

Application Number 07/2016/0479/FUL

Address Spring Bank
123 Duddle Lane
Bamber Bridge
PR5 4TB

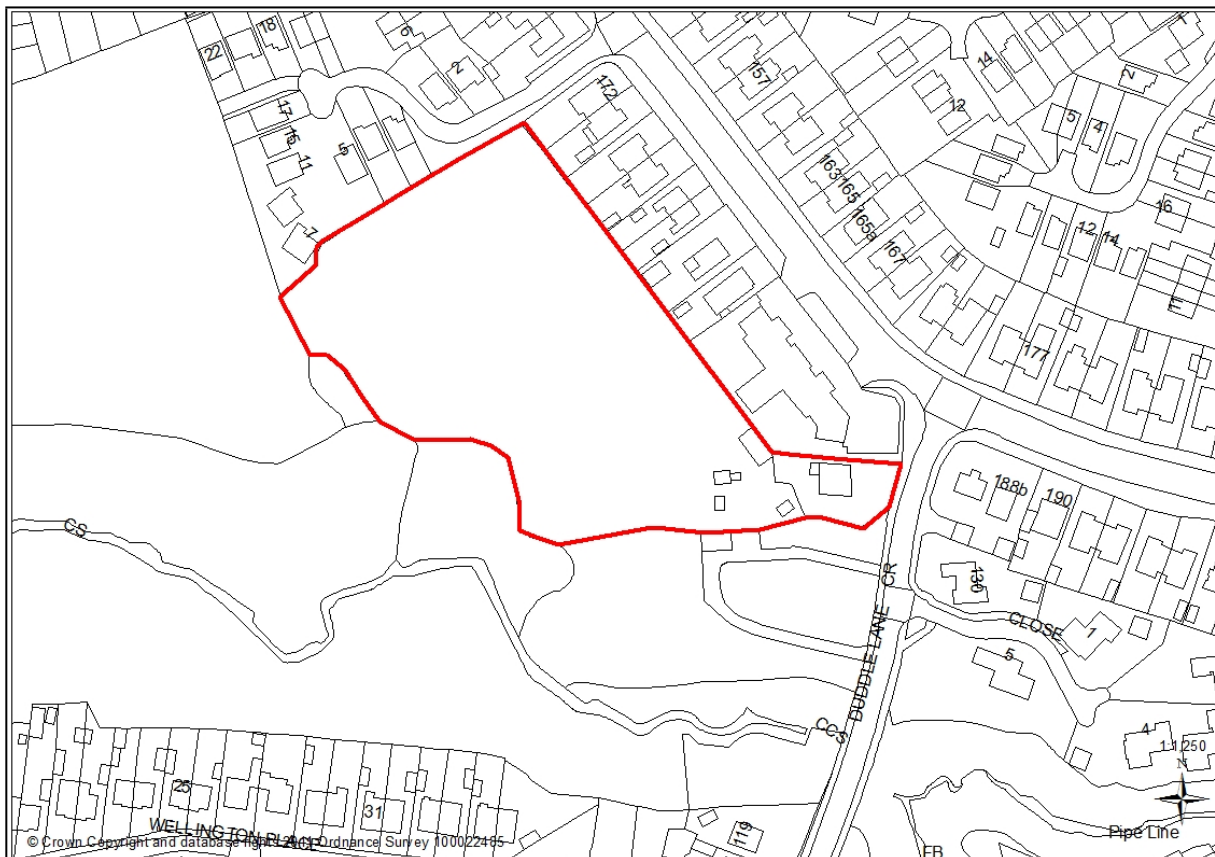
Applicant Jones Homes Lancashire and Bowsall Ltd

Agent Mr Alexis De Pol
Farington House
Stanifield Business Park
Stanifield Lane
Leyland
PR25 4UA

Development Erection of 26 dwellings (including 7 Starter homes) with associated infrastructure following demolition of existing dwelling and outbuildings

Officer Recommendation **That the Members be minded to approve the application and that the decision be delegated to the Planning Manager in consultation with the Chair and Vice-Chair of the Planning Committee upon the submission of the appropriate survey of the existing dwelling on-site for bats and, if necessary, a Method Statement giving details of measures to be taken to avoid any possible harm to bats during site clearance and construction works together with the successful completion of a Section 106 Agreement to secure the provision of on-site affordable housing and a financial contribution for off-site affordable housing provision.**

Date application valid 13.07.2016
Target Determination Date 12.10.2016



1. REPORT SUMMARY

1.1 The application relates to a 1.13 hectare irregular shaped parcel of land located close to the junction between Duddle Lane Chorley Road and extending to the south-eastern side of Hunters Lodge. A number of mature trees are present along and beyond the western and north-western boundaries of the site, some of which are protected by Tree Preservation Orders (TPO 1994 no.12, TPO1995 no.4 and TPO1995 no.12). The site is within an area of land designed as B1: Existing Built-Up Area in the South Ribble Local Plan (2012-2026).

