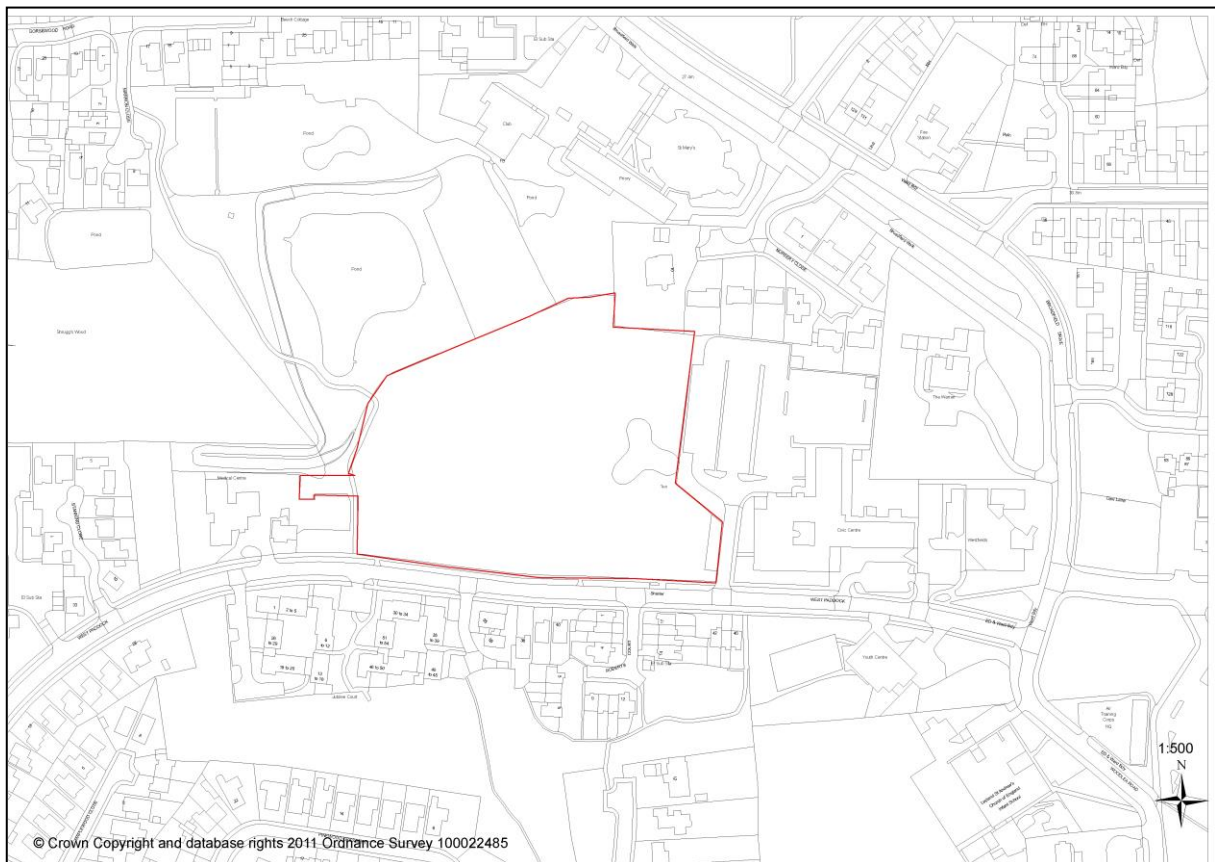


Application Number	07/2023/00430/VAR
Address	Land off West Paddock, Leyland
Applicant	Mr Looqman Mulla - South Ribble Borough Council
Agent	Norr Consultants Percy House 8 th Floor Percy Street Newcastle Upon Tyne
Development	Erection of 75 no apartments (1 bed and 2 bed self-contained dwellings) as part of an age restricted housing development, including communal living space, cafe bistro, small retail unit (open to the public) and associated works.
Officer Recommendation	Approval with Conditions
Date application valid	25.05.23
Target Determination Date	24.08.2023
Extension of Time	None



1. Introduction

1.1. The application is brought before committee as a major scheme proposed by the Council

2. Report Summary

2.1. The application refers to a 2.02ha tract of land located north of West Paddock, Leyland. The applicant originally sought permission to vary condition 2 (approved plans) of permission 07/2022/00359/FUL, but has since changed the application to seek full permission for erection of 75 age related apartments and associated works as described in full at Section 5 below.

2.2. Properties would be affordable units restricted to the over 55 age group. Primary access would be from West Paddock, with secondary and tertiary private accesses coming through the existing Civic Centre car park. The NHS screening unit and funfair licences have expired and where necessary other arrangements would be made

2.3. Disturbance of green space and loss of a minimum number of trees would, if the proposal is approved, be inevitable. Built development would however provide high levels of well landscaped public and private open space and would not affect adjacent woodland in any way. The proposal would relate well to buildings in, and the character of the wider area whilst using modern design and construction techniques. Every effort has been made to ensure compliance with existing and forthcoming environmental legislation in line with Council aspirations. The scheme would also provide community facilities now only available some distance away and would benefit both new and existing residents.

2.4. In response to publicity three letters of representation have been received. Comments raised by statutory consultees have been dealt with either by amendments to the scheme or by condition

2.5. In policy and spatial separation terms the proposal is considered compliant, and having regard to the comments of statutory bodies and the following commentary, it is recommended that the application should be **approved subject to the imposition of conditions**

3. Application Site and Surrounding Area

3.1. The application refers to a 2.02-hectare tract of land located north of West Paddock, Leyland.

3.2. Abutting the sites eastern boundary are the Civic Centre car park and building. South is West Paddock with private and sheltered accommodation beyond, and to the east are Worden Medical Centre, a detached pharmacy and small car park used by both facilities; a public footpath sits between these and the proposal site. Shruggs Wood Biological Heritage Site and Woodland lies north and wraps around the west and northern sides. Residential properties addressed onto Nursery Close abut the north-eastern corner with St Marys Church (Grade II listed) beyond.

3.3. Properties facing on West Paddock are a mix of single dwellings and sheltered accommodation in single, two and three storey height. The same is true of Broadfield Drive and Lancaster Gate in the east. The Civic Centre is predominantly three-storey in height with the main wings being approx. 17.8m high, and raised plant rooms reaching 21m

3.4. Small ornamental size trees are present along the West Paddock frontage, but deep mature woodland partially protected by Tree Preservation Order spans the western and northern sides, although none is within the developable area. Remnants of a small field

marker and low brick wall relating to the sites former bleach work use are present in the south-western corner; the field marker would be retained.

