

Application Number 07/2016/0614/OUT

Address The Maltings Site
Hill Road South
Penwortham
Lancashire

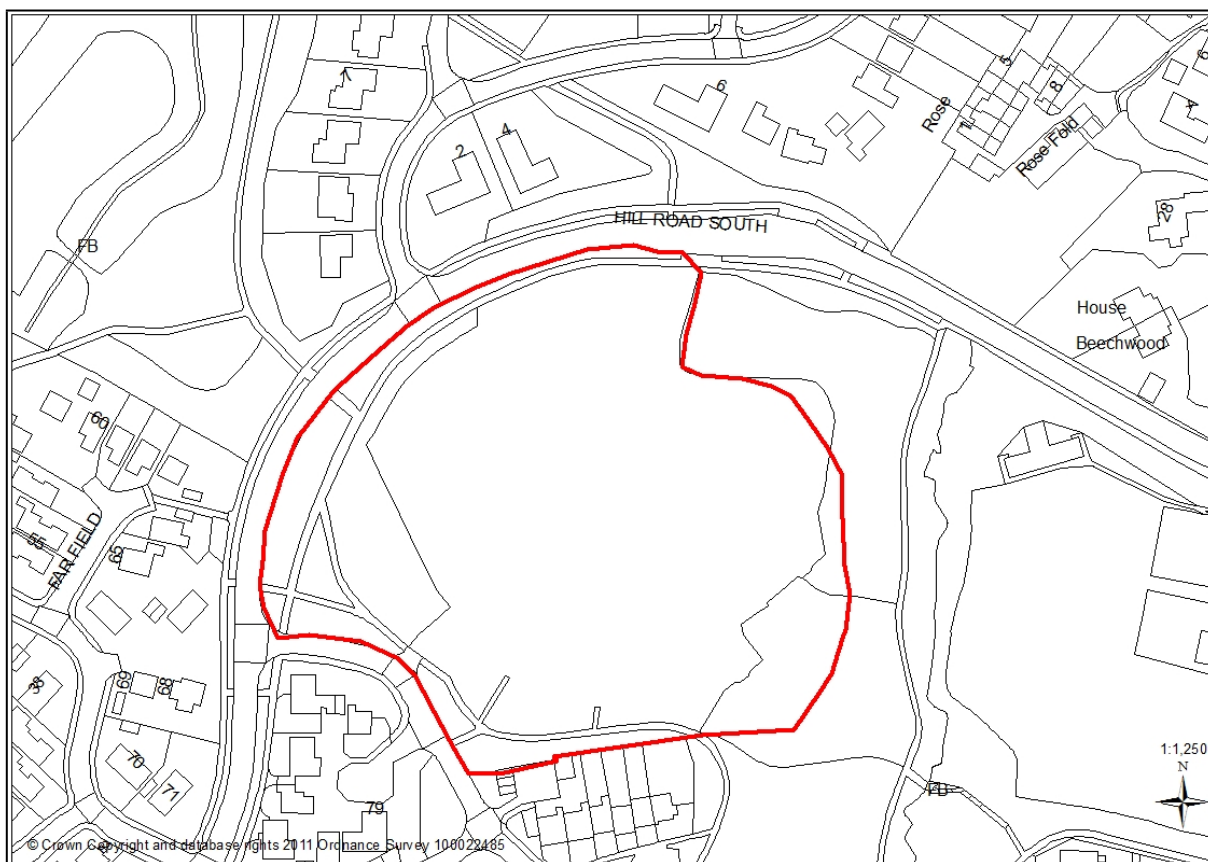
Applicant Homes and Communities Agency

Agent Nexus Planning
Eastgate
2 Castle Street
Manchester

Development Outline application for residential development for the erection of up to 62 dwellings and apartments (means of access applied)

Officer Recommendation That Members are minded to approve the application, and that the decision is delegated to the Planning Manager in consultation with Chair and Vice-Chair of the Planning Committee upon successful completion of a Section 106 Agreement to secure a financial contribution towards public open space and on-site affordable housing.

Date application valid 03.08.2016
Target Determination Date 02.11.2016
Extension of Time None



1. Report Summary

1.1. The Maltings site is a circular tract of land (approx. 1.7 ha) designated under Policies B1 (Existing Built up Area – main site) and G7 (Green Infrastructure – south east woodland section) of the South Ribble Local Plan, and located off Hill Road South, Penwortham; a wholly residential area. Formerly home to 133 single bed properties (student and latterly rented accommodation), the site became vacant in 2012, and was cleared in 2013.