1.2 The proposal is for a residential development comprising of 26 dwellings (including 4 apartments) on the site, of which 7 are proposed 'affordable houses' in the form of Starter homes, following the demolition of the existing dwelling and outbuildings on the site. The proposed dwellings would be constructed in a mixture of facing brick, some with part render, with tile roofs. The proposed house types and designs on the site are not considered to be out of character with the surrounding area. Sufficient garden space, comparable to that present with nearby residential properties, are proposed for the dwellings. The proposed development is not considered to result the overdevelopment of the site. The proposed inter-relationships are considered to be acceptable and are not considered to result in undue overlooking / loss of privacy or overdominance / overshadowing.

1.3 County Highways have fully assessed the proposal and have raised no objections. Amended plans have been submitted which address an issue raised relating to the on-site parking provision.

1.4 In terms of overall traffic generation, the proposed scheme is not considered to materially increase traffic within the locality and would have a "*negligible impact on safety and capacity in the immediate vicinity of the site*". Within their consultation response, County Highways confirm that the required sight lines from the proposed access onto Duddle Lane are achievable over the existing adopted highway. The proposed off-street parking provision within the development is policy compliant.

1.5 Existing trees along the southern and south-western boundaries are proposed to be retained. Whilst some trees along the northern boundary are proposed to be removed, the application proposes replacement tree planting including tree / woodland planting bridging the existing gap in woodland below the overhead power lines. There would be 0.09 hectares of open space proposed on-site, the majority of which is located towards the centre of the site with a small parcel located close to the site entrance. There are no known ecology issues associated with the proposed development.

1.6 It is proposed that the on-site affordable housing provision would comprise entirely of Starter homes, which are a new form of Affordable Housing for first time buyers between the ages of 23 and 40. The proposed scheme meets the requirements of Policy 7: Affordable Housing, in that the proposed development results in a net gain of 25 dwellings on the site (with the existing dwelling to be demolished). Of the net gain of 25 dwellings, 7 would be 'affordable houses' (28%) with a commuted of £18,880.82 sum in lieu of the remaining 2% to be paid to contribute to provide off-site affordable housing in the local area. The Local Authority's Strategic Housing Manager has raised no objections to this approach.

1.7 The application accords with Policies 17 and 29 of the Core Strategy together with Policy G17 of the South Ribble Local Plan (2012-2026). For these reasons, and those contained within the report, it is recommended that the application be approved subject to the submission of the appropriate survey of the existing dwelling for bats and, if necessary, a Method Statement together with the successful completion of a Section 106 Agreement to secure the on-site affordable housing provision and a financial contribution for off-site affordable housing provision.

2. APPLICATION SITE AND SURROUNDING AREA

2.1 The application relates to a 1.13 hectare irregular shaped parcel of land located close to the junction between Duddle Lane Chorley Road and extending to the south-eastern side of Hunters Lodge.

2.2 The site comprises of a detached residential dwelling fronting Duddle Lane together with associated outbuildings including a stables, horse paddock and grassland used for equestrian purposes. An electrical tower is sited closed to the existing dwelling on the site with cables running across to the western boundary of the site.

2.3 A number of mature trees are present along and beyond the western and north-western boundaries of the site, some of which are protected by Tree Preservation Orders (TPO 1994 no.12, TPO1995 no.4 and TPO1995 no.12).

2.4 The site is bounded by residential properties and a care home on Chorley Road to the north-east, the modern residential cul-de-sac Hunters Lodge to the north and a wooded area to the west. A vacant parcel of land to the south, formerly 121 Duddle Lane, has planning permission for the erection of 4 dwellings, with the site access 40m to the south of the site subject to this application. The surrounding area is predominantly residential.

2.5 The site is within an area of land designed as B1: Existing Built-Up Area in the South Ribble Local Plan (2012-2026).

2.6 Beyond the south-west boundary of the site is an area of land designated as G7 (Green Infrastructure), G12 (Green Corridors/Green Wedges) and G16 (Biological Heritage Sites) in the South Ribble Local Plan (2012-2026). Beyond the southern boundary of the site is an area of land designated as G16 (Wildlife Corridors) in the South Ribble Local Plan (2012-2026).