3.5. The site sits within Flood Zone 1 (least likely to flood) and there is no recorded history of flooding, but a Flood Risk Assessment has been provided. The bulk of the land is allocated as an Employment Site by Local Plan Policy E1, whilst a small area to the western side behind the pharmacy is allocated as Green Infrastructure to which Policy G7 refers.

4. Site Context / Planning History

4.1. 07/2022/00359/FUL – erection of 72 affordable dwellings with communal living space, café bistro, retail unit and associated works. Approved Sept 2022 and partially discharged by 07/2022/00874/DIS.

5. Proposal

5.1. The applicant seeks permission for erection of 75 apartments as part of an age restricted housing development which includes communal living space, cafe bistro, small retail unit (open to the public) and associated works. This scheme would retain the same footprint and basic external layout, height and building size of approval 07/2022/00359/FUL (72 units) but increases to 75 units (mix of 67 no: 1 and 8 no: 2 bed) and includes minor external design changes to allow for this increase.

5.2. All proposed dwellings would be affordable rental units supported by a registered provider.

5.3. The proposed part single/part three storey building would be ‘L’ shaped, with the south-western corner being single storey community space. Apartments would be located in two wings along the western side facing Shruggs wood, and southern edge facing West Paddock. Each would be accessible and upper floors would have Juliet balconies; lower floors would have patio doors. At the widest points the building would be 116M wide x 64M deep, with a roof height of between 13-15m (three storey) and 4-6m (lower sections). For context the main body of the Civic Centre is around 17.8m high but on a very slightly elevated site.

5.4. The western leg would house 29 apartments over 3 floors – 14 facing Shruggs Wood and 15 which would look onto central landscaped gardens at the rear. A similar arrangement is proposed on the southern side with 20 dwellings facing West Paddock and 26 facing rear gardens. Each floor would also have residents’ lounges, storage and toilets, whilst on the ground floor would be private and public communal space, residents ‘pamper’ and guest suites, store, plant, meeting and office areas, and internal scooter and waste storage rooms. An external residents’ terrace would also be constructed on the first floor, south-west corner.

5.5. West of the accommodation wings would be a two-storey height, flat roofed section beyond which is a two storey corner with mono-pitched, curved roof; this would house the proposed café/bistro with external seating terrace, retail unit, residents lounge, hair and beauty suite, management and service rooms. An external seating area would run adjacent to this along the western side facing Shruggs Wood.

5.6. Buildings would be constructed in a mix of red and buff brick, with dark grey curtain walling (glazing) to western sections. The roof would be a combination of grey roof tiles and zinc with a standing seam finish which resembles that found on the Civic Centre, and would be used to house polar voltaic panels. Similarly, styled care facilities have recently been constructed in the area with some success

5.7. To the rear of the property would be landscaped and wildflower gardens with paths connecting to the existing right of way and West Paddock frontage. A circular, sunken 'amphitheatre' allows for group activity. Gardens would provide for both defensible private, and public access outside space, with private space being secured by 1.8m high railings from the café to the eastern side along the rear elevation. Handrails are also proposed throughout the site. To the front would be new soft landscaping and a row of trees running parallel to the existing tree line to soften the buildings appearance and to provide additional privacy. A balcony garden is proposed for the first-floor seating area

5.8. Primary access into the site would be via new opening towards the south-western West Paddock corner. Secondary and tertiary (fire tender to the rear only) accesses would also be provided off the Civic Centre car park; the secondary driveway through what is currently the small car park used by the NHS scanner whilst the tertiary would be from the north-west corner of the councils car park. The proposed car park would run along the site frontage and would be split into two sections separated by bollards and landscaped gardens which would accommodate the field marker. The eastern one would include an access barrier from the Civic car park to prevent unauthorised parking and reserved parking, and the western side would provide ambulance and emergency service parking bays and turning areas. In total, 42 parking spaces are identified of which 5 are mobility use. This complies with the Local Plan requirement for C2 (residential institution) uses. Secure, covered cycle storage is also provided on the sites frontage but would be screened by hedgerow. Waste storage is to be to the eastern side.

5.9. Some parking spaces would be lost to the Civic Centre to make way for secondary and tertiary accesses, and when combined with traffic control measures required by LCC highways including 'double yellow' lines on both sides of West Paddock, there is potential for the Civic car park to be oversubscribed as use by existing and proposed residents and visitors, and users of the proposed café and shop, pharmacy and surgery who frequently park on the road increases. As such LCC request that a car park management scheme which may result in a need for options such as staff permits, and additional pay and display parking is secured by condition.

5.10. Foul and surface water drainage would connect to existing infrastructure, and a hedgerow screened substation is identified to the front adjacent to vehicle charging points. Within proposed gardens there would be two swales, and 'rain gardens' installed around the building which would intercept and slow surface water from roof and hard surfaces.

6. Summary of Supporting Documents

6.1. Please see suite of documents referred to in recommended condition 2

7. Representations

7.1. Summary of Publicity

7.1.1. Two site notices and a newspaper advert have been posted, and 90 neighbouring properties consulted. Ward Councillors Unsworth and Tomlinson have also been notified

7.1.2. *Statement of Community Involvement (SCI)* - The National Planning Policy Framework (Para 38) states that 'early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community'. In summary therefore, and as required by the Councils Statement of Community Involvement (August 2013) the applicant engaged in the following ways prior to submission of the original application:

☑ Pre-application local authority meetings. Officer responses informed application content

- ☒ Community consultation event (21st October 2021) – 16 attendees
- ☒ Online marketing and social media presence
- ☒ Leaflet drop to all residents and businesses within a 3-mile radius
- ☒ Second stakeholder event (12.4.22) to update the final design - In total 14 responses were received.

The majority of respondents agreed that the proposal would benefit Leyland but requested a carbon neutral development using local supply chains to accord with the Councils Employment and Skills Supplementary Planning Document.

