

Application Number 07/2022/00928/FUL

Address Land To The East Of
Reynard Close
Longton
Lancashire

Applicant Story Homes

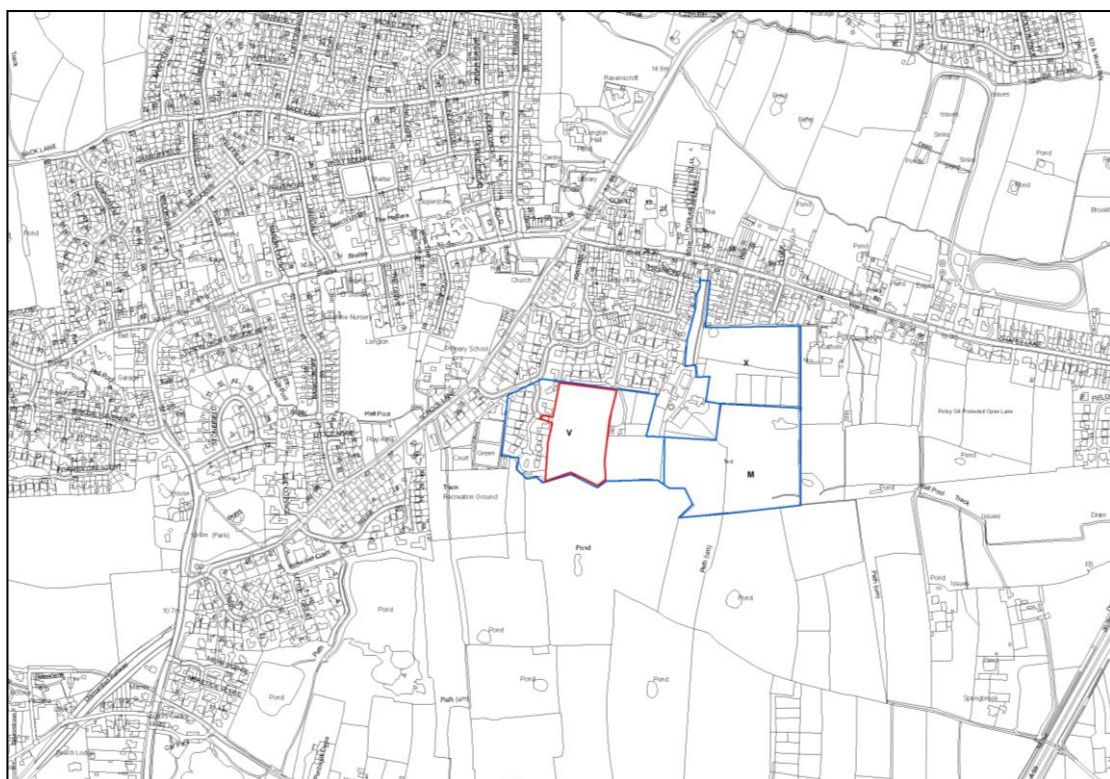
Agent Mrs Charlotte Fowler
Asteer Planning LLP
Mynshulls House
14 Cateaton Street
Manchester M3 1SQ

Development Erection of a residential development (34 dwellings - use Class C3) with associated vehicular access, roads and footways, hard and soft landscaping, drainage and other associated works.

Officer Recommendation That Members are minded to approve the application, and that the decision is delegated to the Head of Planning & Housing in consultation with Chair and Vice-Chair of the Planning Committee upon successful completion of a legal agreement to secure a public open space contribution and affordable housing provision

Officer Name Mrs Debbie Roberts

Date application valid 15.12.2022
Target Determination Date 14.02.2023
Extension of Time None



1. Introduction

1.1. This application was brought before planning committee in March 2023 but was deferred to allow the applicant to consider changes to the proposal following a meeting with local residents.

1.2. Time constraints are such that it has not yet been possible for the meeting to take place, but the applicant is keen to have the proposal determined and a meeting is planned between the date that this agenda closes and planning committee itself. As a policy compliant scheme already, it is unlikely that significant changes will be made, and as such the report before you remains unchanged other than to update details of pre-application public consultation. An update sheet detailing the residents meeting and any outcome however will be provided prior to the committee meeting.

2. Report Summary

2.1. Permission is sought for erection of 34 dwellings with associated works and access on land to east of Reynard Close, Longton. Extant permission exists for 14 units with ancillary work and access (ref 07/2020/01063/FUL)

2.2. The 1.5ha site is the central section of allocated housing Site 'V' (Local Plan Policy D1(Allocation of Housing Land) refers) as described in full in Section 2 below

2.3. 30% affordable housing is offered, and the proposal relates well to its surroundings, albeit with a density of just below 30 dwellings per hectare. Although lower than the borough average it sits well within the context of its surroundings which are generally less dense (see full justification Para 4.5). The scheme provides for suitable off-road parking, access and service space in line with adopted standards, and protects residential amenity by being spatially acceptable. Statutory consultee comments have been taken into account and where relevant conditions recommended. On that basis therefore, the proposed development is not considered to have an undue impact on the amenity of neighbouring properties, the character and appearance of the area or highways safety and capacity, and is therefore policy compliant

2.4. Officers are also satisfied that proposed development would not detrimentally affect the nature conservation value of the site. Although some loss of hedgerow and trees is inevitable to allow for the new access, environmental compensation as identified is considered acceptable. Landscaped separation from Hall Pool has also been agreed with the Councils ecologist.

2.5. County Highways confirm that proposed use would not impact adversely on highways safety or capacity, but that roads would remain unadopted until such time as Reynard Close itself is adopted. Vehicle charging points would be secured by condition

2.6. At the time of writing this report, representation has been received from 30 residents as detailed below. Late representation will be reported at committee

2.7. Having regard to the following commentary, the application is considered compliant with the Central Lancashire Core Strategy, South Ribble Local Plan (policies as identified below), Residential Design SPD and Central Lancashire Affordable Housing, Open Space and Playing Pitch SPD's. It is therefore recommended that Members be minded to approve the application, and that the decision be delegated to the Director of Planning & Housing in consultation with the Chair and Vice-Chair of the Planning Committee upon successful

completion of public consultation and a Section 106 Agreement to secure public open space contribution and affordable housing provision.

3. Application Site and Surrounding Area

3.1. The application refers to the central section of allocated housing Site 'V' (Policy D1 refers); the western part already developed as Reynard's Close and Auburn Avenue, whilst the eastern side remains open. Site V is part of a larger 3.3ha housing allocation known as Sites V, M & X which support development of c.211 dwellings over 15 years.

3.2. Site V is fairly level improved grassland/agricultural land bordered with sporadically placed trees and hedges, located just outside Longton's settlement boundary and only a short distance from Longton's district centre. There are recently developed properties (completed 2014) off Reynard Close and Auburn Avenue – western section of Site V, and east are sites X and M. South are agricultural land and Hall Pool (brook) which spans the southern boundary. North are residential properties addressed onto Rymer Grove

3.3. There is a Tree Preservation Order in the north-eastern corner but no public rights of way or public footpaths on or through the site. The area also lies within Flood Zone 1 (least likely to flood); a Flood Risk Assessment has been supplied.

4. Site Context / Planning History

- ② 07/2000/0350 - Reserved matters for erection of 70 no. dwellings, associated access road and play area - *west of Site V now Old School Drive/Rymer Grove*
- ② 07/2012/0580/FUL - 14 no: dwellings, access roads, pond and associated works. Approved Dec 2012 – *now Reynard Close and Auburn Avenue (western section of housing allocation)*
- ② 07/2013/0198/SCE – Environmental screening opinion for residential development of 14 dwellings, site access roads and landscaping works. Environmental Impact Statement not required for the whole of Site V (2013)
- ② 07/2020/01063/FUL - Erection of 14 new residential units with associated garages and works, and new access from Reynard Close. Approved March 2022 and discharged 07/2022/00370/DIS and 00555/DIS

Permission was also granted (Oct 2017 - ref: 07/2017/0623/FUL) for improvement of the Longton Hall Court/ Chapel Lane junction sufficient to service the remainder of allocated development sites M V and X (South of Longton Hall). Not implemented and now expired

5. Proposal

5.1. Approval already exists for development of 14 dwellings with associated works. On that basis and having regard to the sites local plan housing allocation the principle of development is established.