3. SITE HISTORY

3.1 In 1995 a planning application (07/1995/0005) was refused on land which included the current application site, together with the land to the north on which Hunters Lodge has been built, for a development of 43 dwellings with access onto Chorley Road. Within the Local Plan that was adopted at that time the site subject to the current application was allocated as a Green Wedge. The application was refused for the following reasons:

1. *The proposal is contrary to Policy D6 of The South Ribble Local Plan Deposit Edition by virtue of the development of a Green Wedge identified on the proposals map.*
2. *The proposal is contrary to Policy OSR4 of The South Ribble Local Plan Deposit Edition by virtue of the Development of an Open Area identified on the proposals map.*
3. *The proposal is contrary to Policy OSR1 of The South Ribble Local Plan Deposit Edition, by virtue of inadequate provision of Public Open Space within the application site.*
4. *The proposal does not provide for access to the Existing Area of Open Space to the west of the application site, and therefore by not allowing public access or access for maintenance, would prevent the effective use of this area of land.*
5. *The proposal provides for an unsatisfactory layout, with poor relationships with surrounding development, and inadequate private amenity space on a number of plots.*
6. *The proposal would be seriously detrimental to highway safety by virtue of access onto the transitional road, inadequate drive length at plot 43, and pedestrian access to the side of 172 Chorley Road.*
7. *The proposal by virtue of the proximity of dwellings to trees the subject of a Tree Preservation Order, would result in damage to trees, to the detriment of the character and appearance of the area.*

3.2 An appeal to the Planning Inspectorate against the refusal of planning application 07/1995/0005 was dismissed solely due to the loss of a designated area of Green Wedge and a designated area of Open Space.

4. PROPOSAL

4.1 The proposal is for a residential development comprising of 26 dwellings (including 4 apartments) on the site, of which 7 are proposed 'affordable houses' in the form of Starter homes, following the demolition of the existing dwelling and outbuildings on the site.

4.2 The proposal comprises of 3 two-bed bungalows, 4 two-bed apartments, 3 two-bed mews properties and 16 four-bed detached properties. There is a diverse range of house types proposed both in terms of design and scale, with varying relationships.

4.3 The access to serve the proposed development is from Duddle Lane, following the demolition of the existing dwelling on the site.

4.4 Existing trees along the southern and south-western boundaries are proposed to be retained. Whilst some trees along the northern boundary are proposed to be removed, the application proposes replacement tree planting including tree / woodland planting bridging the existing gap in woodland below the overhead power lines.

4.5 There would be 0.09 hectares of open space on-site, the majority of which is located towards the centre of the site with a small parcel located close to the site entrance.

4.6 The application is accompanied by a Design and Access Statement, Ecology Report, Tree Impact Assessment, Contaminated Land Survey, Flood Risk Assessment and a Utilities Statement.

4.7 Amended plans have been received in response to comments received from County Highways and the Local Authority's Arboriculturist. The amended plans shows the retention of more trees through the changing of some housetypes together with the provision of cycle stores for plots with integral garages and the proposed apartments.

5. REPRESENTATIONS

5.1 As of the 30th August 13 letters of objections have been received (of which 6 were received from the same 2 neighbouring properties) in relation to the proposal. A summary of the points raised follows:

Policy Considerations

- Loss of a 'greenfield' site

Relationship To Neighbours

- Overlooking / loss of privacy
- Overshadowing / overdominance

Highway Safety Issues

- Highway safety issues associated with increased traffic and location of site access
- Congestion

Tree Issues / Wildlife

- Potential impact on wildlife including great crested newts and bats
- Potential impact on trees

Other Issues

- Lack of infrastructure for additional development including places and doctors
- Noise and disturbance during construction
- Potential for flooding
- No need for additional dwellings in the locality
- Potential to devalue neighbouring properties

6. CONSULTATION REPLIES

County Highways have raised no objections in principle to the proposed development, confirming that whilst the Lancashire County Council's five year database for Personal Injury Accident (PIA) indicates there has been three recorded incidents within the vicinity of the junction of Duddle Lane and Chorley road, on investigation the incidents appear to be of a nature that would not be worsened by the proposed development. It is stated that the level of traffic generated by the proposed should have a *"negligible impact on safety and capacity in the immediate vicinity of the site"*. It is confirmed that the design of the proposed site access is acceptable with the required sight lines achievable within the adopted highway.

Comments was made that some of the plots have substandard off-street parking due to these garages not meeting the County's guideline size to accommodate both a car and a storage space for cycles. The amended plans have since addressed this issue by proposing external cycle storage at the rear of these plots and the proposed apartments.

Conditions have been recommended in relation to the provision of wheel washing facilities for construction traffic, the specification of the new estate road and details of the access road construction.