7.2. Letters of Objection or Support

7.2.1. Three letters received – two objecting and one person who was directed to the online file.

7.3. *In Objection*

Highways

- ☒ Existing problems - traffic parking outside pharmacy/ GP surgery (western side). Request for yellow lines on both sides of West Paddock
- ☒ Lack of parking for the development

Residential Amenity

- ☒ Lost view and green space. Council support retention of green space so why not here?
- ☒ Loss of privacy if too high
- ☒ Mental and physical wellbeing disturbed during construction

Design

- ☒ Design 'dwarfs' all other buildings
- ☒ No manner for evacuation during a fire – *'another Grenfell Tower waiting to happen'*

Other

- ☒ *'Interested in supported living but only if smaller units on individual sites – this removes elderly from society'*.

Environmental Issues

- ☒ Needs to reduce wildlife disturbance
- ☒ Increased carbon footprint

8. Summary of Responses

8.1. **Arborist** – No objection to amendment of this scheme. For consistency conditions imposed on the earlier scheme have been carried forward. The accompanying tree survey noted 28 trees, 4 tree groups, 1 woodland and 1 hedgerow; most of which lie outside the developable area. Of these, 7 trees and part of one small tree group would be removed either to facilitate the proposed fire tender access, public footpath or drainage swale. All are moderate or low value and none are protected. Development does not impact on woodland to the west or north adjacent to Shruggs Wood, although woodland canopy may need to be pruned to allow construction ground clearance. Mitigatory tree planting which provides for more replacements than trees removed, in addition to soft landscaping throughout has been identified. The Councils Arborist confirmed when assessing the approved scheme that removal of a small percentage of trees will not impact significantly on visual amenity levels. The proposed planting is extensive and will increase the amount of canopy cover in the medium and long term.

8.2. Lancashire County Council Highways – A revised consultation has been provided but for consistency all comments from the earlier response have also been carried forward. The proposed new access (with increased stagger distance from Jubilee Court) is acceptable and vision splays appear to be achievable. All highway works would need to be subject to a s278 agreement with LCC. LCC do still have concerns regarding the overall parking provision unless the occupation is restricted to those over retirement age. They are a little more relaxed about the car parking for the development on the basis that the likely occupation is by 70+ aged occupants, but as suggested it would be good to increase the age on the description and permission. Possibly restricted to 65 years of age (or those with defined mobility issues). LCC also stress that demand to enter into section 278 agreements with Lancashire County Council as the highway authority is extremely high and developers are advised to seek to enter into Section 278 agreements at a very early stage. This information has been passed to the applicant.

LCC requested that a number of other conditions were imposed on the approved scheme, which have been carried forward, and without which they would have objected to the proposal, including potential financial contribution towards works to the highway adjacent to the site and the crossing on Broadfield Drive/Lancastergate (to be agreed)

Officer Note: when assessing similar developments for age restricted properties, the Councils officers took Counsel legal advice with regards to parking. Advice was that subject to conditions relating to age provision, such properties could qualify as 'extra care' and on that basis parking provision would be significantly reduced regardless of potential car usage. Whilst not ideal, case law in other parts of the country firmly establishes this stance and as such LCC and South Ribble officers are accepting of provision

8.3. Lancashire Constabulary (ALO) – ALO has not responded on this occasion but requested earlier that the applicant contacts the Designing Our Crime Team to discuss site and post construction security. This information was been passed to the applicant to action.

8.4. Ecology Consultant (GMEU) – The Councils ecologist has no objection to revisions. For consistency conditions and comments from the approved scheme are carried forward where relevant. The applicant's ecology report notes that the proposal is feasible, subject to conditions relating to tree and bird protection, invasive species management, bat lighting and roosting opportunities. The scheme offers the opportunity to secure ecological enhancement, and the Councils ecologist is satisfied that no further bat survey or measures are required.

It is very unlikely that negative impact will occur to Shrug's Wood Biological Heritage Site as existing trees and vegetation between create an effective barrier. Standard construction management measures will be sufficient.

Two invasive plant species are present along the northern and western site boundaries (Himalayan Balsam and Rhododendron). As there is a risk of tracking seed dispersed around and off the site, GMEU recommend biosecurity measures which can be secured by condition

GMEU are satisfied with areas available for biodiversity enhancement on site, and the low ecological value of the habitats lost. Soft landscape, bird and bat roosts would be conditioned in line with the ecology survey recommendation.

8.5. Environmental Health confirm that earlier conditions should be carried forward. There were a number of reservations relating to the proposal and its commitment to carbon efficiency, but these have been addressed in this amended scheme. Comments relating to these and other issues such as noise and air quality assessment, lighting, odour, biodiversity and construction management may be dealt with via pre commencement conditions as agreed with the EH team and imposed on the earlier permission

8.6. United Utilities (non-statutory consultee) have considered version P15 of proposed drainage documents and cannot agree to variation of this scheme as detail is lacking on changes from the accepted drainage solution provided as part of 07/2022/00359/FUL; this formed part of compliance condition 15. As the proposal will not change in drainage terms however the **Lead Local Flood Authority** (statutory consultee) has no objection subject to use of the latest version of the 'proposed drainage strategy Revision: P15' which was fully screened during the earlier permission. Should further revisions of the drainage strategy occur then LLFA wish to be re-consulted but on this basis drainage is found to be acceptable.

8.7. Public Rights of Way note no recorded public rights of way within the propose site edge; the closest bounding the western side would be unaffected.

8.8. Leyland Historical Society - no further comments regarding the proposal which does not impact on a historic building. They did note however that an archaeological survey would be welcomed to gain further understanding of the sites previous history, and reflect on the loss of yet more green space from Leyland which was (mid-C20th) nicknamed the *Garden of Lancashire*.

Following this comment Lancashire County Archaeology was approached. Their comments are: *'our records show that the former Shruggs (Leyland) Bleach Works lies outside the proposed development redline boundary, in the area of Hazelwood Close/Gorsewood Road/Spey Close/Marron Close & Elwood Avenue. Consequently I had no concerns when I checked the application against the Historic Environment Record when it appeared on the planning list for the week beginning 30th May. Having checked our records again, I see no reason to change my opinion that the proposed development will not have any archaeological impact, and that no archaeological works are therefore necessary'*.

8.9. Clinical Commissioning Group (now NHS) was consulted as part of the earlier permission but despite repeated requests did not respond.

When reconsulted NHS now request a financial contribution of £45,243 for reconfiguration of primary care premises, and note *'that failure to secure the contribution we have requested effectively means that we are objecting to the application'*.