5.2. The applicant now seeks approval for 34 new residential units with associated works and new access from Reynard Close; approved access also being from this point.

In summary, the final proposal comprises:

5.3. Access/Highways – access would be from Reynard Close (unadopted - west); a small 'spur' of two properties off Auburn Avenue). This is a natural extension to that spur. Within the site the approved 'T' shape estate road with cul-de-sacs at northern and southern ends would remain. Pavement/service strips are shown on all sections, off road parking (garaged or external) is provided to adopted standards and although electric vehicle charging points

are not shown on proposal drawings these but would be secured by condition for all properties.

5.4. Proposed Development – 34 detached, terraced and apartment dwellings in 8 complementary house types (some reversed) provide for a mix of one to six bedroomed, two and two and a half (two storey with loft accommodation but of two storey height) with a height across the site of between 8.3m and 9m; the approved scheme averaged 10.5m. Waste storage is possible to the rear of each dwelling and adequate gardens are shown for all properties. All sides would be secured by close boarded fencing and gates. Trees and hedges would be retained and supplemented by the landscaping scheme. 1.2m high post and rail fencing is proposed along the eastern side where trees and hedgerow would be retained, and knee rail fencing would secure Hall Poll on the southern boundary. A 1.8m brick wall would also provide some privacy for the rear gardens of plot 4, 10, 14 and 15 which run alongside the main access road.

5.5. Dwellings which are designed to Secured by Design standards, would be constructed in a mix of matching brick, with decorative render sections, grey roof tiles, and artstone detailing. PV panels are also proposed on all properties in line with the Councils sustainability agenda. Overall material use would reflect that of adjacent housing developments. Density proposed is approximately 23 dwellings per hectare, and whilst 14 units were originally approved on this site (9.3 per hectare and representation has been received that this is the ideal situation, both are extremely low in a Borough whose average is around 35 dph, where surrounding estates are approx. 22 dph and where the National Planning Policy Framework stresses the importance of efficient use of land by way of higher density development. The Councils latest Housing Land Supply Position Statement confirms however that the remainder of Site V (including land outside of this scheme) is expected to deliver 40 units equating to 15 dph. This proposal therefore is a direct reflection of a scheme as requested by residents at earlier committees which is less dense than the existing estate, but from a planning compliance perspective also accords with NPPF standards by elevating the suggested standard of the HLSPS. This proposal therefore on balance is considered acceptable in density terms.

5.6. Landscaping/Public Open Space – In terms of natural landscaping this site is limited to boundary treatments, in-plot planting and a small area of public open space adjacent to Hall Pool which at this point is not a main river line, but the proposed scheme has been designed to retain where possible existing natural features, hedgerow and trees, and whilst minimal, open space is considered adequate for a site of this size. The proposed cul-de-sac/service strip sits around 10m from Hall Pool bank top.

5.7. Although the site is undeveloped, it is not currently public open space, has no formal public access and has no recreational value other than limited visual amenity. It is recognised however that such a site, even when private and inaccessible does impact on the character of nearby spaces and in recognition of this, proposed hard and soft landscaping materials and layout have been designed to relate effectively with, and reflect that of adjacent estates. Landscaping overall is considered acceptable.

6. Summary of Supporting Documents

6.1. The application is accompanied by the plans and documentation noted in recommended condition 2 below.

7. Representations

7.1. Summary of Publicity

7.2. Pre-Application Engagement – In line with the recommendations of the Councils Statement of Community Involvement and as described in the accompanying Design and Access Statement, pre application engagement with the community took place as follows. Pre application consultation is in no way mandatory and the applicant was not required to undertake engagement in any prescribed manner

- Pre-application meeting (22nd August 2022) with Council officers. Issues raised were, where relevant factored into the final scheme.
- Key stakeholder and local interest group consultation
- Letters provided to all residents within the agreed community consultation area.
- Ahead of letter distribution, Longton and Hutton ward councillors were notified of the upcoming community consultation and invited to meet with the applicant to discuss the proposals.
- Dedicated consultation website and comment portal with plans and full scheme details
- Local community/key stakeholders also able to request hard copies of consultation material by post, if required.

In response, the applicant received 17 responses to the public consultation event, mostly via the online submission facility, although some emails were also received. There were no objections to the principle of residential development; the main concerns being impact of traffic on the proposed development, and density of development.

7.3. A site notice has been posted, and 185 neighbouring properties consulted. Ward Councillors Buttery, Coulton and Hesketh have also been notified.

At the time of writing this report 30 letters of representation have been received; 29 objecting and one which provided neutral comments as follows/ a petition containing 48 signatures – some of which wrote separate representation – has also been provided.

In Objection

Proposed Location

- ☒ Overstretched local amenities.
- ☒ Proposed access into Green Belt land (south) unacceptable.

Design

- ☒ Excessive density with dwellings now out of keeping with the area – should be automatically refused as exceeds approved density.
- ☒ Lack of effective boundary treatment on western side
- ☒ Overbearing houses when considered in the context of its neighbours.
- ☒ Too close to family homes
- ☒ Respondent requests reduction of house numbers and removal of apartments
- ☒ Houses in the area are 4 or 5 bedrooms not smaller units as proposed.
- ☒ Scheme is no different to original refused proposal.
- ☒ Design is 'uniform and military'.

Highways

- ☒ School Lane/ Old School Drive already congested and dangerous - road network not a suitable access and reportedly 68 vehicles noted outside school on one day.
- ☒ Potential for too many additional vehicles
- ☒ Access off School Lane can't accommodate two vehicles (to and fro) at one time.
- ☒ Pedestrian and cyclist safety
- ☒ Suggests Chapel Lane/Longton hall access used instead.
- ☒ School Lane traffic calming measures need relocating to prevent inconsiderate parking.

- ☐ Transport assessment is flawed.
- ☐ No emergency vehicle access
- ☐ Reliance on off road parking but garages are not large enough to use for parking.

Residential Amenity

- ☐ Loss of privacy, light, outlook, open space and property enjoyment
- ☐ Problems to be encountered during construction.

Environmental Issues

- ☐ Noise, dust and odour arising from construction.
- ☐ Requests use of more renewable options
- ☐ Supports use of PV panels and suggested renewable energy options.
- ☐ Scheme should be reduced to make development more 'nature friendly' as there will be a BNG loss
- ☐ Compliance with recommended tree and Hall Pool conditions is essential
- ☐ Risk of flooding

Other

- ☐ Lack of pre application public consultation and developer ignored request for public meeting.
- ☐ Lack of pre application consultation contravenes the NPPG.
- ☐ School traffic needs sorting out – parents park in an unacceptable manner.

In Support

Design

- ☐ With tweaks this scheme could be a good addition to the neighbourhood
- ☐ Welcomes affordable housing.
- ☐ Problems during construction of Redrow Site

Comments which are not material planning considerations, and have not been taken into account are:

- ☐ Driven by greed.
- ☐ Loss of property value

7.4. Officer comment in response: Highway safety and capacity, drainage and environmental issues (noise, flooding air quality, ecology and BNG loss) have been assessed by the Councils specialist consultees. Density and design are discussed in full below, but proposed dwellings do equate in height with the one-to-three storeys of adjacent estates.

There is no proposed entrance into Green Belt land to the south. The scheme shows a turning area estate road, but in fact the southern edge of the site is spanned by Hall Pool which could not be culverted or diverted. Any future proposal however would be assessed on its own merits and 'potential' for this scheme to lead to further development should not be used as a reason for refusal in this case.

Pre application consultation is encouraged by both the Councils Statement of Community Engagement and the National Planning Policy Guidance issued by Central Government. It is not however a mandatory part of the planning process.

7.5. Longton Parish Council

7.5.1. At the time of writing this report Longton Parish Council have not responded.

8. Summary of Responses

8.1. South Ribble **Arborist** - Trees identified for removal within G5, G6 and G7 are included within TPO 2000 No 14. These trees will require an application form for works as their removal is not to facilitate development. If any of the trees meet the exemption criteria in accordance with the T&CPA 1990, the council shall be notified in advance with photographs submitted to the relevant officers. This is also required for any pruning works to protected trees on the eastern boundary which are not required to facilitate development, for example T6 T2 on the eastern boundary has been identified as requiring a cellular confinement system, the installation of which should be conditioned. Proposed mitigation planting meets the criteria set out in the Local Plan. Conditions relating to tree protection and mitigation are recommended should approval be granted.