Environmental Health have raised no objections to the proposed development subject to the imposition of conditions relating to the submission of a Construction Nuisance Prevention Plan, a precautionary condition relating to contaminated land, the importation of material and electric vehicle recharge points. A recommended condition requesting the submission of a Travel Plan is not considered to be reasonable given the scale of the development and County Highways have made no such request. A recommended condition requesting the provision of cycle storage for all dwellings is not considered to be reasonable as such a provision is not considered necessary to make the proposed scheme acceptable in planning terms.

The Local Authority's **Strategic Housing Manager** has raised no objections to the proposed development, confirming that the proposed 2 bed dwellings and 2 bed flats will meet a local need. A comment is made that as Starter homes are not yet in regulation, a robust strategy for sales of the units is required within the associated S106 Agreement to ensure that the properties are sold within the guidelines of Starter homes.

The Local Authority's **Arboriculturist** initially raised issue with the proposed removal of two trees subject to Tree Preservation Orders to the rear of Plots 12, 12a and 14. Conservatories to the rear of these plots and the detached garage for Plot 12 have since been removed from the plans together with a change of proposed housetypes which allow for both trees to be retained. An oak tree to the rear of Plot 24 is also to be retained at the request of the Local Authority's Arboriculturist in addition to pruning schedules being provided for the tree and trees adjacent to Plot 15.

Ecology have raised no objections to the proposal, recommending conditions relating to restrictions on work during bird nesting season, the provision of a Reasonable Avoidance Measures Statement in relation to Great Crested Newts and the provision of a comprehensive landscape plan for the area of proposed Public Open Space next to the woodland along the south-western boundary of the site.

As the Ecology Report submitted did not include a survey of the existing dwelling for bats Ecology recommend that the dwelling is surveyed prior to the issuing planning permission. If bats are found to be roosting in the dwelling then a Method Statement must be prepared giving details of measures to be taken to avoid any possible harm to bats during site clearance and construction works.

United Utilities have raised no objections to the proposal subject to the imposition of conditions relating to foul and surface water drainage.

The **Environment Agency** have raised no objections in principle to the proposed development, highlighting the potential need for the developer to apply separately for an Environmental Permit to work in close proximity of a known watercourse.

The **Local Lead Flood Authority (LCC)** has raised no objections in principle to the proposed development, recommending conditions relating to the agreeing and implementation of a sustainable drainage scheme and foul and surface water drainage details.

The **Crime Prevention Officer** (Lancashire Constabulary) has raised no objections to the proposed development, making a number of recommendations to reduce the potential for crime which have been forwarded on to the applicant.

The **County School Planning Team** has highlighted the need for the scheme to provide a financial contribution to provide education places. This is covered by the Community Infrastructure Levy charging schedule.

7. MATERIAL CONSIDERATIONS

Policy Considerations

7.1 i) NPPF

7.1.1 The NPPF promotes a presumption in favour of sustainable development and supports sustainable economic development to deliver, amongst other things, homes. The site has good public transport links and is considered to be within a sustainable location.

7.2 ii) Core Strategy Policy Considerations

7.2.1 Policy 1 of the Core Strategy is entitled 'Locating Growth' and encourages the focussing of growth and investment in the Key Service Centres of Chorley and Leyland and the other main urban areas in South Ribble.

Policy 4: Housing Delivery seeks to ensure that sufficient housing land is identified over the 2010-2026 period.

Policy 5 of the Core Strategy covers Housing Density and states:

"The authorities will secure densities of development which are in keeping with local areas and which will have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of an area, consideration will also be given to making efficient use of land."

Policy 6 of the Core Strategy covers Housing Quality and aims at improving the quality of housing. This is assessed in the following sections of the report.

Policy 17: Design of New Buildings expects the design and new buildings to take account of the character and appearance of the local area and effectively mirrors Policy G17 in the Site Allocations DPD (partial version).

7.3 iii) South Ribble Local Plan 2012-2026

7.3.1 The Local Plan was adopted by the Full Council on the 22nd July 2015 for use in development management purposes to guide decisions on planning applications and now carries 'full weight' in the planning process.

The site is within an area of land designed as B1: Existing Built-Up Area in the South Ribble Local Plan 2012-2026. Policy B1 permits the re-use of land and buildings provided that:

- i) the development complies with the requirements for access parking and services, as set out elsewhere in the Plan;
- ii) is in keeping with the character and appearance of the area; and

iii) will not adversely affect the amenities of nearby residents.

This will be assessed in the following sections of this report.