1.2. The site which is well screened on all sides sits to the south of Hill Road South, is accessed off Malthouse Way (south of site) and is bound to the east by a crescent shaped woodland, beyond this is Middleforth County Primary School. This woodland which is allocated as both G16 (Biodiversity & Nature Conservation) and G7 (Green Infrastructure) in the Local Plan partially covers the south-eastern corner of the proposal site. To the west is Farfield (residential) beyond which is Golden Way (A582 Bypass)

1.3. This application, which is an outline application (access applied for) indicates the potential for erection of 62 dwellings. Of the 62 dwellings proposed 50% would be 'starter homes', and as such considered to be policy compliant; the remainder offering a mix of 2 and 3 bedroomed residential accommodation. Vehicular access proposes re-use of the existing access from Malthouse Way.

1.4. The proposed development is not considered to have an undue impact on the amenity of neighbouring properties, the character and appearance of the area or highways safety and capacity. It therefore appears to be compliant with Local Plan Policy B1.

1.5. It is the Officers view that proposed development would not detrimentally affect the amenity or nature conservation value of the site. Although some loss of trees is inevitable, mitigation in the form of supplementary tree planting, well designed, effective landscaping (part of future Reserved Matters application) and ecological compensation ensures protection of site biodiversity as a whole. In addition the proposal site which is in private ownership does not constitute a community, recreational need, and for these reasons, the proposal is considered to accord with the requirements of Policy G7 of the Site Allocations DPD (partial version).

1.6. County Highways have fully assessed the application and have raised no objections to the proposed development in principle, confirming that the proposed use would result in less traffic movements than the previous residential use.

1.7. As the proposed development would result in a net gain of 5 dwellings or more a public open space contribution is required. In this case it is considered that this open space should be provided by way of a financial contribution towards the maintenance and enhancement of off-site open space in the locality. This requirement is to be secured as part of a S106 Agreement based on calculations from the Council's Open Space and Playing Pitch SPD. A S106 agreement has also been instructed with regards to this and on-site affordable housing provision.

1.8. At the time of writing this report, and following full consultation, representation has not been made. Late comments will be reported verbally at committee. Statutory consultee comments have been addressed either by amendments to the proposal, or by condition.

1.9. The application complies with the Central Lancashire Core Strategy, South Ribble Local Plan (policies as identified below), Residential Design SPD and Central Lancashire Affordable Housing, Open Space and Playing Pitch SPD's. It is therefore recommended that Members be minded to approve the application, and that the decision be delegated to the Planning Manager in consultation with the Chair and Vice-Chair of the Planning Committee upon the successful completion of a Section 106 Agreement to secure a financial contribution towards off-site public open space and on-site affordable housing.

2. Application Site and Surrounding Area

2.1. The Maltings site is a circular tract of land (approx. 1.7 ha) located off Hill Road South, Penwortham; a wholly residential area designated under Policy B1 (Existing Built Up Area) of the South Ribble Local Plan. Formerly 133 single bed properties in use as student and latterly rented accommodation, the site was vacated in 2012, cleared and all built development removed in 2013.

2.2. Skirting on the eastern side of the site is a crescent shaped woodland allocated as both G16 (Biodiversity & Nature Conservation) and G7 (Green Infrastructure); this woodland partially covers the south-eastern corner of the proposal site, and beyond is Middleforth County Primary School. To the south are dwellings addressed off Malthouse Way and a large area of public open space, whilst in the west is Farfield (residential) and Golden Way (A582 Bypass)

2.3. Access to the site which is bound to all sides by mature shrubbery and woodland is to the south via Malthouse Way.

3. Site Context / Planning History

3.1. The Maltings site originally housed 133 no. one bedroom flats, in a simple block formation, owned and managed by Places for People (PFP). Issues identified in 2009 questioned the future viability of the site, and a decision was made in 2011 to close the scheme following failed attempts to transfer to another housing association. Places for People raised the site to the ground in 2013.

3.2. A development brief was approved by the planning committee (July 2014) for a 60 unit scheme of primarily family housing, to be fully policy compliant in terms of affordable housing provision (i.e. mixed tenure).

3.3. Once approved, PFP met with the Council on several occasions to discuss financially viable proposals. It became apparent however in late 2015 that this was not possible, and following abortive meetings with other housing associations that the site would be sold to a private developer who might develop as financially viable scheme. SRBC met with Homes & Communities Agency (HCA) in December 2015 with regards to purchase of the site for Starter Homes; the site was acquired in April 2016.