Since this response the applicant has confirmed that whilst this response refers to trees identified for removal – G5, G6 and G7, the development doesn't require removal of any of the site trees and no tree removals are planned. The groups listed are however categorised as Category U trees in accordance with the relevant BS assessment criteria, but are outside of the application site boundary, and any pruning works needed on the applicant's side would obtain the necessary approvals.

8.2. Lancashire County Council Education confirm that an education contribution is not required.

8.3. Lancashire County Council Highways

LCC have no objections and feel the proposals should have a negligible impact on highway safety and capacity at this location. The site is to be accessed via Reynard Close, which is not currently adopted by LCC. The applicant should check with their solicitor that they have rights over this road to access the site. Please note whilst the proposal is suitable for adoption if Reynard close is not adopted this proposed development will not be adopted, as a continuous adopted road needs to be provided. The site is located to the East of Reynard Close and South of Rymer Grove, Longton. LCC have reviewed the Lancashire County Councils five-year data base for Personal Injury Accident (PIA) and the Crashmap website. The data bases indicate no incidents recorded on Reynard Close and Old School Drive in the last 5 years:

Access - Reynard close has a 5.5m width carriageway, is flanked with 2m footways and is a suitable access for the proposed development. Whilst there will be traffic from Auburn Avenue flowing onto Reynard close, LCC feel the traffic flow joining Reynard Close from Auburn Avenue will become self-enforcing once Reynard Close becomes the main route and the proposed development is completed.

Layout / Parking - The proposed layout is suitable for adoption, with 5.5m wide carriageways and 2m footways throughout the site. Turning heads are sufficient for refuge/ emergency vehicles. It should however be noted the following two sections are not to an adoptable standard and would remain as private shared surfaces, this arrangement is acceptable to LCC Highways:

- Shared surface serving plots 1, 2, 3 and 4.
- Shared surface serving plots 15, 16, 17 and 18.

Parking spaces appear to be in line with South Ribble Borough Council's parking policy. All driveways should measure 2.4m x 5m where they are adjacent to a fence or similar obstruction an additional width of 0.6m should be provided. Where the driveway is shared pedestrian access an additional 0.8m should be provided. All garages should measure 6x3m

to count as a parking space. I would expect every dwelling to have an E.V charging point and safe and secured covered cycle storage.

Impact on the highway - The site is surrounded by good footways and as demonstrated in the submitted transport plan the site is within close walking distance of schools, local amenities and bus service. Additionally, the submitted transport plan states;

"The proposed development is expected to generate 20 two-way trips during the AM peak period and 23 two-way trips during the PM peak period. In terms of traffic impact on the local highway network, the proposed development is expected to generate approximately 1 trip every 2.5 minutes when averaged over the AM and PM peak periods. The proposed development is expected to generate 20 two-way trips during the AM peak period and 23 two-way trips during the PM peak period. In terms of traffic impact on the local highway network, the proposed development is expected to generate approximately 1 trip every 2.5 minutes when averaged over the AM and PM peak periods." Based on the information provided above, LCC could not refuse the development on traffic impact grounds.

A number of highway related conditions are recommended

8.4. **Lancashire Constabulary** offer advice with regards to security and design. This has been added as an informative note

8.5. **Ecology Consultant (GMEU)** - An updated ecological report has been provided which confirmed that ecological issues are similar to the previous application 07/2022/00928/FUL. GMEU recommend however requested more information relating to mitigation for loss of vegetated habitats prior to determination. This was provided and overall GMEU are satisfied with mitigation measures and that there would be no net biodiversity loss resulting from this development.

Proximity to Ribble Estuary SPA - This statutory site is just 2.7km to the NW. Whilst there is negligible likelihood of direct impact, the site is sensitive to recreational disturbance, with recent studies from Natural England that the most significant disturbance is caused by local residents walking dogs. The consultant's have carried out a preliminary screening and concluded the only risk of a likely significant effect are from recreational disturbance through visits to the Ribble Estuary SPA or functionally linked land that may be present in the locality. This risk is in GMEUs opinion very low but n informative note would recommend reference to the SPA is made in the homeowners pack.

Great Crested Newts (GCN) - Ponds within 500m were assessed. The two within 250m one recently created SUDs pond to the west, were dry at the time of assessment and were also dry during previous surveys. All other ponds are sufficiently distant that it is very unlikely that even if GCN are present that an offence would occur. Whilst ERAP have recommended reasonable avoidance measures, in GMEUs opinion all that is required is an informative note

Bats - Several boundary trees were assessed as having varying degrees of bat roosting potential. There is some contradiction in the application between which if any trees will be removed, the arboricultural assessment indicating a number of trees will be removed, whilst the proposed site layout indicates all will be retained but that some will have the canopy thinned. Given the majority of trees are low risk however, GMEU recommend a condition relating to tree removal and bats/nesting birds

Invasive Species - Japanese rose present within the northern hedgerow boundary which is to retained. Given the plant is not likely to be disturbed and not located in a situation that would be regarded as wild (hedge of residential property) or located where it is likely to invade natural habitats an informative will suffice

Proximity to Hall Brook and ditch along eastern Boundary - Hall Pool eventually drains in to the River Douglas and the SPA, whilst large sections are culverted downstream under residential area, there is still a risk of pollution and sediment issues during construction and reductions in water quality post development, through inappropriate surface water drainage. GMEU therefore recommend conditions for protection of the brook.

Contributing to and Enhancing the Natural Environment - Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The development will result in the loss of approximately 1.5ha of low ecological value grassland and potentially boundary planting. This will be replaced by built development, gardens and a landscape strip along the Hall Pool. Compared to the previous less dense development, I assume there will be less vegetated garden habitat, though a marginally more generous buffer appears to be provided along the Hall Pool. In terms of species mitigation, measures for bats and birds are recommended in-line with the recommendations of the ecological report. The details can be conditioned.

8.6. **Environment Agency** - as the proposal is in Flood Zone 1 and does not affect a main river, EA had no comment during the previous application and have not responded to these revisions. EA only reply where they have relevant comments to make.

8.6.1. **Environmental Health** have no objection subject to conditions relating to construction management and vehicle charging points. The applicant has not supplied an air quality management report, nor has Environmental Health requested one; the closest Air Quality Management Area being roughly 8 miles east.

8.7. **Lead Local Flood Authority** has no objection subject to conditions relating to sustainable drainage

8.8. **United Utilities** - Following review of the submitted Flood Risk Assessment (Ref: 22185-PWA-00-XX-RP-C-1000, revision P08, Date: 7 November 2022), UU confirm that whilst proposals are acceptable in principle, there is insufficient information on the detail of the drainage design. Should planning permission be granted UU request pre commencement conditions relating to sustainable drainage provision and management. As LLFA (statutory consultee) have already provided for pre commencement conditions which cover the same request these are recommended instead

8.9. **Strategic Housing** – During the previous proposal for 33 units, the Councils housing team requested that 35% affordable housing should be provided in line with Policy 7 of the Central Lancashire Core Strategy as the site is in a rural area adjoining a settlement. The threshold for such provision is 10 dwellings. Since that time the previous applicant has provided Counsel advice to support the site being an urban site, for which 30% of affordable houses is required but with a higher threshold of 15 units. This level was also supported on the 2013 Site V scheme adjacent, and as such a 30% requirement is found acceptable.

8.10. **Waste Management** have not responded

9. **Material Considerations**

9.1. **Site Allocation Policy**

9.2. Several large sites were submitted to the Council via the site allocations process, and assessed by measuring sustainability, location and the areas infrastructure needs. The Council allocated the most suitable sites for residential development and related infrastructure. These were adopted for development, are tabled in Policy D1 (Allocation of

Housing Land) and have an appropriate prospect of being available and developed as envisaged. Housing allocations focus development in South Ribble's urban areas to maximise access to services, facilities, employment and alternative travel choices. The priority is to develop sites which offer the opportunity for redevelopment or re-use, which would contribute to regeneration, viability and vitality, and which are within or close to public transport corridors and sustainable brownfield land. Where insufficient brownfield or re-use sites are available however greenfield sites in sustainable locations have been released; this is such a site.