7.4 iv) Affordable Housing

7.4.1 It is proposed that the on-site affordable housing provision would comprise entirely of Starter homes. The Government published the Housing and Planning Act 2016 in May 2016 which provides a new, broader definition of Affordable House and the primary legislation for Starter Homes. Starter Homes are a new form of Affordable Housing for first time buyers between the ages of 23 and 40. These homes can be sold at no more than 80% of open market value, capped at £250,000 outside of Greater London. Appropriate restrictions are required to ensure that Starter Homes are not to be resold or let at their open market value for 5 years following the initial sale.

7.4.2 Policy 7 of the Core Strategy is entitled Affordable Housing and states that a target of 30% affordable housing provision is to be sought on new housing schemes. The proposed scheme meets the requirements of Policy 7, in that the proposed development results in a net gain of 25 dwellings on the site (with the existing dwelling to be demolished). Of the net gain of 25 dwellings, 7 would be 'affordable houses' (28%) with a commuted of £18,880.82 sum in lieu of the remaining 2% to be paid to contribute to provide off-site affordable housing in the local area. The Local Authority's Strategic Housing Manager has raised no objections to this approach.

7.5 v) Open Space

7.5.1 The proposed site layout provides 0.09 hectares of public open space on-site, split across two sections of the site, which exceeds the policy requirement of 0.08 hectares of on-site public open space for a development of this size. The provision of the proposed public open space can be secured by a suitably worded condition.

7.6 CIL

7.6.1 Based on the Community Infrastructure Levy charging schedule, the proposed development would be required to pay a net CIL payment (after deductions due to the floor area of the existing dwelling, outbuildings and provision of 'affordable housing') of £162,462.90 which will contribute to infrastructure requirements contained within the Regulation 123 list.

7.7 Character / Appearance

7.7.1 Policy 17 of the Core Strategy expects new buildings to *"take account of the character and appearance of the local area"* with Policy G17 of the South Ribble Local Plan 2012-2026 requiring development not to have a detrimental impact on *"the existing building, neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density, massing, proximity, use of materials"*.

7.7.2 In consideration of the above, the local distinctiveness and character of the local area have been assessed. The surrounding residential development comprises of properties of varying sizes, designs and ages with modern properties to the north on Hunters Lodge and more traditional properties present to the east on Chorley Road. The proposed dwelling at the site entrance (Plot 26), as well as Plots 24 and 25, are proposed to be true bungalows which is sympathetic to the Duddle Lane/Chestnut Close streetscene. The proposed mixture of house types and designs on the site is not considered to be out of character with the surrounding area. A condition to require agreement of the proposed sample materials with the Local Planning Authority prior to the commencement of the development will allow the Local Planning Authority to control the materials to ensure they relate well to local area.

7.7.3 The proposed scheme includes upgraded boundary treatments at prominent locations within the site. A variety of surface materials are also proposed to create areas of differing character and interest. Sufficient garden spaces are proposed for the dwellings. The proposed development is not considered to result in the overdevelopment of the site.

7.7.4 The proposed development requires the demolition of the existing two-storey dwelling fronting Duddle Lane, with a detached bungalow (Plot 26) proposed in its place fronting Duddle Lane. This ensures that the proposed development maintains a presence in the existing streetscene which is softened by the siting of an area of Public Open Space entering the site. Modern cul-de-sac developments are present within the locality, including Hunters Lodge to the north and Chestnut Close to the south-east.

7.7.5 For the above reasons the proposed development is considered to comply with Core Strategy Policy 17 and Policy G17 of the South Ribble Local Plan 2012-2026.

7.8 Relationship To Neighbours

7.8.1 A minimum distance of 4.5m would be present from the blank side gable of Plot 2 to the single storey blank side gable of the Walton House Nursing Home to the north. A minimum distance of 25m is present from the rear elevations of proposed dwellings along the north-eastern boundary of the site (Plots 3-11) to the main rear elevations of bungalows and two-storey dwellings beyond the north-eastern boundary which front Chorley Road. A minimum distance of 21.5m would be present from the rear elevation of Plot 12 to the rear elevation of the existing dwelling at 5 Hunters Lodge. A minimum distance of 13.5m would be present from the rear elevation of Plot 15 to the side gable of the existing dwelling at 7 Hunters Lodge.

7.8.2 The proposed inter-relationships are considered to be acceptable and are not considered to result in undue overlooking / loss of privacy or overdominance / overshadowing.

7.9 Highway Safety Issues

7.9.1 County Highways have fully assessed the proposal and have raised no objections. Amended plans have been submitted which address an issue raised relating to the on-site parking provision.

7.9.2 In terms of overall traffic generation, the proposed scheme is not considered to materially increase traffic within the locality and would have a *“negligible impact on safety and capacity in the immediate vicinity of the site”*. Within their consultation response, County Highways confirm that the required sight lines from the proposed access onto Duddle Lane are achievable over the existing adopted highway based on the recommendations from Manual for Streets, subject to the trimming of a hedge which overhangs the footpath to the south of the proposed access.