Proposed development falls within the catchment area of Leyland Surgery, Worden Medical Centre and Sandy Lane Surgery, and need can only be met through reconfiguration of existing premises. Leyland Surgery is less than 500 feet from the development, Worden Medical Centre is located 0.1 miles away, Sandy Lane Surgery is located 1 mile away. It is assumed therefore that these will be the practices where most new residents register for general medical services.

Growth generated from this development would not trigger commissioning of a new general practice; it would however trigger a requirement to support the practice to understand how population growth would be accommodated. It is not a resilient, sustainable or attractive service model to commission new practices serving a small population, but general practice capacity would need to be created in advance of the growth in population so that both the infrastructure and workforce are in place. NHS therefore seek the trigger of any healthcare contribution to be available linked to commencement of development.

Officer note: The principle of developing this site was established by its allocation in the Local Plan. Although allocated for industrial use, during the consultation process prior to Local Plan adoption, a wide range of NHS departments were consulted and specific engagement took place with the CCG to enable them to raise any fundamental concerns they had about either the level of growth or specific sites, and also plan future resources accordingly; the assumption being that a holistic approach would have been considered and 'windfall' housing development such as this accounted for in the same way that allocated housing sites which have not come forward would also be taken into account.

In addition, the NHS request has been considered against the requirements for obtaining contributions. A contribution can only be sought where it meets all of the tests in Regulation 122 of the Community Infrastructure Levy (CIL) Regs 2010, repeated in the NPPF. An obligation must be (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development. Whilst the provision of healthcare is a material planning consideration, it can only be material to an individual case where the impact has been clearly assessed. This request is based on there being an increase in population from the whole of the development, but the assumption that all new occupants will be new to the area is flawed.

There is no mention also that new occupancies may result from changes in households which result in formation of new, and CCG has no evidence to the contrary which could lead to double counting. Without any evidence to support the assumption that the proposed development would lead to an increase in population in the Trust area from the proposed development there is no reliable reasoning or evidence to conclude that the development will have an impact on the health care services provided by the Trust. In these circumstances, a contribution is not necessary to make the development acceptable. It would therefore fail the three tests listed above. As such, as a matter of law and policy, the Council cannot either request or accept a contribution as sought by the Trust. Given that the requested contribution is not necessary to make the development acceptable, the concerns raised by the Trust are not reasons to object to the application.

When having regard to users of the facility – may of whom would already be registered with practices in the same NHS area – and that this application is simply a variation of one where the principle of development was established on the basis that CCG did not at any point request additional funding it is not considered appropriate to request the same at this late stage; particularly as the applicant is in a position to revert back to the approved scheme with the loss of 3 needed extra care properties.

8.10. **South Ribble Economic Development** – the accompanying employment and skills strategy falls slightly short but is almost complete, and Economic Development agree that additional information relating to skills delivery may be provided at a later date.

9. Material Considerations

9.1. Site Allocation Policy

9.1.1. The site is designated as employment land (Core Strategy Policy 10 and Local Plan Policy E1 (Employment Premises and Sites – main site), and as Green Infrastructure to which Core Strategy Policy 18 and Local Plan Policy G7 (Green Infrastructure – small section on western side) refer.

9.1.2. Employment policies 10 and E1 seek to provide, enhance and protect land for employment uses in appropriate areas. Policy E1 allocates the majority of this site as ‘Site E. Land at West Paddock’ for B1 (business/office – now Class E) use with associated green infrastructure to ensure buffering with adjoining land uses. The Council owned site was identified for office development in the Leyland Town Centre Masterplan (2007) but remains undeveloped and has been retained awaiting appropriate use. E1 requires high-quality development to reflect the sensitive surrounding land uses; preferably a low plot/building ratio in a campus style development as referenced in the earlier 2000 local plan, with one third of the site being devoted to open space.

9.1.3. It is acknowledged that other than the café/bistro, retail unit and areas of community space this proposal would not provide for typical employment use. That being said, Policy E1(e) requires that development of West Paddock is high quality, in a campus style and which is considerate of surrounding uses, and arguably a traditional employment use would

neither be protective of existing occupants, or visually appealing. As a Council controlled scheme, it is also within the Councils gift to secure appropriate tenants which would otherwise not be possible on a private employment site; uncontrolled employment on such a prominent site has the potential to become a problem in visual and noise control terms. For this reason, it is considered that departure from the more stringent 'employment' description would be acceptable and on balance policy compliant. The principle of residential development has also been established by the earlier permission.

9.1.4. Policies 18 and G7 seeks to protect and enhance existing Green Infrastructure. Development will not be permitted in areas allocated by this policy unless alternative provision of similar or better community facilities can be provided within the locality; or it can be demonstrated that the site is not required to satisfy a local recreational need. Developers should also demonstrate that the schemes public benefits would outweigh any loss of amenity or nature conservation value of the site.

9.1.5. The amount of Green Infrastructure is limited to a small rectangle on the western side. As there would be no physical development within this area, and this section would remain open to the public there is effectively no loss to the community and as such this proposal is compliant with G7

9.2. Additional Policy Background

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

9.2.1. National Planning Policy Framework (2021)

☐ The NPPF at Para 11: provides a presumption in favour of sustainable development, supporting sustainable economic growth to deliver amongst other things homes. The following chapters of the NPPF are also relevant:

☐ Chapter 5: Delivering a Sufficient Supply of Homes - in line with Governments objective to boost the supply of homes, in a sustainable and appropriate way, and in relevant locations. Para 65 in particular states that where major development involving housing provision is proposed, at least 10% of homes should be for affordable home ownership. There are exemptions including specialist accommodation for those with specific needs (such as purpose-built accommodation for the elderly or students). The Councils Affordable Housing SPD threshold is also pertinent here

☐ Chapter 11: Making effective use of land – *'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.'*

☐ Chapter 12: Achieving Well Designed Places attaches great importance to the design of the built environment.

☐ 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 (Bio and Geo diversity)

8.2.1. Central Lancashire Core Strategy

☐ Policy MP states that the Council will take a positive approach reflecting the NPPF presumption in favour of sustainable development, and in accordance with the Local Plan unless material considerations indicate otherwise.

☐ Policy 3: Travel – reducing the need to travel, and providing alternatives to travel by car

☐ Policies 4 - 5: Housing Delivery & Density provide for, and manage the delivery of new housing, with development densities 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 and special needs housing – this policy provides for adequate provision of affordable housing relevant to a site's type and location. It also specifically details affordable housing when relating to special needs and extra care accommodation.