9.2.1. This site is the central section of allocated housing Site 'V' designated by Policy D1; the western part already having been developed, whilst the eastern side remains open. Site V is part of a larger 3.3ha housing allocation known as Sites V, M & X which in combination support development of around 211 dwellings over 15 years (suggested at a relatively low 83, 80 and 48 dwellings respectively). Site M lies south of Longton Hall to the east of Site V, whilst Site X is to the north of site M

9.2.2. Sites V, M & X abut Longton's established settlement boundary and are a short distance from Longton's district centre. Longton has a tightly defined Green Belt boundary which limits opportunities for edge of village development. Some development in and adjacent to the village therefore is important to maintain its vitality and viability, and support and maintain the services it provides.

9.2.3. The Site X allocation also provides for possible access from Chapel Lane. Proposed development does not allow for connectivity between sites V, M or X, but there is no actual policy requirement for the Chapel Lane or any other access to be provided into one or all of the allocated site sections. For users of Site V to access Chapel Lane, a new road would be needed through Sites X and M on land which may not be in the same ownership. Connectivity in the long term from Chapel Lane would also provide access/egress for all 3 sites into School Lane via Reynard's Close which is likely to be problematic.

9.3. Additional Policy Background

Additional policy of marked relevance to this proposal is as follows:

9.3.1. *National Planning Policy Framework*

☐ The NPPF (2021) at Para 11: provides a presumption in favour of sustainable development which means approving development which accords with the development plan unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the framework as a whole. Other chapters of the NPPF of interest are:

☐ Chapter 5: Delivering a sufficient supply of homes - housing applications should be considered in the context of the presumption in favour of sustainable development.

☐ Chapter 9: Promoting sustainable transport – this encourages opportunities for alternatives to travel by car (cycle, walking, public transport) with development which is close to appropriate facilities and employment options

☐ Chapter 11: Making effective use of land – planning should promote the effective use of land in meeting the need for homes whilst safeguarding and improving the environment and living conditions. Decisions should avoid homes being built at low density where there is identified need, and should consider minimum density standards, but development should reflect that of its surroundings.

- ☐ Chapter 12: attaches great importance to the design of the built environment
- ☐ Chapter 14: Meeting the challenge of climate change, flooding and coastal change – the planning system supports the transition to a lower carbon future taking account of flood risk and climate change.
- ☐ Chapter 15: Conserving and Enhancing the Natural Environment – when determining planning applications, Local Planning Authorities should aim to conserve and enhance biodiversity as reflected by Core Strategy Policy 22

9.3.2. *Central Lancashire Core Strategy*

☐ Policy 3: Travel encourages alternative, sustainable travel methods to reduce dependence on motor vehicles.

☐ Policy 4: Housing Delivery provides for and manages the delivery of new housing.

☐ Policy 5: Housing Density aims to secure densities of development in keeping with local areas, and which will have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of the area

☐ Policies 6: Housing Quality and 27: Sustainable Resources and New Development both aim to improve the quality of housing by facilitating higher standards of construction, greater accessibility and ensuring that sustainable resources are incorporated into new development.

☐ Policy 7: Affordable Housing confirms a target of 30% affordable housing in an appropriate form for housing developments of 15 dwellings or more in urban parts of Preston, South Ribble and Chorley. 35% should be provided on market schemes in rural areas on sites in or adjoining villages that have or will have a suitable range of services, and 100% on rural exception sites.

☐ Policy 17: Design of New Buildings requires new development to take account of the character and appearance of the local area.

☐ Policy 22: Biodiversity & Geodiversity aims to conserve, protect and seek opportunities to enhance and manage the biological and geological assets of the area

☐ Policy 26: Crime & Community Safety seeks to reduce crime levels and improve community safety by encouraging the inclusion of Secured by Design principles in new development.

☐ Policy 29: Water Management seeks to improve water quality and flood management by appraising, managing and reducing flood risk in all new development.

☐ *South Ribble Local Plan*

☐ In addition to site allocation policy D1 (above), the following are also pertinent:

☐ Policy A1: Developer Contributions – new development is expected to contribute towards mitigation of impact upon infrastructure, services and the environment, by way of Section 106 agreement and/or CIL contributions.

☐ Policy F1: Parking Standards requires all development proposals to provide car parking and servicing space in accordance with parking standards adopted by the Council.

☐ Policy G10: Green Infrastructure states that all new residential development resulting in a net gain of 5 dwellings must provide sufficient green infrastructure to meet the recreational needs of the development, in accordance with specific but flexible standards

☐ Policy G13: Trees, Woodlands and Development states that development will not be permitted where it affects protected trees and woodland. Where loss of the same is unavoidable however this policy accepts suitable mitigation.

☐ Policy G16 –Biodiversity and Nature Conservation protects, conserves and enhances the natural environment at a level commensurate with the site’s importance and the contribution it makes to wider ecological networks.

☐ Policy G17: Design Criteria for New Development considers design in general terms, and impact of the development upon highways safety, the extended locale and the natural environment.

☐ Chapter J: Tackling Climate Change looks to reduce energy use and carbon dioxide emissions in new developments; encouraging the use of renewable energy sources.

9.3.3. *South Ribble Residential Design SPD* discusses design in very specific terms and is relevant with regards to separation between properties in and beyond the site bounds.

9.3.4. *Central Lancashire Open Space and Playing Pitch SPD* sets out the standards for provision of on and off site public open space and playing pitch provision

9.3.5. *Central Lancashire Affordable Housing SPD* guides on a range of approaches to deliver affordable housing which meets local needs. This reflects the remit of the Central Lancashire Strategic Housing Market Assessment which amongst other things maximises affordable housing delivery in a form relevant to its surroundings

9.4. Impact of Development on Neighbouring Properties

9.4.1. The South Ribble Residential Design SPD requires a minimum distance of 13m between a first-floor habitable room window and any blank wall or gable facing, and 21m between any directly facing habitable room windows. The closest residential properties outside of the site are as follows:

9.4.2. South is a tract of Green Belt Land which would be unaffected but may be the location used for the site cabin/office during construction. It does not however form part of this site and the site cabin does not require planning permission for the duration of construction. Similar land is present to the east but is allocated for housing as the third section of Site V. 40m from the rear of plot 7 and within Site V is a stable block accessed off Rymer Grove and screened by shrubbery.

9.4.3. West of the site are Reynard Close and Auburn Avenue whose rear gardens would face the proposed development. Proposed dwellings would be between 10m and 20m from these properties, but with relevant separation in accordance with adopted guidance; the closest being plot 1 (side) which faces the rear corner of 1 Auburn Avenue but at such an angled relationship as to protect privacy to either property. Properties in the west would also be screened at ground floor by proposed fencing and existing shrubbery.

9.4.4. Proposed properties on the northern edge would face the rear of Rymer Grove dwellings at between 15m and 37m, and properties within the site would benefit from spatial separation of between 18m and 25m; each with relevant spatial separation.

9.4.5. When taking into account site layout, existing and proposed boundary treatments, shrubbery and trees the inter-relationships and spatial separation between proposed and existing neighbouring properties accords fully with the sentiments of the South Ribble Residential Design Guide SPD.

9.5. Design, Character & Appearance & Crime

9.5.1. Design – Local Plan Policy G17 (Design Criteria for new development) supports development which relates well to neighbouring buildings and the extended locality, that layout, design and landscaping are of a high quality; providing interesting visual environments which respect local character, reflect local distinctiveness, and offer appropriate levels of parking and servicing space in line with Policy F1 (Parking Standards) of the same document. Core Strategy Policy 17 (Design of New Buildings) effectively mirrors these criteria.