7.9.3 The proposed development provides at least 2 off-street parking spaces (including garages) for the 3 bed properties and at least 3 off-street parking spaces (including garages) for the 4 bed properties therefore complying with the parking standards contained within Policy F1 of the South Ribble Local Plan (2012-2026).

7.10 Highway Amenity Issues

7.10.1 Duddle Lane is a through-road connecting Browndedge Road to Chorley Road with numerous estate roads connecting to it along its length. With Duddle Lane directly serving in excess of 500 dwellings directly from estate road together with substantial through-traffic, the net gain of 25 dwellings on the site will not have a material impact on the highway amenity of nearby properties.

7.11 Tree Issues / Wildlife

7.11.1 Amended plans have been submitted in response to concerns raised by the Local Authority’s Arboriculturist. The amended plans include the removal of conservatories on the rear of Plots 12, 12a and 14, together with the removal of the garage to Plot 12, to allow two trees along the western boundary to be retained. A tree to the rear of Plot 24 also previously shown for removal is now to be retained. Whilst some trees along the northern boundary are still proposed to be removed, the application proposes replacement tree planting including tree / woodland planting bridging the existing gap in woodland below the overhead power lines. This is considered to be acceptable mitigation and would enhance the proposed area of Public Open Space within the site.

7.11.2 The Ecology Report submitted with the planning application confirms that there is one pond within 250m of the site, with ponds on the opposite side of Duddle Lane and Chorley Road discounted due to the presence of physical barriers. A survey of the site and this pond confirmed the absence of Great Crested Newts, however as a precaution a condition requiring the submission of a Reasonable Avoidance Method Statement has been requested. A site survey concluded that the existing outbuildings are not suitable for the roosting of bats. Bat roosting and foraging potential has been identified in the mature trees along the boundary with Cockshott Wood. As the survey undertaken for bats did not include the existing dwelling on the site, The Council's Ecological advisors have recommend that the dwelling is surveyed prior to the issue of planning permission. If bats are found to be roosting in the dwelling then a Method Statement must be prepared giving details of measures to be taken to avoid any possible harm to bats during site clearance and construction works.

7.12 Other Issues

7.12.1 Neighbours have raised concern at the potential for noise and disturbance during construction. A degree of disturbance is an inevitable part of any development however, should the application be approved this can be controlled by suitable conditions.

7.12.2 Neighbours have raised objection at the lack of infrastructure to support the development. Should the application be approved the development would be subject to the Community Infrastructure Levy charging schedule, therefore contributing to infrastructure requirements contained within the Regulation 123 list.

7.12.3 Neighbours have raised concern at potential flooding issues. The site is not within Flood Risk Zones 2 and 3 and the Local Lead Flood Authority and United Utilities have raised no objections to the proposed development subject to the imposition of conditions which include foul and surface water drainage details.

7.12.4 Neighbours have questioned the need for additional dwellings in the locality. Whilst the site is not an allocated housing site the Local Plan allows for windfall development, in line with the NPPF. The designation of the site, within the defined Existing Built-Up Area, allows the re-development of the land for residential purposes, in principle.

7.12.5 Neighbours have raised concern that the proposed development would devalue neighbouring properties however this is not a material consideration and cannot be considered as such.

8. CONCLUSION

8.1 The proposal is for a residential development comprising of 26 dwellings (including 4 apartments) on the site, of which 7 are proposed 'affordable houses' in the form of Starter homes, following the demolition of the existing dwelling and outbuildings on the site accords with the requirements of Policy B1 of the South Ribble Local Plan (2012-2026). The proposed development is considered to be in keeping with the character of the local area and will not impact on the amenities of neighbouring properties. There are no known highway safety or ecology implications. The proposal accords with Policies 17 and 29 of the Core Strategy together with Policy G17 of the South Ribble Local Plan (2012-2026). For these reasons, and those contained within the report, it is recommended that the application be approved subject to the submission of the appropriate survey of the existing dwelling for bats and, if necessary, a Method Statement together with the successful completion of a Section 106 Agreement to secure the on-site affordable housing provision and a financial contribution for off-site affordable housing provision.

RECOMMENDATION:

That the Members be minded to approve the application and that the decision be delegated to the Planning Manager in consultation with the Chair and Vice-Chair of the Planning Committee upon the submission of the appropriate survey of the existing dwelling on-site for bats and, if necessary, a Method Statement giving details of measures to be taken to avoid any possible harm to bats during site clearance and construction works together with the successful completion of a Section 106 Agreement to secure the provision of on-site affordable housing and a financial contribution for off-site affordable housing provision.