3.4. The planning application to be determined would include 50% affordable housing (Starter Homes). Usually with a site of this nature, SRBC would only expect to see 30% affordable housing. Starter Homes would be a mix to meet local housing need, have a 20% discount applied to the open market and are for first time buyers. As they can be combined with Help to Buy, the monthly cost of a Starter Home can be similar to an affordable rented property.

Apart from pre-application advice, there is only one planning application on the history of this site. Application 07/2008/0378/COU for change of use from ground floor flat to neighbourhood police office was approved in August 2008.

4. Proposal

4.1. The application seeks outline planning permission, with only the means of access applied for, for the erection of 62 dwellings and apartments on The Maltings site, Hill Road South, Penwortham. It is suggested that 50% of the proposed properties would be affordable housing (Starter Homes)

4.2. Access to the site would be that which already exists off Malthouse Way.

4.3. An illustrative site layout/ Masterplan has been submitted which shows four main blocks of residential development, access and circulation space, suggested public open space and landscape/woodland management options. As the matters of appearance, landscaping and scale however are not currently being applied for, any plans detailing these are purely for indicative purposes at this stage, but it should be noted that the scheme detailed differs little from that of the approved 2014 Development Brief.

4.4. Existing landscaping bordering and within the site is to be retained where appropriate with additional landscaping options to be agreed upon (see discussion below).

4.5. Density proposed is approximately 36 dwellings per hectare – much reduced in comparison with previous site occupancy of 133 dwellings (approx. 78 per hectare).

5. Summary of Supporting Documents

5.1. The application is accompanied by the following:

- Lancashire Constabulary Security & Crime Analysis (17.6.16)
- Ecological Assessment (TEP Ref 5060: July 2016)
- Utility Statement (Arup Ref 229009: 1.8.2016)
- Flood Risk Assessment (Mouchel: 26.7.16)
- Planning Statement (Nexus Planning: July 2016)
- Design & Access Statement (Nexus Planning: July 2016)
- Transport Statement (Mouchel Ref 1073799-01: July 2016)
- Geo-environmental Appraisal Report Clancy Ref 10/0563/001: April 2014
- Tree and Arboricultural Impact Assessment (Mouchel: 26.7.16)
- Proposed Site Plan SXC21802: 19.2.16
- Illustrative Masterplan (Broadway Malyan: July 2016)
- Topographical Survey (ND Oliver 6735/007/1 Rev 0: February 2015)

6. Representations

6.1. Summary of Publicity

6.1.1. Four site notices and a newspaper advertisement have been posted, and 160 neighbouring properties consulted. Ward Councillors Wooldridge, Patten and Martin have also been notified.

6.1.2. Community involvement was undertaken by the applicant prior to submission of this outline application as follows; representation was not received by the applicant prior to application.

- Engagement with Council officers, residents, ward councillors and South Ribble Borough Council cabinet members.
- Community leaflet to approximately 40 properties, ward councillors and cabinet members (July 2016)
- Site notices on fencing around the site

6.2. Letters of Objection or Support

6.2.1. None received

6.3. Town/Parish Council Response

6.3.1. **Penwortham Town Council** have no comments to make

7. Summary of Responses

7.1. Ecology Consultant – The Councils ecologist has some concerns with regards to the applicant's lack of reference to amenity value of existing woodland, and the ability to mitigate against tree removal and resulting biodiversity loss; particularly in this fairly constrained site. The Councils arborist however has no objection to the scheme (below). As an alternative to on-site mitigation, the ecologist suggests a financial contribution towards the biodiversity value of green infrastructure. In light however of the proposed legal agreement to secure on-site public open space, affordable housing at 20% more than standard provision, and a financial contribution towards off-site public open space, an additional contribution is considered overtly onerous. Several precautionary conditions are also recommended to control invasive species, provide species sensitive lighting and pre-commencement submission of an Environmental Management Plan.

7.2. Environment Agency have replied but did not wish to be consulted

7.3. Environmental Health request conditions are imposed re construction management, contaminated land, drainage, waste, importation of material and electric vehicle recharge points.

7.4. Lancashire Constabulary have no further comments to make other than those submitted with the application. They do however wish to be re-consulted at Reserved Matter stage.