☐ 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 29: Water Management improves water quality and flood management by appraising, managing and reducing flood risk and drainage in all new development.

8.2.2. South Ribble Local Plan

In addition to site allocation policies E1 and G7 (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 contribution

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

☐ Policies G10: Green Infrastructure in Residential Development and G11: Playing Pitch Provision requires all development resulting in a net gain of five dwellings or more to provide Green Infrastructure and a contribution towards playing pitches to meet recreational needs of the development in accordance with adopted standards.

☐ Policy G13: Trees, Woodlands and Development – permission will not be granted where development adversely impacts upon protected trees or woodland. G13 includes a presumption to retain trees and woodland whether protected or not, but where loss is unavoidable replacement trees must be planted on site on a two for one replacement basis.

☐ 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.

8.2.3.. *South Ribble Residential Design SPD* echoes Policy G17 in considering design, but in a more prescribed manner.

8.2.5. *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

8.2.6. The *Central Lancashire Strategic Housing Market Assessment: Sept 2017 (SHMAA)* provides an assessment of housing need across the functional housing market area, but does not set housing targets or policy

8.2.7. *Central Lancashire Housing Study* (Iceni: March 2020) evidenced the scale, type and mix of housing needed to inform the development of the Local Plan

9.3. Other Material Considerations

9.3.1. Character and Appearance, and Impact Upon Neighbouring Properties

9.3.1.1. The proposal has been designed to respect its surroundings, whilst reflecting the very diverse street scene within which it would stand. Adjacent and rear are two storey dwellings and single storey retail/community uses ranging from the early 1970s through to 1990's style. Facing are 1, 2 and 3 storey units and east is the Civic Centre; a 1970's Brutalist, three storey flat roofed facility whose height exceeds that proposed by the applicant. Beyond and behind the Civic Centre are also the two-storey height leisure centre, new build three storey height dwellings, and three storey office and apartments blocks. In terms of relevant design, the proposal picks up on each of these themes but in a more modern way and has been well landscaped to provide for significant areas of both private amenity, and public open space. In design policy terms the proposal is considered acceptable.

9.3.2. Highways and Access

9.3.2..1. Primary access into the site would be from West Paddock with secondary and tertiary access from the Civic Centre car park. Having regard to LCC Highways comments, subject to a car park management plan this is considered appropriate. Parking standards for Use Class C2 (residential institutions including care accommodation) are lower than would be expected for general C3 residential properties, but the proposal provides for off road parking to the Councils adopted standard requirements for Class C2 properties.

9.3.2..2. In terms of the site being in a sustainable location, it is a short walk to Leyland Town centre and Seven Stars retail area. Tesco is around 100m away, and there are bus routes from there which reach most areas outside of Leyland. For those less mobile, people who live in the area already or who do not have transport the introduction of the café and small retail unit within the site will also be of benefit, whilst remaining relatively low key. School provision is unlikely to be needed for the target age group but there are several primary and secondary schools in the immediate vicinity. There are also two GP surgeries on West Paddock and several others within easy reach.

9.3.3. NHS Screening Unit/Fair

The Councils Estates Team confirms that there is no lease or legal tie to the land for the annual fair, and that the licence agreement for the Breast Screening Unit to be sited at the car park entrance has now expired; this is to shortly be relocated.

9.4. Construction Standards, Air Quality and Noise

9.4.1. *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 relevant construction standards are appropriate.

9.4.2. The proposal includes a number of renewable or environmentally supportive technologies over and above the current Building Regulations and a photo voltaic system. Solar is not a policy requirement but has been identified anyway to offset the facilities energy bills. Three electric vehicle charging points would be installed to parking spaces (7% - policy requirement is 10%) but remaining spaces would be cabled to allow for future installation; the aim being to cover 100% of spaces as time progresses.

9.5. Developer Contributions

9.5.1. Local Plan Policy A1 (Developer Contributions) expects that most new development will contribute towards mitigation against impact on infrastructure, services and the environment. Contributions would be secured where appropriate through planning obligations (Section 106 agreement) and/or Community Infrastructure Levy. The NPPF however (Para 34) states that any such contributions should not undermine the deliverability of the plan.

9.5.2. *Community Infrastructure Levy - CIL* is payable on many developments, but not on affordable housing, apartments, retail premises below a certain threshold or true community space including C2 uses. On the basis of the revised scheme CIL is now not payable.

9.5.3. *Affordable Housing - Core Strategy Policy 7 (Affordable and Special Needs Housing)* requires that sites of 15 dwellings or more would provide a minimum of 30% on or off-site affordable housing, or where not feasible an off-site contribution towards housing elsewhere.

9.5.4. All 75 no: dwellings will be developed as affordable rent which requires rents to be set at least 20% below local market rents (inclusive of service charges where applicable) and in accordance with the Government's rent policy for social and affordable rents. All first and subsequent lettings will be made through the Council's Choice Based Lettings Scheme in accordance with the approved allocations policy, and applicants must be able to meet qualifying and local connection criteria as detailed within the allocations policy. In terms of affordable housing the proposal is policy compliant

9.5.5. *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. The only exemption would be where units are sheltered accommodation, replacement dwellings or nursing/rest homes. For this development – and subject to a condition to retain them as extra care (e.g. over 55 age restriction or some other relevant curtailment) it has been agreed that there would not be a public open space payment. Areas of new and linked accessible open space however have been factored into the overall design.

9.6. Impact upon Heritage Assets

9.6.1. The applicants Design and Access statement notes that the proposal has been designed to avoid any detriment to the adjacent St Marys Catholic Church and Church Tower (both Grade II), and Leyland Cross Conservation Area. Separation to both is such that officers are confident there would be no negative impact resulting from the development

10. Conclusion

10.1. Disturbance of the areas green space and loss of a minimum number of trees to accommodate development would - if this variation of design is approved - be inevitable. Built development would however provide good levels of well landscaped public and private open space and would not affect adjacent woodland in any way. The scheme has been designed to relate well to surrounding buildings but in a more modern way, and also provides for community facilities which are only available some distance away and would benefit both new and existing residents.

10.2. Properties would be affordable units supervised by a registered provider and restricted to the over 55 age group for which need has been verified

10.3. In policy and spatial separation terms the proposal is considered compliant, and having regard to the comments of statutory bodies and the above commentary, it is recommended that the application should be **approved subject to the imposition of conditions**

RECOMMENDATION:

Approval with Conditions.

