policies G5 and ENV3.**

Any scheme for the future use or redevelopment of the site should be comprehensive in its content and may include details of phasing where appropriate. Any proposals for partial redevelopment/reuse of the site, including those made in advance of the development of the main body of the site, must be put forward in the context of the comprehensive long term plan for the site as a whole. Agreements made under Section 106 of the 1990 Town and Country Planning Act will be necessary to ensure the integration and programming of development at the site.

- 10.2.2 A planning brief was prepared for the site and published in July 1993. Development proposals will be expected to be in general conformity with that brief where it remains relevant. The brief will be updated to take account of the outline planning approval granted to the site in April 1995 and thereafter be monitored to ensure its continuing value.
- 10.2.3 Substantial provision for residential development has been made on the site. This is however believed to be generally consistent with the objectives of the Council's brief which suggests that the developable or re-usable elements should be predominantly utilised for employment generating purposes. It is recognised that the location of the site means that a relatively wide approach needs to be taken as to what constitutes employment generation and that this includes uses such as health, education, tourism, recreation and arts use in addition to Class 131 uses. The remainder is to be for supporting complementary land uses leading to a mixed use of the overall area. These other land uses will include an element of residential development. The outline planning consent allows for the provision of .00 dwellings on the site of which 280 are envisaged during its plan period.
- 10.2.4 The Brockhall hospital site is of sub regional significance. As an employment centre it has employed as many as 1,000 people as recently as the 1980's. It is this aspect of its value that must be reflected in its comprehensive reuse.
- 10.2.5 The hospital contained 800,000 square feet of floorspace and 125 individual buildings. Hardly any of these were attractive in any way. However, the central group of buildings including the central administrative block represent the most important collection of buildings on the site and are high quality structures. The slate roofs, red rustic brick elevations are complemented by good existing landscaping including a "village green" style open space. All these factors give the area the value and the Council wish to see the buildings retained if at all practicable. It is considered that the development opportunities across the remainder of the site are so substantial that this degree of protection can be afforded.
- 10.2.6 The Brockhall site has its own sewage treatment works which can be improved to cope adequately with the site's reuse.
- 10.2.7 Only a relatively small amount of redevelopment can take place prior to the construction of a new access road linking the A59 directly to the site the current outline consent allows for the creation of 280 dwellings, in total, and 120,000 square feet of employment generating

floorspace before such a road is needed. The Department of Transport (Highways Agency) has indicated that it is concerned to ensure that the development upon this site is not detrimental to the A59 Trunk Road. A Traffic Impact Assessment specified by the Department of Transport will therefore be required to identify whether or not any development proposal which is beyond the threshold stated above is acceptable in traffic terms and to ascertain the necessity for incorporating highway improvement works to protect the safety and efficiency of the trunk road. If highway works are identified the Department of Transport would direct that a condition be imposed on any planning permission relating to the protection of their trunk road interests. This aspect of any proposal will be subject to a Section 106 Agreement.

10.3 POLICY A3 CALDERSTONES

10.3.1 The Borough Council will adopt the following principles in determining the acceptability of proposed after uses and other development proposals at the Calderstones Hospital site:

- **development should be limited to the existing central built campus, as identified on the Proposals Map;***
- **development proposals should provide employment opportunities within a variety of new uses which may include health, business, industrial, housing, leisure, open space and nature conservation;**
- **where practicable, the more attractive buildings which contribute positively to the character of the site should be reused rather than demolished;**
- **open space outside the identified central built campus area should be protected and enhanced;**
- **existing public rights of way within the site should be protected and additional public access introduced;**
- **development of the site will be limited to the capabilities of the existing road system, with no new link onto the A59 trunk road;**
- **existing woodland areas should be retained and enhanced under sound tree management;**
- **no development should cause adverse impacts on the Biological Heritage Site, which runs east to west following the disused railway line;**
- **redevelopment or reuse should not place undue pressure on local services or facilities;**
- **any redevelopment should not lead to a larger area of the site being developed than that occupied by existing buildings;**
- **the environmental impact of any development should not be greater than that of existing development;**
- **the threat of dereliction should be minimised.**

***Proposals outside the defined area will be subject to Policies G5 and ENV3.**

Any development of the site should take place within the context of a comprehensive approach to proposals for the site as a whole. Agreements made under Section 106 of the 1990 Town and Country Planning Act may be necessary to ensure the integration and programming of development at the site.

- 10.3.2 Calderstones hospital is due for closure in the year 2000 although a secure unit will remain as part of the site. It is essential that any development of this site is sustainable and can take place without undue detriment to the centre of Whalley or the district as a whole.
- 10.3.3 Any development of the site should take place within the context of a comprehensive approach to be guided by a planning brief prepared by the local planning authority. It will include appropriate guidelines to control new uses introduced or redevelopment proposed prior to the closure of those parts of the hospital which will not be retained. The planning brief will be subject to public consultation.
- 10.3.4 The division of the site between continued health use and 'other uses' may lead to difficulties. As the Calderstones NHS Trust are only taking a limited amount of the existing central built campus it is essential to ensure that future development in connection with the health facility be located within the development area. This will protect the open land to the south of the site. Confining development within the existing built campus of the area is an important factor in ensuring that development on site is sustainable. This will effectively control the scale of any proposal and ensure that greenfield sites are not lost.
- 10.3.5 It is important that any development proposal should contain a mix of uses. This is fully in accordance with the principles of sustainability and may ultimately lead to a reduction in trip generation.
- 10.3.6 It is important that all open space outside the defined area should be protected and where possible enhanced. This must include the maintenance of existing public rights of way; some form of management/maintenance and ensured public access to the playing fields (once the trust has withdrawn from this part of the site) and continued use of the open land within the site boundary for agricultural uses.
- 10.3.7 There is an environmental gain in the recycling of buildings. The site has a number of attractive buildings which may be capable of conversion to some other use. There is an established business/industrial area within the complex and the Council have a preference for small scale businesses to operate within these existing buildings where feasible.
- 10.3.8 In assessing the appropriateness of any proposal on the site in relation to the criterion that redevelopment should not lead to a larger area of the site being developed than that occupied by existing buildings the Council will take account of the advice given in paragraph C5 of PPG2.
- 10.3.9 The total aggregate floor area of the existing buildings will not include temporary buildings, open spaces with direct external access between wings of a building and areas of hardstanding.
- 10.3.10 There is no doubt that development on this site will have traffic implications for the centre of Whalley. The Council will seek to allow development at a scale which can be accommodated by the existing road network with minor improvements and which does not necessitate any additional access points from Mitton Road. The Department of Transport (Highways Agency) has indicated that it is concerned to ensure that the development of this site is not detrimental to the A59 trunk road. A Traffic Impact Assessment specified by the Department of Transport will therefore be required where a planning application involves a material increase in traffic to identify whether or not the proposal is acceptable in traffic terms, and to ascertain the necessity for incorporating highway improvement works to protect the safety and efficiency of the trunk road. If highway works are identified the Department of Transport would direct that a condition be imposed on any planning permission relating to the protection of their trunk road interest.
- 10.3.11 There are some important areas of woodland within the site which screen the built form of the hospital campus from the surrounding countryside. In particular the broad-leaved woodland between the built complex and the open fields south of Kingsmill Avenue. These should be retained and on the boundary of the site the area of planting be enhanced.