7.5. Lancashire County Council Highways has no objection and whilst primarily concerned with the principle of access to the site, they do make provisional comments with regards to the internal site layout. The County Council's five year data base indicates one incident, but of a nature which would not be worsened by proposed development. LCC also consider that traffic generated by this proposal would not have any material impact upon highway capacity, and that proposals to utilise existing access are acceptable. Informative notes re: construction management, parking and garage standards, and manoeuvring space are however recommended.

7.6. Lancashire County Council - Local Lead Flood Authority has no objection, but recommends conditions with regards to surface water drainage, and informative notes re: existing water mains and future drainage permissions.

7.7. South Ribble Arborist has no objection to the proposal subject to protection of trees identified for retention.

7.8. South Ribble Strategic Housing confirms that the proposed 50% starter home offer is policy compliant, exceeds the 30% target required and meets national home ownership objectives. The scheme however does not identify which properties would be starter homes, and a request is included that such properties would be 'pepper-potted' throughout the site.

7.9. South Ribble Neighbourhood Services/Parks Department considers the Masterplan acceptable and has no comments to make at this stage.

7.10. United Utilities have no objection subject to pre-commencement conditions detailing sustainable drainage systems.

8. Material Considerations

8.1. Site Allocation

8.1.1. The site is designated under Policies B1 (Existing Built Up Area – main site) and G7 (Green Infrastructure – south-east corner) of the South Ribble Local Plan 2012-2026

8.1.2. **Policy B1** allows for redevelopment in allocated areas provided that proposals would comply with requirements of the local plan relating to access, parking and servicing; would be in keeping with the character and appearance of the area, and would not adversely affect the amenity of nearby residents.

8.1.3. **Policy G7** which states that development will only be permitted on such lands where it can be demonstrated that retention of the site is not required to satisfy a recreational need in the local area, and where alternative provision can be implemented within the same or another local site. Development should be sensitive to the area and have no adverse effects on the amenity or nature conservation value of the site.

8.2. Policy Background

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

8.2.1. *National Planning Policy Framework*

8.2.1.1. The NPPF at Para 14: provides a presumption in favour of sustainable development '*which should be seen as a golden thread running through both plan-making and decision taking*', and supports sustainable economic growth to deliver, amongst other things, homes. Given the sites location it is the Officer's view that the site is especially sustainable and that the development accords with the overall principles of the NPPF; in particular:

8.2.1.2. **Chapter 6: Delivering a wide choice of high quality homes** notes that '*housing applications should be considered in the context of the presumption in favour of sustainable development*' (Para 49).

8.2.1.3. **Chapter 7: Requiring good design** attaches great importance to the design of the built environment which contributes positively to making better places for people.

8.2.1.4. **Chapter 11: 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

8.2.2. *Central Lancashire Core Strategy*

8.2.2.1. The Core Strategy was adopted at full Council on 18th July 2012, and is therefore a material consideration in the determination of this planning application.

8.2.2.2. **Policy 1: Locating Growth** focusses growth and investment on well-located, brownfield sites within key service and urban areas of the Borough; one of which is Penwortham.

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

8.2.2.4. **Policy 4: Housing Delivery** provides for, and manages the delivery of new housing; for South Ribble this amounts to 417 dwellings per year.

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

8.2.2.6. **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.

8.2.2.7. **Policy 7: Affordable Housing** confirms a target of 30% affordable housing for housing developments of 15 dwellings or more.

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

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

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

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

8.2.3. *South Ribble Local Plan*

8.2.3.1. In addition to site allocation policies B1 and G7 (above), the following are also pertinent:

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

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

8.2.3.4. **Policy G10: Green Infrastructure** states that all new residential development resulting in a net gain of 5 dwellings must provide sufficient green infrastructure to meet the recreational needs of the development, in accordance with specific but flexible standards; effectively mirroring Para 73: of the NPPF

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

8.2.3.6. **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.

8.2.3.7. **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.

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

8.2.4. *South Ribble Residential Design SPD* discusses design in very specific terms, and whilst more attuned to the Reserved Matters application stage, is relevant with regards to separation with properties beyond the site bounds.

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. *Central Lancashire Affordable Housing SPD* guides on a range of approaches to deliver affordable housing which meets local needs.

8.3. Impact of Development on Neighbouring Properties

8.3.1. The closest residential properties are 25m – 35m from the proposed access off Malthouse Way, and from the site boundaries in the west and north. Middleforth School playing fields are a similar distance but are protected by existing woodland (to be retained); the school building itself is approximately 90m away. Properties on Hill Road South are also well screened by mature trees bordering both sides of the highway.