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 with reference to the following approved plans and suite of documents:
 - o Affordable Housing Statement (SRBC)
 - o Air Quality assessment 5672R2 Redmore Environmental
Air Quality & Dust Management Plan (Caddick IAN C 210046 Sept 22)
 - o Acoustic report (1392021 V3 JPM Acoustics)
 - o Arboricultural Impact Assessment and Statement (May 23 v3 TEP)
 - o Biodiversity Net Gain Assessment (2021-309E V2 May 23: Erap)
 - o CIL documentation
 - o Construction Surface Water Management Plan (Caddick 9.5.23)
Construction Environmental Management Plan (Caddick)
 - o Design and Access Statement
 - o Design Landscape Risk Assessment (9078.02.001.C02 (TEP)
 - o Drainage Strategy (13760 May 23 Campbell Reith)
 - o Ecological Survey (2021-309e V2 May23 Erap)
 - o Flood Risk Assessment (11655: Dec 21 GTA Civils)
 - o Framework Travel Plan (13760 Campbell Reith)
 - o Ground investigation report (CCL03200.CQ32.R1 Crossfield Consulting)
 - o Health & Safety Plan (Caddick 14.7.23)
 - o Highways survey (E mail (David Allen/Bill Metcalfe 20.6.23) and Survey point plan 230620 (20.6 Caddick)
 - o Landscape specifications (9952 TEP) and Landscape management plan 9952.004.V2 (TEP)
 - o Lighting lux level layout (7779-E15-01/AC2 Pettit Singleton)
 - o Open space assessment (9078.01.002 V1 TEP)
 - o Paving Specification (13760/P1 Campbell Reith)
 - o Planning / Sustainable Energy Statement (7779 PSA)
 - o SuDS Operation and Maintenance Manual (13760/P2 May 23 Campbell Reith)

o Transport Statement (13760-CRH-XX-XX-RP-TR-6000/P3 parts 1 and 2 Campbell Reith) with appendix 6 (TRICS data) and appendix 7 (pedestrian improvement)

Plans

Proposed Landscaping Layout Plans Prefix 9078-02-TEP-XX-XX-DR-L- (TEP)

General arrangement 0001/C03
Details & Sections 005/C03
Hard landscaping plan 0002/C05
Boundary treatments 003/C03
Proposed levels 0007/C05
Planting strategy 010/C03
Detailed planting plans sheets 1 and 2 001/C02 and 009/C02
Setting out plan 006/C02
Street furniture 004/C02
Tree pit detail 011/C03

Proposed Drainage Plans Prefix 13760-CRH-XX-XX-DR-C-(Campbell Reith)

Drainage strategy 5050/P15
External works layout 5001/P5
Flood route exceedance 5580/p1
SW Catchment 6100/P1

Proposed Highway Plans Prefix 13760-CRH-XX-XX-DR-D- (Campbell Reith)

Access tracking - refuse vehicles 6175/P1
Access tracking - fire tender 6176/P1

Proposed Highway Plans Prefix 13760-CRH-XX-XX-SK-C- (Campbell Reith)

Proposed junction 5052/P1
S278 offsite improvements - Broadfield Drive 0002/P1

Proposed Plans Prefix WPEC-NOR-XX- (Norr)

General arrangement - ground, lower and upper floor 00-DR-A-00001/P018
General arrangement - level 1 lower and upper floor 00-DR-A-00002/P13
General arrangement - level 2 lower and upper floor 00-DR-A-00003/P13
General arrangement - elevations sheet 1 ZZ-DR-A-00101/P010
General arrangement - section sheet 1 ZZ-DR-A-00201/P08
General arrangement - roof ZZ-DR-A00005-P04
Site plan within wider context ZZ-DR-A-90004/P07
Site sections ZZ-DR-A-24023/P01
Waste management 02-DR-A-60003/P04
Parking plan ZZ-DR-A-90020/P04

Existing Plans Prefix WPEC-NOR-XX-ZZ-DR- (Norr)

Location plan 90000/P04
Site plan 90001/P03
Site sections 90201/P03
Proposed site plan 90002/P04

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. Within two months of first occupation of the site, final details of skills provision as identified in approval 07/2023/00510/DIS 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. The apartments hereby approved shall be restricted to occupancy by persons over the age of 55 years only.
REASON: The permission was granted having regard to the parking standards of Policy F1 (Parking Standards) of the South Ribble Local Plan and the Central Lancashire Open Space and Playing Pitch SPD
5. Prior to first occupation of the approved development, the storage area for wheeled waste bins as identified on approved plans shall be provided and retained thereafter unless otherwise agreed in writing with the Local Planning Authority.
REASON: To safeguard the character and visual appearance of the area and to safeguard the living conditions of any nearby residents particularly with regard to odours and/or disturbance in accordance with Policy 27 in the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17
6. 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 schemes in the interests of minimising the environmental impact of the development.
7. Prior to first occupation of the development hereby approved, a BRE issued Design Stage Certificate demonstrating that the non-residential development has achieved a BREEAM rating of 'Very Good' (or where possible in urban areas) 'Excellent' has been submitted to and approved by the Local Planning Authority.
REASON: To be in accordance with Policy 27 in the Central Lancashire Core Strategy.
8. On completion of the development hereby approved a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development has achieved a BREEAM rating of 'Very Good' (or where possible in urban area) 'Excellent' has been submitted to and approved in writing by the Local Planning Authority.
REASON: To be in accordance with Policy 27 in the Central Lancashire Core Strategy
9. For the full period of construction, facilities shall be available on-site for the cleaning of the wheels of vehicles leaving the site. Such equipment shall be used as necessary to prevent mud and stones being carried onto the highway.