RECOMMENDED CONDITIONS:

1. That the development 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 submitted approved plans numbered DUDDLE/LOC/01 (Site Location Plan), DUDDLE/SK/01 (Planning Layout), DUDDLE/SK/02 (Boundary Treatment Plan), SCP/16253/F01 (Proposed Site Access), SF 10 (Fence Details), FYDLE-SDL-FENCE-01 (Screen Fence Details), D5829.001B (Detailed Planting Plan), D5829.002B (Detailed Planting Plan), STA-P01 (2010) (The Standen,), MSS-L1A2010-PLNG01 (The Marton/Sutton 3 Block), MSS-L1A2010-PLNG02 (The Marton/Sutton 3 Block), HOL-P-01 (2010) (The Holcombe), DUDLE/APT/01 (Apartments), DUDLE/APT/02 (Apartments), DET-DG-PLNG01 (Detached Double Garage), DET-DG-PLNG02 (Detached Double Garage), DAV-P-01 (2010) (The Davenham), DAV-P-02 (2010) (The Davenham), BAYS-P-01 (2010) The Bayswater, BAN-P-01 (2010) (The Banbury), BAN-P-02 (2010) (The Banbury), AVIARY-L1A2010-PLNG01 (The Aviary), AVIARY-L1A2010-PLNG02 (The Aviary), STA-P01 (2010) (The Standen) and DET-QG-PLNG01 (Detached Quadrauple Garage)
REASON: To ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G1 of the South Ribble Local Plan (2012-2026).
3. No work shall be commenced until satisfactory details of the colour and texture of the facing and roofing materials to be used have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details
REASON: To ensure the satisfactory detailed appearance of the development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan (2012-2026).
4. The dwelling is required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.
REASON: Policy 27 of the Adopted 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. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.
5. Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the 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 Adopted 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. However 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 is can be assured that the design meets the required dwelling emission rate

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 Adopted 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. However 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 the commencement of development details of the landscaping of the site including, wherever possible, the retention of existing trees and hedges have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented 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.

Details submitted shall be compliant with 'BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations' and shall include details of trees and hedges to be retained or removed, root protection zones, barrier fencing, and a method statement for all works in proximity to those trees or hedges to be retained during the development and construction period. Details shall also indicate the types and numbers of trees and shrubs, their distribution on site, those areas seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

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

8. Prior to the commencement of development, a scheme for the provision of foul and surface water drainage shall be submitted to and be approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved plans during the development and shall be thereafter retained and maintained for the duration of the approved use.

REASON: For the avoidance of doubt and to protect the living conditions of future occupants of the site in accordance with Policy 29 in the Central Lancashire Core Strategy

9. No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include, as a minimum:

- a) Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
- b) The drainage strategy should demonstrate that the surface water run-off must not exceed 10 litres per second. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable;
- f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates
- g) Details of water quality controls, where applicable.
- h) Robust evidence as to why the preferred discharge destination (PPG para80) cannot be utilised

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

REASON: For the avoidance of doubt and to protect the living conditions of future occupants of the site in accordance with Policy 29 in the Central Lancashire Core Strategy

- 10. No development hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.
REASON: To ensure that the proposed development can be adequately drained, to improve water management and reduce the risk of flooding in accordance with Policy 29 in the Central Lancashire Core Strategy

- 11. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:
 - a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
 - b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - i. on-going inspections relating to performance and asset condition assessments
 - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
 - c) Means of access for maintenance and easements where applicable.

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

REASON: To ensure that the proposed development can be adequately drained, to improve water management and reduce the risk of flooding in accordance with Policy 29 in the Central Lancashire Core Strategy

- 12. Prior to the commencement of development, a ground level survey to include existing ground levels and existing and proposed ground and slab levels shall be submitted to

and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with this scheme.

REASON: To ensure the satisfactory appearance and drainage of the site and to accord Policy 17 of the Core Strategy

13. No development shall take place, including any works of demolition, until a suitable Construction Nuisance Prevention Plan has been submitted to, and approved in writing by, the local planning authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:
- I. the parking of vehicles of site operatives and visitors
 - II. loading and unloading of plant and materials
 - III. storage of plant and materials used in constructing the development
 - IV. the location of the site compound
 - V. suitable wheel washing/road sweeping measures
 - VI. appropriate measures to control the emission of dust and dirt during construction
 - VII. appropriate measures to control the emission of noise during construction
 - VIII. details of all external lighting to be used during the construction
 - IX. a scheme for recycling/disposing of waste resulting from demolition and construction works

REASON: To safeguard the amenities of neighbouring properties in accordance Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan (2012-2026).