8.3.2. Although inter-relationships with existing neighbouring properties would be fully assessed as part of the Reserved Matters application, in principle separation appears to accord well to the sentiments of the South Ribble Residential Design Guide SPD.

8.4. Design, Character & Appearance

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

8.4.2. In consideration of the above, local distinctiveness and character of the area have been assessed. This part of Penwortham is a relatively modern (1970/80's), extensive housing estate, comprising a mix of detached, semi-detached and low-rise apartment properties. Although actual design criterion have not at this juncture been proposed, existing and suggested screening to the site would ensure that impact by way of visual intrusion to and from the site would be negligible. A condition imposed at Reserved Matters stage to require pre-commencement agreement of proposed materials will however allow the Local Planning Authority to ensure that materials relate well to the local area.

8.4.3. In terms of the detailed design of the development, Para 61 of the NPPF states that, *'although visual appearance of individual buildings are important factors, securing high quality and inclusive design goes beyond aesthetics. Planning decisions therefore should address the integration of new development into the natural, built and historic environment'*. Para: 65 goes on to state that *'local planning authorities should not refuse planning permission for developments which promote high levels of sustainability because of concerns about incompatibility with existing townscapes'*. This particularly sustainable site is within easy reach of both community and public transport facilities, sits well within its own environment and would - where possible, retain and augment existing green infrastructure.

8.4.4. A full site assessment would be made at the Reserved Matters stage. Without prejudice however, the illustrative layout plan appears to demonstrate similar levels of garden space to those of adjacent residential properties, and indicative proposals do demonstrate that a development of this size can be accommodated on this site without resulting in a detrimental impact on the character and appearance of the area through overdevelopment and intensification of the urban fabric

8.4.5. The site which is bound by mature woodland, is fenced off to prevent public access, has no public rights over the land but currently offers a level of visual amenity for residents. A well-designed development using high quality materials and effective landscaping along the site boundaries is however considered to offer no less visual amenity than the existing site which at the moment is unkempt and largely unmanaged.

8.5. Highways Considerations, Suitability of Access and Parking Arrangements

8.5.1. The application is accompanied by Transport Statement (Mouchel Ref 1073799-01: July 2016) which concludes that the proposal provides access to a range of sustainable transport options (below), and that there are no severe transport impacts resulting from development. See LCC Highways comments in response to this report (above).

8.6. Sustainability

8.6.1. One of the core principles of the NPPF is to '*actively manage patterns of growth to make the fullest use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable*' (Para: 17). It is considered that the proposed layout offers maximum permeability for pedestrians and cyclists; the offer also benefitting from the following:

8.6.2. *Community Facilities* – There are ten high schools between 0.5m and 2.4m away from the site. Middleforth Primary school is 200m to the east, and eight other primary schools exist less than a mile away. Four GP surgeries sit within a one mile radius, there are two dentists a little over half a mile away and Penwortham District Centre is approximately 1 mile away. Kingsfold Local Centre is 500m (south-east) and there are three major areas of public open space within 800m of the site entrance (Pear Tree Park 300m, Middleforth Green 800m east and Hurst Grange 800m north).

8.6.3. *Public Transport/Cycle Routes* – There are 5 bus stops within 350m of the proposed site entrance, operating bus routes between Longton and Preston (25 times daily weekdays/23 times daily weekends), and to Runshaw College twice daily. A cycle route also runs northwards from Hill Road South. Preston train station sits less than a mile north of the site.

8.6.4. *Public Rights of Way* – Although there are none within the site, five PROW's and a bridleway skirt the site (3 – north-west / 2 north-east)

In terms of sustainability, this proposal is considered to be more than acceptable.

8.7. Natural Environment, Ecology and Ground Conditions

8.7.1. The application is accompanied by Ecological Assessment (EA) (TEP Ref 5060: July 2016), Tree & Arboricultural Impact Assessment (AIA) - Mouchel: 26.7.16 and Geo-Environmental Appraisal (Clancy Ref 10/0563/001:April 2014)

8.7.2. *Trees* – The AIA recommends removal of 11 no: trees – 9 of low quality to be removed on arboricultural grounds, 2 no: of moderate quality and 1 of high quality; this being within woodland (W1) which would be partially removed to facilitate development. Full rather than partial removal of groups G1 and G2 (north/north west boundary) is recommended, and removal of poor quality specimen groups G4 and G5 (south-east corner) is also suggested.