REASON: In the interests of highway safety and other highway users in accordance with Policy G17 in the South Ribble Local Plan 2012-2026

10. There shall be no burning of waste material or vegetation on site.
Reason: In the interests of the amenity and to safe guard the living conditions of the nearby residents in accordance with Policy 17 in the Central Lancashire Core Strategy and the NPPF.
11. Development shall at all times be undertaken in line with approved Air Quality and Dust Management Plan (CCL/IANC/2004 Conlon) or other such document as agreed in advance of use by the local planning authority. Once agreed the identified control measures shall be implemented and maintained throughout the duration of the site preparation and construction phase of the development. Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF
12. Development shall at all times be undertaken in line with approved construction management statement or other such document as agreed in advance of use by the local planning authority. Once agreed the identified control measures shall be implemented and maintained throughout the duration of the site preparation and construction phase of the development. Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF
13. The development permitted by this planning permission shall be carried out in accordance with the principles set out within the site-specific flood risk assessment (reference: 11655 2nd edition, dated 31/03/23, by GTA Civils & Transport Limited) and the latest surface water sustainable drainage strategy (13760-CRH-ZZ-XX-RP-C-0002- P2_DS Jubilee Gardens, dated 22/05/22, produced by Campbell Reith).
The measures shall be fully implemented prior to the first use 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.
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
14. The commencement of use 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 con-structed is compliant with the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.
15. Prior to first occupation of the first dwelling hereby approved, electric vehicle recharge points as identified on approved plans shall be provided. Once installed these shall

be maintained and retained thereafter unless with the prior approval of the local planning authority.

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. All development shall take place (including investigation work, demolition, siting of site compound/welfare facilities) in accordance with approved survey (E mail (David Allen/Bill Metcalfe 20.6.23) and Survey point plan 230620 (20.6 Caddick). No building hereby permitted shall be occupied or the use commenced 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.

17. No part of the development shall be occupied until a Car Park Management Plan has been submitted to and agreed in writing with the Local Planning Authority. The submitted plan should ensure that only the designated car parking spaces for Civic Centre use are occupied and the remainder of the spaces are retained for the commercial uses and resident use, with assigned guaranteed parking spaces for those with mobility difficulties by way of car Park enforcement i.e. parking permit systems, and developed signage strategy of the car park and their space locations.
Reason: To ensure effective use of the proposed and adjacent car parks in the interest of highway safety and residential amenity in line with Local Plan Policy G17.

18. No part of the development shall be occupied until the new site access/ junction to West Paddock and off site highway improvements have been constructed in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The highway junction scheme shall include the provision of, the following Off-Site Works:

- o Traffic Regulation Order for Single Yellow Line waiting restrictions along both sides of the West Paddock carriageway to pre-vent parking during the weekdays 8.00am-18.00pm;
- o Improvement of the existing Bus Stops on west Paddock including low floor kerbing, new timetables and footway re-profiling for waiting area. An additional bus shelter to be erected on southern side (westbound buses);
- o Mobility 'tactile' footway crossing upgrades to the east of the site at the 3 access points to the Civic Centre.
- o A new signalised crossing point on Broadfield Drive as upgrade to the existing zebra crossing on Broadfield Drive at the junction with Lancastergate.

Reason: To ensure that satisfactory vehicular and pedestrian access is provided to the site before the development hereby permitted becomes occupied.

19. Prior to occupation of any dwelling or first use of the non-residential space hereby approved, the associated parking spaces shall be drained and surfaced with a material to be agreed in writing by the Local Planning Authority. This area shall be retained at all times thereafter and shall not be used for any purpose other than the parking of vehicles.
REASON: To ensure the provision and retention of adequate on-site parking in the interests of residential amenity and highway safety as required by Policy F1 and Policy G17 in the South Ribble Local Plan 2012-2026

20. Prior to occupation of any dwelling, or first use of the non-residential space hereby approved, the agreed Broxap cycle storage (BXMW-CK (Crosskirk) and BXMW-TR-

10.1.00/A (Soundwell) or other comparable facility to be agreed in writing with the local planning authority shall be installed. The facilities shall prevent unauthorised access to cycles, and once installed shall be retained hereafter

REASON: To ensure the provision and retention of adequate on-site cycle parking facilities and to accord with Policy F1 and Policy G17 in the South Ribble Local Plan 2012-2026

21. Development shall at all times be undertaken in line with approved Air Quality Emissions Assessment (Redmore 5627-1R1 27.10.22) and Construction Mitigation Strategy (Redmore 5627-2R1 27.10.22) unless otherwise agreed in writing with the local planning authority.
REASON: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy
22. Development shall at all times be undertaken in line with approved Acoustic Design Report (JPM 1392021/19.8.22) and supporting statement (JPM 24.10.22) unless otherwise agreed in writing with the local planning authority.
REASON: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy
23. There shall be no extraction system provided to the café terminating externally, without first obtaining written approval from the local planning authority.
REASON: In the interest of the amenity of nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and National Planning Policy Framework.
24. 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 agreed by the local planning authority. Metal scaffold framework, protective fencing placed at a maximum interval of 3m in accordance with BS5837-2012 should be erected prior to development commencement and remain in-situ throughout the development. Onto this, weldmesh panels shall be securely fixed with scaffold clamps; Weldmesh panels on rubber or concrete feet should not be used. The site manager or other suitably qualified appointed person will be responsible for inspecting the protective fencing daily and any damage rectified immediately. The fencing will remain in place until completion of all site works and then only removed when all site traffic is removed from site. Clearly legible weatherproof signage, stating "Protected Trees - Exclusion Zone" shall be attached to the fencing 1.5m from the ground, facing out of the Tree Protection Zone located at regular intervals along the fence line.
Permission for access into the RPA should be agreed in writing with the local authority prior to entry. Existing ground levels should be retained within the RPA and excavated by hand and any exposed roots immediately wrapped to prevent desiccation. Roots over 25mm diameter should only be removed following consultation with an arboricultural consultant. Prior to backfilling roots should be surrounded with topsoil or sharp-sand or inert granular fill before the soil is replaced
REASON: To prevent damage to trees during construction works in accordance with Policy G13 in the South Ribble Local Plan 2012-2026
25. 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
26. Prior to first occupation of the final dwelling hereby approved, the bat and bird roosting opportunities identified by Chapter 5 of the approved ecological assessment

shall be provided. Once installed these shall be retained and maintained thereafter unless with the prior written agreement of 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

27. External lighting associated with the development shall be directional and designed to avoid excessive light spill and shall not illuminate bat roosting opportunities within the site or trees and hedgerows in the area. The principles of relevant guidance should be followed (e.g. the Bat Conservation Trust and Institution of Lighting Professionals guidance Bats and Artificial Lighting in the UK 08/18).