9.5.2. This part of Longton is a mix of modern and traditional properties in a range of size, style, height and orientation. Properties to the west are recently developed but, in a design, which would complement the proposed units. Dwellings on Rymer Grove are similar in style but in complementary materials; both are typical estate style configurations. This site presents an obvious extension to these areas and has been designed to prevent detriment to existing housing stock. The existing estate is characterised by predominantly two storey properties similar in height and size to the proposal, although there are three storey units placed at strategic points throughout the adjacent estate. Visual intrusion would undoubtedly occur as the existing is currently open grassland, but the site is allocated by the Local Plan for housing, and on balance when taking into account existing and suggested screening, and reductions in height from the approved scheme impact by way of visual intrusion to and from the site would be within acceptable levels

9.5.3. NPPF Para 73 notes that supply of large numbers of new homes can often be best achieved through planning for larger scale development – including significant extensions to existing settlements provided they are well located and designed and supported by the necessary infrastructure and facilities. Policy B1 acknowledges that the development of sites such as this provides the opportunity to make best use of existing services and utilities. Proposed built development would extend an existing settlement where connection to existing infrastructure is possible. There are established community facilities in the area, and the principle of development has been established – subject to all other matters being acceptable – by its allocation for housing led development. Other than its historic agricultural use the site was never one suggested for preservation as open or public space.

9.5.4. The proposed layout demonstrates similar garden sizes to surrounding residential properties, and that a development of this size can be accommodated on this site without resulting in a detrimental impact on the character and appearance of the area through overdevelopment and intensification of the urban fabric. There is an argument that lower densities than the norm would set a precedent for further density reduction on sites V,X and M, but as immediately surrounding estate density is low this site would be out of character if more properties were added. Conversely considerable reduction would highlight the disparity; making the existing well-placed estates seem more constrained. In ideal circumstances the proposal would relate both in design and density, and officers are confident that this scheme does that. It would respect its surroundings and would be constructed using modern, sustainable materials and construction methods.

9.6. Highways Considerations, Suitability of Access and Parking Arrangements

9.6.1. The applicants submission concludes that proposed access arrangements would not constrain the local highway network. Internal layout facilitates pedestrian linkage to existing footpaths, and provides access to, and is accessible from a range of sustainable transport options (below) as well as by car.

9.6.2. In line with Local Plan Policy F1 (Parking Standards), off road parking should be provided to adopted standards. Having regard to LCC Highways comments the proposal is compliant in this regard.

9.7. Sustainability

9.7.1. One of the NPPF core principles is to ensure developments include opportunities to promote walking, cycling and public transport. It is considered that the proposed layout offers opportunity for pedestrian use, and that the offer also benefits from the following:

9.7.2. *Community Facilities* – There are 4 secondary and 10 primary schools within 3 miles of the site; St Oswald's and Longton Primary are less than 300 yards away. 6 GP and 3 dental surgeries sit within a two-mile radius, and local shops are present less than 500m away on Liverpool Road.

9.7.3. *Public Transport/Pedestrian/Cycle Routes* – Bus stops are present on Chapel Lane and Liverpool Road (450m away), and railway stations at Preston, Lostock Hall and Croston are under 4 miles distance; each easily accessed via major road system.

9.7.4. *Construction Standards*- One of the objectives of modern construction is to reduce energy use and carbon dioxide emissions in new developments; encouraging the use of renewable energy sources whilst improving the quality of housing by facilitating higher standards of construction. Conditions to ensure appropriate construction standards are recommended in line with adopted policy.

9.7.5. In terms of being sustainable development this proposal is considered acceptable.

9.7.6. *Water Management/Utilities* - In addition Core Strategy Policy 29(e) (Water Management) seeks to improve water quality and flood management in areas such as Longton. The proposal site sits within Flood Zone 1 and developable areas of the site are at low risk of flooding. There is no recorded history of flooding on this or surrounding sites. Sustainable drainage can be secured by conditions as recommended.

9.8. Developer Contributions

9.8.1. Local Plan Policy A1 (Developer Contributions) expects that new development will contribute towards mitigation against impact on infrastructure, services and the environment. Appropriate contributions would be secured via S106 legal agreement and/or Community Infrastructure Levy.

9.8.2. *Affordable Housing* - Core Strategy Policy 7 (Affordable and Special Needs Housing) and the Affordable Housing SPD require sites of 15 dwellings or more to provide a minimum of 30% affordable housing on sites in urban areas. This increases to 35% for sites in rural areas in or adjoining villages that have or will have a suitable range of services. 100% should be provided in truly rural locations. Where 35% or 100% is required the threshold reduces to sites of 10 units.

9.9. During the previous proposal for 33 units, the Councils housing team requested that 35% affordable housing should be provided in line with Policy 7 of the Central Lancashire Core Strategy as the site is in a rural area adjoining a settlement. The threshold for such provision is 10 dwellings. Since that time the previous applicant provided Counsel advice to support the site being an urban site, for which 30% of affordable houses is required but with a higher threshold of 15 units. This level was also supported on the 2013 Site V scheme adjacent, and as such a 30% requirement is found acceptable and has been proposed with a tenure split of 7 affordable rental and 3 intermediate units

9.9.1. *Community Infrastructure Levy - CIL* is payable on all new dwellings apart from apartments and affordable housing. On this basis the applicant has claimed liability for 5384.82m² of floor space which would attract a CIL payment at the 2023 rate. An agreement for this payment to be made in installments has been agreed with the Planning Obligations Officer.

9.9.2. *Public Open Space* - The NPPF states that *'access to high quality open space makes an important contribution to the health and wellbeing of communities'*. As such, all new residential development resulting in a net gain of 5 dwellings must provide sufficient green infrastructure to meet the recreational needs of the development in accordance with specific but flexible standards.

9.9.3. On such a constrained site any public open space would be limited and would not function well for amenity purposes. There are however areas of amenity grassland (which includes areas of visual amenity) which are considered adequate. A public open space contribution towards off site POS has been recommended at the rate of £51,238 towards playing pitches at Longton playing fields.

9.10. Impact upon Heritage Assets

9.10.1. The only property listed on the National List of protected structures is Longton Hall (Grade II) which lies beyond the eastern section of Site V and would not be affected in any way by this proposal.

9.11. Planning Balance

9.11.1. The position to be considered by Members is not whether or not this site is suitable for housing development. That assessment has been made by, and found sound during examination of the Local Plan. As such the principle of development - subject to all other material considerations being acceptable – is established. The planning balance therefore is whether material considerations relating to this proposal are compliant with development plan policies, and if not whether the harm caused by the development is outweighed by other matters and can be justified in planning terms.

9.11.2. Whilst the approved scheme was more acceptable to neighbouring residents, the reduction of dwelling numbers to the low level proposed (9.3 dwellings per hectare) would affect the councils five-year housing supply, and ultimately could necessitate release of additional land in the Longton area to provide for the shortfall. The precedence set by this site for such low density when Members come to consider the adjacent sites V, M and X would also have needed some thought as existing approval would offer a basis for the entire allocation to be reduced in number; again, necessitating release of more land to provide for housing targets set by Government. This proposal whilst higher density – albeit lower than the borough average - aligns not only with the current local plan but also with Para 125 of the NPPF which states that *'it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the*

potential of each site'. It does however take into account its surroundings in design, separation and plot size.

9.11.3. Due to the detailed arguments associated with this application, both pros and cons of the proposal are summarised below. Due weight can then be applied by members to the pros and cons in the decision-making process

Material Considerations In Favour of Development Include:

- ☐ Delivery of a policy compliant, sustainable development of 34 market dwellings, in a design which is relevant to the area
- ☐ Public open space financial contribution towards upgrade of Longton playing Fields
- ☐ Contribution towards 5-year housing land supply on an allocated housing site
- ☐ Relatively low density of 23 dwellings per hectare with appropriate spatial separation and infrastructure in line with national policy which stresses higher density development where this can be accommodated.
- ☐ Retention and enhancement of trees, shrubbery and site biodiversity
- ☐ No objection from the Councils statutory consultees subject to precautionary conditions
- ☐ Compliant levels of affordable housing in an area of high property value

Material Considerations Against Development include:

- Loss of open land may affect the visual character and appearance of the area.
- ☐ Increased noise and traffic generation

10. Conclusion

9.1 The site is visually open and was last in agricultural use but is not needed to satisfy a recreational need in the local area. The land is private, there are no public rights of way or access and subject to landscape and ecological enhancement the proposal suggests a scheme which would not detrimentally affect the nature or conservation value of the site.