8.7.3. Although loss of woodland is generally less acceptable, the applicant is advised to do so primarily for arboricultural reasons. Some are to be lost to facilitate development but this leads to improved visibility and connection with Malthouse Way, and can be mitigated through carefully planned landscaping. Conditions to be carried forward to Reserved Matters requiring appropriate landscape mitigation and tree protection for remaining woodland are recommended; also requested within the EA report.

8.7.4. Although the tree statement mentions that a Tree Preservation order exists on this site, confirmation has been received from the Councils Arborist that this is not the case. Arborist comments are detailed above.

8.7.5. None of the trees to be removed have bat roost potential, although two to be lopped are deemed of low potential. Reasonable Avoidance Measures (standard practice) and precautionary conditions are to be employed as recommended. (EA: July 2016).

8.7.6. *Ecology* –The site does not contain any protected species, or habitats of national or local importance, and apart from peripheral woodland is of limited value to wildlife. The report affirms that measures to augment site biodiversity whilst retaining connectivity throughout green infrastructure areas could include suitable landscaping and additional enhancement measures; several of which have been suggested. Conditions to this effect have been included.

8.7.7. The Maltings site is not considered to be a sensitive area in ecological terms, and is below the threshold for Environmental Impact Assessment.

8.7.8. There are no other features of obvious landscape value on the site

8.7.9. A pre-commencement contaminated land assessment has been requested by Environmental Health and a condition for the same is recommended should this permission be granted.

8.8. Construction & Flood Risk Standards

8.8.1. One of the objectives of modern construction is to reduce energy use and carbon dioxide emissions in new developments; encouraging the use of renewable energy sources whilst improving the quality of housing by facilitating higher standards of construction. Conditions to ensure appropriate construction standards are considered appropriate.

8.8.2. In addition Core Strategy Policy 29(e) (Water Management) seeks to improve water quality and flood management in areas such as Penwortham. The Maltings site sits within Flood Zone 1 - an area of low probability flooding. Areas along the line of ordinary Watercourse A (Flood Risk Assessment: Mouchel July 2016) which passes under Hill Road South are considered of medium risk, although flood prevention construction methods and precautions to demonstrate that the site would not increase flood risk downstream can be explored by the developer as part of the Reserved Matters drainage strategy for the site. There is no risk of flooding from artificial sources. A condition to require exploration of the same in line with the approved Flood Risk Assessment is recommended.

8.8.3. A pre-application assessment of the site has been made by the Local Lead Flood Risk Authority whose comments are noted above. Specific drainage options will be broached however at Reserved Matters stage.

8.9. Developer Contributions

8.9.1. Local Plan Policy A1 (Developer Contributions) expects most new development to 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.

8.9.2. *Community Infrastructure Levy* - CIL is payable on most approved properties, and although liability has been assumed, and a preliminary request for exemption on some properties lodged with this Council, a calculation of chargeable floor area will be available only on approval of reserved matters.

8.9.3. *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 an off-site contribution towards housing elsewhere. On site provision

of 50% 'starter homes' has been suggested; way above the required minimum standards and as such policy compliant (see Strategic Housing Manager's comment above).

8.9.4. The Housing and Planning Act (May 2016) provides a new broader definition of affordable housing, including a duty on Local Authorities to deliver starter homes, available to first time buyers between the ages of 23 and 40 who would otherwise not be able to afford property elsewhere. These are ideally located on existing brownfield site and are funded in this case via the Homes and Communities Agency. In South Ribble, owner occupation is the preferred tenure of all demographics, with preference being to two and three bedroom semi-detached/detached properties. Demand for apartments in this Borough is relatively low. (Central Lancashire Strategic Housing Market Assessment 2009).

8.9.5. Affordable housing is exempt from the charges associated with CIL, and as Starter Homes are included within this definition, 31 properties (plots to be later identified) would not be liable for the payment.

8.9.6. Compilation of a Section 106 agreement which provides for the type, in terms of bedroom numbers and location of the Starter Homes to be agreed with the Local Planning Authority prior to implementation of the development is recommended. This enables a fresh assessment of housing needs at a later date.

8.9.7. The proposed element of Starter Homes is considered acceptable, meets the anticipated advice associated with emerging policy and reflects both the aspirations of Central Government and this Council to ensure new homes at a discounted rate.

8.9.8. *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. Although the site is surrounded by tracts of woodland, in addition to on-site open space provision, an off-site open space contribution of £37,696 has been agreed. This requirement is to be secured by S106 Agreement, and is based on calculations from the Council's Open Space and Playing Pitch SPD.