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

28. The approved landscaping scheme shall be implemented in the first planting season following completion of each phase of the development or first occupation/use, whichever is the soonest, and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority, in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. This maintenance shall include the watering, weeding, mulching and adjustment and removal of stakes and support systems, and shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies by the same species. 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, Policy G13 and Policy G17 in the South Ribble Local Plan 2012-2026

29. Should the development not have commenced within 24 months of the date of this permission, a re-survey 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 surveys 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

30. The development shall be carried out in accordance with the recommendations for the protection of wildlife contained in the Ecological Survey and Assessment Report, 2021-309e V2 May23 Erap as agreed in principle with the LPA prior to determination.

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

31. Measures agreed for control of invasive species by discharge of conditions approval 07/2022/00874/DIS shall be adhered to at all times

REASON: The spread of invasive plants is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment recurs

32. Refuse, recycling and waste materials shall only be stored in the designated waste storage area (as per plan WPEC-NOR-XX-ZZ-DR-A-90002/P04 Norr). Materials shall not be stored in the front garden/parking area, on the public highway or pavement adjacent to the public highway unless on the day of collection by an appropriate body. Immediately following collection, waste containers/bins shall be moved back to the recessed area. The approved area shall be retained thereafter for waste storage and for no other purpose unless otherwise agreed in writing with the Local Planning Authority.
REASON: To safeguard the character and visual appearance of the area and to safeguard the living conditions of any nearby residents particularly with regard to odours and/or disturbance in accordance with Policy G17 in the South Ribble Local Plan and Paragraph B14.3 of the Residential Extensions Design SPD
33. Lighting shall be installed in accordance with approved Lighting lux level layout (7779-E15-01/AC2 Pettit Singleton)
The lighting shall be erected, directed and shielded so as to avoid nuisance to residential accommodation in close proximity. No other lighting equipment may then be used within the development other than that approved by the Local Planning Authority. The agreed measures shall be installed prior to occupation of the development and shall be thereafter retained and maintained for the duration of the approved use.
REASON: To safeguard the amenity and character of the area and to safeguard the living conditions of nearby residents and to accord with Policy 17 in the Central Lancashire Core Strategy
34. The existing field marker towards the south-west corner of the site shall be retained. If relocation is necessary, this shall be to a position agreed in writing with the local planning authority prior to relocation
REASON: To protect assets of historical merit in accordance with Core Strategy Policy 16
35. Prior to occupation of the first dwelling, or first use hereby approved (whichever is soonest), details of additional solar PV panels and electric vehicle charging points as per comments of decision 07/2023/00510/DIS (condition 45) shall be provided to, and agreed in writing with the local planning authority. Once agreed the revised scheme shall be implemented, maintained and retained thereafter
REASON: To be in accordance with Policy 27 in the Central Lancashire Core Strategy

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
- 29 Water Management
- 27 Sustainable Resources and New Developments

South Ribble Local Plan

Policy A1 Developer Contributions

Policy F1 Car Parking

Policy G10 Green Infrastructure Provision in Residential Developments

Policy G13 Trees, Woodlands and Development

Policy G16 Biodiversity and Nature Conservation

Policy G17 Design Criteria for New Development

Residential Extensions Supplementary Planning Document

Open Space and Playing Pitch Supplementary Playing Pitch Document

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. Highways Note 1: The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the LCC Highways Team at Cuerden Mill Depot, Cuerden Way, Bamber Bridge, Preston PR5 6BJ in the first instance to ascertain the details of such an agreement and the information to be provided.

Highways Note 2: The alterations to the existing highway as part of the new works may require changes to the existing street lighting at the expense of the client/developer

Highways Note 3: This consent does not give approval to a connection being made to the County Council's highway drainage system. The applicant is further advised that highway surface water drainage system must not be used for the storage of any flood waters from the adoptable United Utility surface water system, or any private surface water drainage system.

3. United Utilities Note 1: Water and Waste Water Services

If the developer intends to receive water and/or wastewater services from United Utilities, they should contact the UU Developer Services team for advice. This includes seeking confirmation of the required metering arrangements for the proposed development. If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the arrangements will be suitable for the new proposal. In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/> and go to section 7.7 for compulsory metering. If reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for. To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, UU strongly recommend the applicant seeks advice regarding water and wastewater services, and metering arrangements, at the earliest opportunity.

United Utilities Note 2: Property, Assets and Infrastructure

a) United Utilities will not allow building over or in close proximity to a water main.

b) United Utilities may not allow building over or in close proximity to a public sewer.

A large strategic diameter trunk main is located in the vicinity of the site. It must not be built over, or UU access to the pipeline compromised in any way. The Water Industry Act 1991 affords United Utilities specific rights in relation to maintenance, repair, access and protection

of our water infrastructure. We require an access strip as detailed in our 'Standard Conditions for Works Adjacent to Pipelines'. The applicant must comply with this document to ensure pipelines are adequately protected both during and after the construction period. It also includes advice regarding landscaping in the vicinity of pipelines. Given the size and nature of the pipeline concerned UU strongly recommend that if they have not already done so, the developer contacts our Developer Services team at the earliest opportunity for advice on determining the precise location of the pipeline and additional protection measures they must consider both during and after construction.

Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme. Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include earth movement and the transport and position of construction equipment and vehicles. Consideration should also be applied to United Utilities assets which may be located outside the applicant's red line boundary.

It is the developers responsibility to ensure that United Utilities' required access is provided within their layout and that UU infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

United Utility Contacts

For detailed guidance on water and wastewater services, including application forms and the opportunity to talk to the Developer Services team using the 'Live Chat' function, please visit <http://www.unitedutilities.com/builders-developers.aspx>

Email: For advice on water and wastewater services or to discuss proposals near to pipelines, email the Developer Services team as follows:

Water mains and water supply, including metering -
DeveloperServicesWater@uuplc.co.uk

Public sewers and drainage - WastewaterDeveloperServices@uuplc.co.uk /
Telephone - 0345 072 6067

4. The applicant is advised that under the terms of the Wildlife and Countryside Act 1981, Wild Mammal (Protection) Act 1996 and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds, roosting birds or other protected species, or to inflict unnecessary suffering to wild animals. The work hereby granted does not override the statutory protection afforded to these species or provide defence against prosecution under this act, and you are advised to seek expert advice if you suspect that any aspect of the development would disturb any protected species

5. LLFA Note : For the avoidance of doubt, this response does not grant the applicant permission to connect to the United Utilities combined sewer and, once planning permission has been obtained, it does not mean that an connection agreement will be granted. The applicant should obtain a Connection Agreement from United Utilities before starting any works on site.

6. 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.