9.2 There is no question that the site is suitable for housing; that is established by its allocation. What is evident is that the proposal presents a well-designed, spatially acceptable development which would respect the character and appearance of the area. Affordable housing provision has been provided for, and whilst limited public open space on and off site is considered appropriate to the sites size. CIL and POS monies towards local infrastructure will also support local services which includes play areas and playing fields close to the site. Overall, the benefits seen from this site are felt to outweigh the limited harm caused by it. Other issues have been appraised as detailed above by the Councils statutory consultees.

9.3 It is considered that subject to the conditions detailed below this site would be appropriate for residential use; particularly when taking into account surrounding uses and the adjacent highways network. On balance therefore the proposed application for residential development of 34 dwellings and associated infrastructure is considered compliant with the National Planning Policy Framework and local development plan, and it is recommended that Members be minded to approve the application and that the decision be delegated to the Head of Planning & Housing in consultation with the Chair and Vice-Chair of the Planning Committee upon the successful completion of a Section 106 Agreement to secure affordable housing and public open space contribution

RECOMMENDATION:

That Members be minded to approve the application and that the decision be delegated to the Head of Planning & Housing in consultation with the Chair and Vice-Chair of the Planning Committee upon the successful completion of a Section 106 Agreement to secure affordable housing and public open space contribution

RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and suite of documents:

House Type Plans (Prefix A/20 Story Homes)

- o Bailey Housetype Drawing Pack - Ref. A/20 BAY-P-CON, PLP1, PLE1/1 and PLE1/2
- o Belford Housetype Drawing Pack - Ref. A/20 BEL-P-CON , PLP1, PLE1/1 and PLE1/2
- o Fraser Housetype Drawing Pack - Ref. A/20 FRR-P-CON , PLP1, PLE1/1 and PLE1/2
- o Hewson Housetype Drawing Pack - Ref. A/20 HWN-P-CON , PLP1, PLE1/1, PLE1/2 and PLE1/3
- o Lawson Housetype Drawing Pack - Ref. A/20 LWN-P-CON , PLP1, PLE1/1, PLE1/2 and PLE1/3
- o Masterton Housetype Drawing Pack -Ref. A/20 MTN-P-CON, PLP1, PLE1/1 and PLE1/2
- o Middleton Housetype Drawing Pack - Ref. A/20 MDN-P-CON, PLP1, PLE1/1, PLE1/2 and PLE1/3
- o Sanderson Housetype Drawing Pack - Ref. A/20 SAN-P-CON , PLP1, PLE1/1, PLE1/2 and PLE1/3

Story Homes Plans (Prefix 40069.)

- o Boundary Treatment Layout - Drawing Ref. 05.BTL rev G (Story)
- o Elevation Treatment Layout - Drawing Ref. 04 ETL rev D (Story)
- o General Arrangements Layout /Tenure Plan- Drawing Ref. 03.GA rev J
- o General Arrangement Layout Coloured - Drawing Ref. 03.GA rev I (Story)
- o Hard Surfacing Layout - Drawing Ref. 06.HSL rev D
- o Landscape Structure Plan - Drawing Ref. 6996.01 rev E (TBA)
- o Location Plan - Drawing Ref. 05.LP rev A
- o Topographical Land Survey - Drawing Ref. S21-002 (JLP)

- o Arboricultural Impact Assessment (Bowland Tree Consultancy BTC2546 Sept 2022)
- o CIL form;
- o Design and Access Statement (e*SCAPE Nov 22)
- o Ecological Survey and Assessment (ERAP 2022-266 Nov 2022), BNG 25.1.23 and Biodiversity Metric data 24.1.23
- o Flood Risk Assessment (Paul Waite Associates 22185-PWA-00-XX-RP-C-1000).
- o Ground Investigation Report prepared (Tier Consult TE1646-TE-00-XX-RP-GE-001-V02 Version 1.1 17.8.22)
- o Planning Statement/ Statement of Community Involvement (Asteer Planning Nov 2022)
- o Site Investigation Report (E3P 16 194 R1-2 Oct 2022)
- o Sustainability and Renewable Energy Statement (V1.0 Award Energy)
- o Transport Statement (Mode Transport)

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy 17 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17

3. Prior to commencement of works on site, details of future employment and skills at the Reynard Close site as explained by, and in line with the Central Lancashire Employment and Skills SPD and Appendix 1 of the same document shall be submitted to, and approved in writing by the Local Planning Authority. Once approved the assessment shall be adhered to thereafter unless agreed in writing with the Local Planning Authority

REASON: To identify skills shortages, and to ensure that there are the necessary employment and skills opportunities in local areas in accordance with Central Lancashire Core Strategy Policy 15

4. Development and post development planting shall be undertaken in accordance with the recommendations of approved Arboricultural Report/Impact Assessment (Bowland Tree Consultancy BTC2546 Sept 2022) in the first planting season following completion of the development, or first occupation/use, whichever is the soonest.

The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of 5 years to the satisfaction of the local planning authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the local planning authority. The replacement tree or shrub must be of similar size to that originally planted.

REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G8 in the South Ribble Local Plan 2012-2026

5. Should the development not have commenced within 24 months of the date of this permission, a re-survey be carried out to establish whether bats or other protected species are present at the site shall be undertaken by a suitably qualified person or organisation. In the event of the survey confirming the presence of such species details of measures, including timing, for the protection or relocation of the species shall be submitted to and agreed in writing by the Local Planning Authority and the agreed measures implemented.

REASON: To ensure the protection of schedule species protected by the Wildlife and Countryside Act 1981 and so as to ensure work is carried out in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

6. Development shall be undertaken in line with the recommendations of approved Preliminary Ecological Appraisal (ERAP 2022-266)

REASON: To ensure adequate provision is made for these protected species in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

7. If the presence of bats, barn owls, great crested newts or other protected species is detected or suspected on the development site at any stage before or during development or site preparation, works must not continue until Natural England has been contacted regarding the need for a licence.

REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

8. No tree felling, clearance works, demolition work or other works that may affect nesting birds shall take place between March and August inclusive, unless the absence of nesting birds has been confirmed by surveys or inspections.
REASON: To protect habitats of wildlife, in accordance with Policy 22 in the Central Lancashire Core Strategy
9. No development, site clearance, earth moving or other construction shall take place, or material or machinery brought onto site until a method statement to protect Hall Pool and other boundary ditches from accidental spillages, dust and debris has been supplied to and agreed with the Local Planning Authority. All agreed measures shall be implemented and maintained for the duration of the construction period in accordance with the approved details
REASON: To protect watercourses and habitats of wildlife, in accordance with Policy 22 in the Central Lancashire Core Strategy
10. A plan showing the location of bat and bird boxes roosts to be installed on site as detailed in approved ecological appraisal (ERAP 2022-266) shall be agreed in writing with the local planning authority and provided within 3 months of first occupation of the final dwelling thereafter. Once installed these shall be retained thereafter unless otherwise agreed in writing with the local planning authority.
REASON: To ensure adequate provision is made for these protected species in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
11. No development shall take place until it can be demonstrated that there will be no negative impacts on the ecological status/potential of Hall Pool resulting from disposal of surface water post-development. Justification/details shall be submitted to, and approved in writing by the local planning authority. The details as approved shall be implemented in full in accordance with a timetable which has been first agreed in writing with the local planning authority
REASON: To protect watercourses and habitats of wildlife, in accordance with Policy 22 in the Central Lancashire Core Strategy
12. No machinery shall be operated, no process carried out and no deliveries taken at or dispatched from the site during construction, demolition or clearance of the site outside the following times:
0800 hrs to 1800 hrs Monday to Friday
0800 hrs to 1300 hrs Saturday
No activities shall take place on Sundays, Bank or Public Holidays.
Deliveries should be scheduled where possible between the hours of (9.30am) and (2.30pm) Monday - Friday, to avoid peak traffic on the surrounding highway network.
REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy
13. The garage(s)/parking areas hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability of their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

REASON: To safeguard residential amenity and to provide satisfactory off-street parking facilities in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