14. No machinery shall be operated; no process shall be carried out and no deliveries taken at or dispatched from 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.

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.

15. Once works commence on the site, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at South Ribble Borough Council. Works in that location should cease and the problem area roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials. A Report which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development.

Should no adverse ground conditions be encountered during site works and/or development, a Verification Statement shall be forwarded in writing to the Local Planning Authority prior to occupation of the building(s), which confirms that no adverse ground conditions were found.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site, in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G14 in the South Ribble Local Plan (2012-2026).

16. Prior to the first occupation of any dwelling, that dwelling shall be provided with an electric vehicle charging point which shall be retained for that purpose 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.

17. No property shall be occupied, or be brought into use, until their respective car parking spaces have been surfaced or paved in accordance with a scheme to be

approved in writing by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan.

REASON: To allow for the effective use of the parking areas, in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy F1 of the South Ribble Local Plan (2012-2026).

18. The new estate road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any built 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 3 of the Core Strategy.
19. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980.
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 construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.
20. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) (Amendment) (No2) (England) Order 2008, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plans shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority.
REASON: In the interests of highway safety and other highway users in accordance with Policy 3 of the Core Strategy.
21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order) no development of the type described in Classes A and E of Part 1 of Schedule 2 of that Order shall be undertaken in relation to Plots 12, 12a and 14, as identified on the approved site layout plan, without the express permission of the Local Planning Authority
REASON: To enable the Local Planning Authority to retain control over the use of the land and to prevent future damage to trees in accordance with Policy 17 in the Central Lancashire Core Strategy.
22. Prior to the commencement of each phase of development, a scheme and programme for the laying out, landscaping, maintenance and retention of any area of public amenity land within that phase, shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed in accordance with the agreed scheme.
REASON: In the interests of visual amenity of the area in accordance with Policy 17 of the Core Strategy and Policy G17 of the South Ribble Local Plan 2012-2026.
23. No development shall take place, including any works of demolition, until a suitable Reasonable Avoidance Measures Statement in relation to Great Crested Newts has been submitted to, and approved in writing by, the local planning authority. The approved Plan shall be adhered to throughout the demolition and construction period.
REASON: To safeguard the amenities of neighbouring properties in accordance Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan (2012-2026).
24. Should the development not have commenced within 12 months of the date of this permission, a re-survey be carried out to establish whether bats or barn owls 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 bats or barn owls 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

25. Prior to the first occupation of the dwellings hereby approved, the cycling storage facilities be provided in accordance with a scheme to be submitted to and approved by the Local Planning Authority and the cycling storage facilities to be provided in accordance with the approved plan and permanently maintained thereafter.

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

26. Prior to the commencement of the development, hereby approved, full details of the bin storage facilities for the apartments hereby approved (Plots 17-20) shall be submitted to and approved in writing by the Local Planning Authority. The approved bin storage facilities shall be provided prior to first occupation of any of the relevant plots and retained as such thereafter

REASON: To provide effective storage facilities for domestic refuse and to safeguard the visual amenity of the area in accordance with Policies 17 and 27 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

27. That any tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall not take place between March and July inclusive of any year, unless the absence of nesting birds has been confirmed by further surveys or inspections and written approval has been given from the Local Planning Authority.

REASON: To protect habitats of wildlife, in accordance with Policy 22 of the Core Strategy.

RELEVANT POLICY

- 1 Locating Growth (Core Strategy Policy)**
- 3 Travel (Core Strategy Policy)**
- 4 Housing Delivery (Core Strategy Policy)**
- 5 Housing Density (Core Strategy Policy)**
- 6 Housing Quality (Core Strategy Policy)**
- 17 Design of New Buildings (Core Strategy Policy)**
- 22 Biodiversity and Geodiversity (Core Strategy Policy)**
- 29 Water Management (Core Strategy Policy)**
- POLB1 Existing Built-Up Areas**
- POLF1 Car Parking**
- POLG13 Trees, Woodlands and Development**
- POLG16 Biodiversity and Nature Conservation**
- POLG17 Design Criteria for New Development**

Note:

1. This response does not grant the applicant permission to connect to the highway drainage network.
Neither does this response cover the suitability of any highway drainage proposal.
The highway drainage proposal and the suitability for future highway adoption under Section

2. For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it does not mean that land drainage consent will be given. The applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site. Information on the application process and relevant forms can be found here:
<http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-a-watercourse.aspx>
If there are any material changes to the submitted information which impact on surface water, the local planning authority is advised to consider re-consulting the LLFA. Please send a copy of the decision notice to: suds@lancashire.gov.uk