8.9.9. A condition to require details of laying out, landscaping, maintenance and retention of any formal or informal public open space is also recommended.

8.9.10. The Central Lancashire Open Space & Playing Pitch Strategy (2012) provides an assessment of the quantity, quality and accessibility of open space in Central Lancashire. The SPD concluded that there are no gaps in the provision of open space types in the Kingsfold area of Penwortham. The application site is in private ownership and fenced off preventing public access with no public rights over the land. The site is also within easy distance of several major tracts of public open space and sports facilities. These factors in combination are considered to demonstrate that the retention of the site is not required to satisfy a recreational need in the local area.

9. Conclusion

9.1 This is a relatively straightforward case. Members are asked to consider the value of the site in its current, untidy state against the implications and benefits of developing the site for residential purposes.

9.2 *Green Infrastructure site allocation (south-east area)* - It is the Officer's view that several factors in combination result in the proposals compliance with criterion b) and c) of Policy G7, and therefore not requiring to satisfy criterion a). Firstly that it has been demonstrated that the site is not needed to satisfy a recreational need in the local area. Secondly, evidence provided confirms that proposed development would not detrimentally

affect the amenity or nature conservation value of the site; this in conjunction with proposed landscaping measures to be submitted as part of any Reserved Matters application ensures a well-designed development which would offer no less visual amenity than the existing site. The retention and enhancement of habitats on the site for wildlife also suggests a scheme which would not detrimentally affect nature conservation value. For these reasons the proposal is considered to accord with the requirements of Policy G7 of the Site Allocations DPD (partial version).

9.3 Although specific design detail is yet to be fully assessed, indicative masterplan proposals appear to accord well to relevant adopted design and amenity policy; primarily, but not limited to Local Plan G17 (Design) and F1 (Parking Standards), Core Strategy 17 (Design) and the National Planning Policy Framework. The proposal also adheres to the sentiments of Policy B1 (Existing Built Up Area – main site allocation)

9.4 It is considered that this formerly residential, brownfield site has little potential to revert to any other appropriate use in this wholly residential, quiet location. The scheme submitted for determination should be no more significant in terms of impact upon openness, residential or general amenity, but would remove an untidy site and its associated problems to the eventual benefit of the area as a whole.

9.5 The proposed outline application for residential development for erection of up to 62 dwellings and apartments (means of access only applied for) is considered to be in keeping with, but protective of the area and its extended environs. It should not result in any undue impact on the amenities of neighbouring properties, and there will be no significant highway safety.

The proposed development is deemed to be in accordance with the National Planning Policy Framework, Policies 1, 3, 4, 5, 6, 7, 17, 22, 26 and 29 of the Central Lancashire Core Strategy, Policies A1, B1, F1, G7, G10, G13, G16, G17 and Chapter J of the South Ribble Local Plan 2012, South Ribble Residential Design SPD and Central Lancashire Affordable House, Open Space and Playing Pitch SPD's. It is therefore recommended that Members be minded to approve the application and that the decision be delegated to the Planning Manager in consultation with the Chair and Vice-Chair of the Planning Committee upon the successful completion of a Section 106 Agreement to secure a financial contribution towards off site public open space and details of on-site affordable housing and open space.

RECOMMENDATION:

That Members are minded to approve the application, and that the decision is delegated to the Planning Manager in consultation with Chair and Vice-Chair of the Planning Committee upon successful completion of a Section 106 Agreement to secure a financial contribution towards public open space and on-site affordable housing.

RECOMMENDED CONDITIONS:

1. No development shall commence until approval of the details of the Appearance, Landscaping, Layout and Scale hereinafter called 'the reserved matters', has been obtained from the Local Planning Authority in writing. An application for approval of reserved matters must be made no longer than the expiration of three years beginning with the date of this permission and the development must be commenced not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON: Required to be pursuant to section 92 of the Town and Country Planning Act 1990

2. The development shall not begin until a scheme for the provision of affordable housing/starter homes to include numbers, type, tenure and location on the site has been approved in writing by the Local Planning Authority. The affordable housing/starter homes shall thereafter be provided in accordance with the approved scheme.

REASON: To ensure the provision of affordable housing on-site in accordance with Policy 7 of the Central Lancashire Core Strategy and the Affordable Housing Supplementary Planning Document.