14. Prior to first occupation of each dwelling with driveway access hereby approved, one Electric Vehicle Recharge point shall be provided to that dwelling. Once installed it shall be retained and maintained thereafter.
REASON: To enable and encourage the use of alternative fuel use for transport purposes in accordance with Policy 3 of the Central Lancashire Core Strategy
15. Prior to first occupation of the development hereby approved, a minimum of 10% of any communal parking spaces be fitted with Electric Vehicle Recharge points, including adequate charging infrastructure and cabling and specifically marked out for the use of Electric Vehicles
REASON: To enable and encourage the use of alternative fuel use for transport purposes in accordance with Policy 3 of the Central Lancashire Core Strategy
16. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority. The detailed surface water sustainable drainage strategy 22185-PWA-00-XX-RP-C-1000 P.08 produced on 07/11/2022 by Paul Waite Associates shall be based upon the site specific flood risk assessment and indicative surface water sustainable drainage strategy submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly. The measures shall be fully implemented prior to occupation of the development and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.
The details of the drainage strategy to be submitted for approval shall include, as a minimum;
 - a) Sustainable drainage calculations for peak flow control and volume control for the:
 - i. 100% (1 in 1-year) annual exceedance probability event;
 - ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;
 - iii. 1% (1 in 100-year) annual exceedance probability event + 45% climate change allowance, with an allowance for urban creep
 - b) Final sustainable drainage plans appropriately labelled to include, as a minimum:
 - i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
 - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels;
 - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
 - iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
 - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
 - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;

Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;

c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and groundwater levels in accordance with BRE 365.

d) Evidence of an assessment of the existing on-site watercourse to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.

e) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.

The sustainable drainage strategy shall be implemented in accordance with the approved details.

Reason To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems

17. No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority. The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:

a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.

b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance. The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

Reasons To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 167 of the National Planning Policy Framework.

18. The occupation of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority. The details of the manual to be submitted for approval shall include, as a minimum:

a) A timetable for its implementation;

b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures, including all watercourses and their ownership;

c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;

d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;

e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;

f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 169 of the National Planning Policy Framework.

The occupation of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority. The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

Reason To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.

19. The barn owl box noted in para 3.3.8 of approved ecological assessment (ERAP 2022-266) shall be retained at all times unless otherwise agreed in writing with the local planning authority
REASON: To protect habitats of wildlife, in accordance with Policy 22 in the Central Lancashire Core Strategy
20. Prior to the removal of any trees on site, details of the measures for the protection of bats in accordance with sections 5.5. 1 and 5.5.6 of the Ecological Survey and Assessment (ERAP 2022-266) must be agreed in writing by the Local Planning Authority . the tree removals shall proceed in accordance wit the measures agreed thereafter.
REASON: To protect habitats of wildlife, in accordance with Policy 22 in the Central Lancashire Core Strategy
21. Before any site activity (construction or demolition) is commenced in association with the development, barrier fencing shall be erected around all trees to be retained on the site as detailed in the Tree Protection Plan which has been agreed by the Local Planning Authority. The fencing shall be constructed and located in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant, removal or addition of soil may take place. This includes ground disturbance for utilities. The fencing shall not be moved in part or wholly without the written agreement of the Local Planning Authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.
REASON: To prevent damage to trees during construction works in accordance with Policy G13 in the South Ribble Local Plan 2012-2026
22. Prior to first use of machinery on site or excavation work begins within the RPA of Tree T2, an agreed cellweb confinement system shall be installed subject to

manufacturers specification in the vicinity and RPA of T2. The final surface course should be either permeable bitmac or resin bound gravel to allow full permeability into the sub base and cellweb system below. Should the cellweb system be damaged during the construction phase it should be replaced prior to overlay with the final dressing surfacing.

Trees shall then be planted on site in accordance with the approved details, in the first available planting season. Any tree that within a period of five years after planting, dies or, in the opinion of the Local Planning Authority, becomes seriously damaged or defective shall be replaced with another of the same species and size as originally approved.

Reason: To ensure that the visual appearance of the development is satisfactory in accordance with Policy 17 of the Central Lancashire Core Strategy and Policies G13 and G17 of the South Ribble Local Plan 2012 - 2026.

23. No development shall take place (including investigation work, demolition, siting of site compound/welfare facilities) until a survey of the condition of the highway has been submitted to and approved in writing by the Local Planning Authority. The extent of the area to be surveyed must be agreed by the Highways Authority prior to the survey being undertaken. The survey must consist of:
- o A plan to a scale of 1:1000 showing the location of all defects identified;
 - o A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey.
- The final dwelling shall not be occupied until any damage to the adopted highway has been made good to the satisfaction of the Highway Authority.
- Reason: To ensure that any damage to the adopted highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer.
24. For the full period of demolition/construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.
- REASON: In the interests of highway safety and other highway users in accordance with Policy G17 in the South Ribble Local Plan 2012-2026
25. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:
- o 24 Hour emergency contact number;
 - o Details of the parking of vehicles of site operatives and visitors;
 - o Details of loading and unloading of plant and materials;
 - . Arrangements for turning of vehicles within the site
 - . Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
 - o Measures to protect vulnerable road users (pedestrians and cyclists);
 - o The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - o Wheel washing facilities;

- o Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
- o Measures to control the emission of dust and dirt during construction;
- o Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
- o Construction vehicle routing;
- o Delivery, demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and in to protect the amenity of neighbouring residents in accordance with Policy G17 in the South Ribble Local Plan 2012-2026..

Note: Construction Management Plan.

- o There must be no reversing into or from the live highway at any time - all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
- o There must be no storage of materials in the public highway at any time.
- o There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- o Vehicles must only access the site using a designated vehicular access point.
- o There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations - all of which must be managed within the confines of the site.
- o All references to public highway include footway, carriageway and verge

26. The final dwelling hereby approved shall not be occupied until all the highway works have been constructed and completed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.
Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works
27. The new estate road / access between the site and Reynard Close shall be constructed in accordance with Lancashire County Council's Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.
Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative
in accordance with Policy G17 in the South Ribble Local Plan 2012-2026
28. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company has been established.
REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all traffic to enter and leave the premises in a safe

manner without causing a hazard to other road users and to be in accordance with Policy G17 in the South Ribble Local Plan 2012-2026.

Note: It is recommended that to discharge the condition the local planning authority should seek to require a copy of a completed agreement between the applicant and the local highway authority under Section 38 of the Highways Act 1980 or the constitution and details of a private management and maintenance company confirming funding, management and maintenance regimes.

29. All new dwellings are required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations. Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details.
REASON: Policy 27 of the Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4. However, following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. As Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so it can be assured that the design meets the required dwelling emission rate
30. No dwelling hereby approved shall be occupied until a SAP assessment (Standard Assessment Procedure), or other alternative proof of compliance (which has been previously agreed in writing by the Local Planning Authority) such as an Energy Performance Certificate, has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling has achieved the required Dwelling Emission Rate.
REASON: Policy 27 of the Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4. However, following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. As Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential
31. Each dwelling hereby approved shall not be occupied until refuse and recycling storage facilities for that dwelling have been provided. These facilities shall thereafter be retained for use at all times.
REASON: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with Policy 27 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026
32. Prior to commencement on site, temporary boundary treatments between existing properties and the construction site shall be erected in full. Prior to first occupation of each dwelling hereby approved, boundary treatments as detailed on approved plans shall then be erected for that dwelling
REASON: To ensure the provision and retention of adequate screening in the interest of amenity of existing residents in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026
33. Each dwelling hereby approved shall not be occupied until the boundary treatment for the dwelling has been provided in accordance with the approved details. .

REASON: To ensure the provision and retention of adequate screening in the interest of amenity in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

- 3 Travel**
- 4 Housing Delivery**
- 5 Housing Density**
- 6 Housing Quality**
- 7 Affordable and Special Needs Housing**
- 17 Design of New Buildings**
- 22 Biodiversity and Geodiversity**
- 26 Crime and Community Safety**
- 27 Sustainable Resources and New Developments**
- 29 Water Management**

South Ribble Local Plan

- A1 Policy A1 Developer Contributions**
- D1 Allocations of housing land**
- F1 Car Parking**
- G10 Green Infrastructure Provision in Residential Developments**
- G13 Trees, Woodlands and Development**
- G16 Biodiversity and Nature Conservation**
- G17 Design Criteria for New Development**
- Residential Extensions Supplementary Planning Document**
- Affordable Housing (Supplementary Planning Documents)**
- Open Space and Playing pitch**

Note:

Other application Informative

1. Attention is drawn to the condition(s) attached to this planning permission. In order to discharge these conditions an Application for Approval of Details Reserved by Condition form must be submitted, together with details required by each condition imposed. The fee for such an application is £116. The forms can be found on South Ribble Borough Council's website www.southribble.gov.uk

2. Ecology Notes: The applicant is advised that under the terms of the Wildlife and Countryside Act 1981, and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds, roosting birds or other protected species. The work hereby granted does not override the statutory protection afforded to these species and you are advised to seek expert advice if you suspect that any aspect of the development would disturb any protected species

It is an offence under the Wildlife & Countryside Act 1981 as amended to introduce, plant or cause to grow wild any plant listed in Schedule 9 Part 2 of the Act. Species such as Japanese Rose which are present on site are included in this schedule. If any such species will be disturbed as a result of this development a suitable qualified consultant should be employed to advise on how to prevent an offence

3. Environmental Health Note: It is recommended that contact details are provided at the front of the construction site and a letter drop is made to all nearby properties containing contact details and informing them of any unusual construction methods e.g. working outside normal construction times, use of piling machines etc, along with timescales for this work.

4. Lead Local Flood Authority Note 1: Ordinary Watercourse (Land Drainage) Consent Under the Land Drainage Act 1991 (as amended by the Flood & Water Management Act 2010),

- o You will need consent from the LLFA to carry out works within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not.

- o Consent must be obtained before starting any works on site; it cannot be issued retrospectively.

- o Sites may be inspected prior to the issuing of consent.

- o Unconsented works within the Highway or Sustainable Drainage System may prevent adoption.

- o Applications to culvert an existing open ordinary watercourse will generally be refused.

- o Enforcement action may be taken against unconsented work.

For the avoidance of doubt, once planning permission has been obtained it does not mean that Ordinary Watercourse Consent will be given. It is strongly advised that you obtain any required consent before or concurrently as you apply for planning permission to avoid delays

Lead Local Flood Authority Note 2:- Site-Specific Advice

The following advice is provided to inform the applicant and the Local Planning Authority of our expectations at the discharge of conditions stage:

- o The submitted flood risk assessment states that infiltration testing has already been completed on the site. Evidence of the results of this testing will need to be submitted to the local planning authority to discount infiltration as a viable means of surface water management.

- o Considering the above point, the LLFA will require clarity on how surface water from the garden areas will be managed, if infiltration is proven to unviable for managing surface water. The attenuation volume of the surface water drainage system should consider all flows that can contribute to the sustainable drainage system, whether these areas are positively drained or not.

- o Although not proposed in the flood risk assessment, it appears that the site levels may need to be raised in some areas to achieve a gravity drained sustainable drainage system, the applicant needs to carefully consider the effect of raising site levels on neighbouring properties to ensure that existing surface water flow paths are not blocked, increasing the surface water flood risk to these existing properties.

- o The climate change allowances need to be from the 'upper end' allowances (not the central allowance) due to the lifetime of residential development being 100 years. These have been applied to the recommended planning condition. This is in addition to a 10% urban creep allowance. The site being in flood zone 1 has no effect on which climate change allowance to apply to peak rainfall intensities. See the following link for clarification of this: <https://www.gov.uk/guidance/flood-riskassessments-climate-change-allowances>

o If the applicant is only modelling the impermeable area of the development, then an appropriate runoff coefficient (Cv value of 1.0) needs to be applied to the microdrainage calculations. The default Cv values (0.75) in microdrainage are used when modelling the total site area (a combination of both permeable and impermeable areas) not just the impermeable area.

If the applicant wishes to discuss any aspects of this response with the Lead Local Flood Authority, they can do so through our planning advice service. This service is offered to prevent any issues that could potentially affect your application and provide relevant up to date advice regarding surface water flood risk and sustainable drainage. More information on our planning advice service is available at: <https://www.lancashire.gov.uk/business/business-services/pre-planning-applicationadvice-service/lead-local-flood-authority-planning-advice-service-for-surface-water-and-sustainable-drainage/> What this response DOES NOT cover This response does not cover highway drainage, matters pertaining to highway adoption (s38 Highways Act 1980) and/or off-site highway works (s278 Highways Act 1980). Should the applicant intend to install any sustainable drainage systems under or within close proximity to a public road network (existing or proposed), then they would need to separately discuss the use and suitability of those systems with the relevant highway authority. The applicant is encouraged to discuss the suitability of any overland flow routes and/or flood water exceedance with the relevant highway authority should they have the potential to impact the public highway network and/or public highway drainage infrastructure (either existing or proposed).

5. Lancashire Constabulary Note: crime recorded at housing developments, include burglary, (a large proportion of burglaries occur whereby the point of entry into the dwelling is via a ground floor rear or side door or window), criminal damage and vehicle crime, as well as anti-social behaviour. New housing developments have the potential to create additional demand on local policing resources with calls for service, therefore ALO make the following recommendations with regards to security.

o Secured by Design - The scheme should be developed to the police preferred security standard Secured by Design (SBD). The SBD new homes interactive tool kit and the SBD Homes 2019 design guide should be used by the applicant, to help to create a safe and secure residential development and safer streets.

o Boundary Treatments - It is important to clearly define public and private space. Boundary treatments should be a sufficient height and design to deter intruders. A height of 1.8m close boarded fencing is recommended for the perimeter of rear gardens and dividing fences of the dwellings. Panels in the system should be secured so that they cannot be easily removed, and horizontal supporting rails should be on the private side so that they are not used as a climbing aid by intruders.

o Access Control - A 1.8m high lockable gate with a bolt and key operated padlock, should be fitted as close to the front building line as possible to restrict access to the vulnerable rear and side of the dwellings.

o Physical Security - Doors - All external doors should be certified to PAS 24/2016/22 security standards or an alternative accepted standard, such as Loss Prevention Standard (LPS) 1175 Issue 7/8. This is a requirement of Building Regulation Approved Document 'Q'. By proceeding with the scheme as a Secured by Design Silver development, requirements under Part Q will be covered as well as additional security measures for keeping the resident's safe and feeling safe. 2

o Windows - All ground floor and other accessible windows should be certified to PAS 24/2016/22 security standards or an equivalent standard in compliance with Building Regulations Approved Document 'Q'. Those that abut public areas should also include key operated window 'restrictors' to reduce the opportunity of 'sneak-in' type thefts. Ground floor glazing should be laminated to a minimum of P1A standards.

6. Ecology Note 1: Whilst there is only a low risk of great crested newts being present, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or

kill great crested newts. If a great crested newt is found during the development all work should cease immediately and a suitably licensed amphibian ecologist employed to assess how best to safeguard the newt(s). Natural England should also be informed.

Ecology Note 2: Proximity to Ribble Estuary SPA - This statutory site is just 2.7km to the NW, and whilst negligible likelihood of direct impact, the site is sensitive to recreational disturbance, with recent studies from Natural England that the most significant disturbance is caused by local residents walking dogs. This risk is very low but it is recommended that reference to it is made in the homeowners pack relating to this site

7. LCC Highway Note 1: The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Control on 0300 123 6780 or email developeras@lancashire.gov.uk, 5 in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.

LCC Highway Note 2: This consent does not give approval to a connection being made to the County Council's highway drainage system.

LCC Highway Note 3: For development proposals where road construction will take place over a watercourse the applicant need be aware that under the Land Drainage Act 1991 consent is required from the Lead Local Flood Authority for work within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not. Consent must be obtained before works are started on site as it cannot be issued retrospectively. For those private streets that are intended to be offered for highway adoption it should be noted that the Highway Authority will not adopt streets that have been subject to unconsented water course works. Developers should contact the Flood Risk Management Team at Lancashire County Council to obtain Ordinary Watercourse Consent. Information on the application process and relevant forms can be found here: <https://www.lancashire.gov.uk/flooding/drains-and-sewers/alterations-to-a-watercourse/>