3. The development hereby permitted shall be carried out with reference to the following approved plans and suite of documents:

- Lancashire Constabulary Security & Crime Analysis (17.6.16)
- Ecological Assessment (TEP Ref 5060: July 2016)
- Utility Statement (Arup Ref 229009: 1.8.2016)
- Flood Risk Assessment (Mouchel: 26.7.16)
- Planning Statement (Nexus Planning: July 2016)
- Design & Access Statement (Nexus Planning: July 2016)
- Transport Statement (Mouchel Ref 1073799-01: July 2016)
- Geo-environmental Appraisal Report Clancy Ref 10/0563/001: April 2014
- Tree and Arboricultural Impact Assessment (Mouchel: 26.7.16)
- Proposed Site Plan SXC21802: 19.2.16
- Illustrative Masterplan (Broadway Malyan: July 2016)
- Topographical Survey (ND Oliver 6735/007/1 Rev 0: February 2015)

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

4. 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.

REASON: To ensure the satisfactory detailed appearance of the development in accordance with Policy 17 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17

5. Prior to the commencement of the development hereby approved a scheme for the disposal of foul water shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall take into account the recommendations of approved Flood Risk Assessment (Mouchel July 2016). Foul shall be drained on a separate system. This scheme, which shall be maintained and managed in accordance with the approved details, shall be implemented during construction and no building shall be occupied until the approved scheme has been completed to serve that building

REASON: To safeguard local watercourses and avoid pollution of the water environment in accordance with Policy 29 in the Central Lancashire Core Strategy

6. Prior to the commencement of any development, a surface water drainage scheme and means of disposal based on sustainable drainage principles and the recommendations of approved Flood Risk Assessment (Mouchel July 2016), with evidence of an assessment of the site condition (inclusive of post-completion management) shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall include, but is not limited to:

- Information about the lifetime of the development design storm period and intensity (1 in 30 and 1 in 100+ allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed taken to delay and control surface water discharged from the site, and

measures taken to prevent flooding and pollution of the receiving groundwater and/or surface water including watercourses and details of floor levels

- The drainage scheme should demonstrate that the surface water run off must not exceed the existing green-field rate, and shall subsequently be implemented in accordance with the approved details before the development is completed.
- 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 culvers where relevant)
- Flood water exceedance routes both on and off site
- A timetable for implementation, including phasing where applicable
- Site investigation and test results to confirm infiltration rates
- Details of water quality controls where applicable

The development shall be completed, maintained and managed in accordance with the timing and phasing arrangements embodied within the approved drainage scheme, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To prevent flooding by ensuring a satisfactory storage and/or disposal of surface water from the site, and to reduce the risk of flooding to the proposed development elsewhere and to future users in accordance with Policy 29 in the Central Lancashire Core Strategy

7. Prior to the commencement of development hereby approved, and with specific reference to the findings of approved Geo-Technical Appraisal Report (Clancy 10/0563/001: April 2014) the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

a) Full details of the results of the gas monitoring carried out on site shall be forwarded for agreement to the local planning authority.

b) Following analysis of the results if required a Remediation Statement, detailing the recommendations and remedial measures to be implemented within the site. Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to occupation of the first and subsequent dwellings.

c) On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a Verification Report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.

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

8. Prior to the importation of any subsoil and/or topsoil material into the proposed development site, a Desk Study shall be undertaken to assess the suitability of the proposed material to ensure it shall not pose a risk to human health as defined under Part IIA of the Environmental Protection Act 1990. The soil material shall be sampled and analysed by a Competent Person. The details of the sampling regime and analysis shall be submitted to and agreed in writing by the Local Planning Authority prior to the work taking place.

A Verification Report which contains details of sampling methodologies and analysis results and which demonstrates the material does not pose a risk to human health shall be submitted to the Local Planning Authority for approval in writing.

REASON: To protect human health and the environment in the interests of residential amenity in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G14 in the South Ribble Local Plan 2012-2026

9. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by,

the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- proposed suitable times of construction.
- parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- location of site compound
- suitable wheel washing facilities for vehicles leaving site. Details also to include mechanical sweeping of roads adjacent to the site.
- measures to control the emission of dust and dirt during construction
- measures to control the emission of noise during construction
- details of external lighting to be used during construction
- a scheme for recycling/disposing of waste resulting from demolition and construction works
- anticipated delivery times

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

10. Prior to occupation of the first dwelling, a Management and Maintenance Plan for the laying out, landscaping, maintenance and retention of any formal or informal public open space and landscaped areas (with reference to approved Illustrative Masterplan: Broadway Malyan: July 2016) shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed in accordance with the agreed scheme which shall be managed and maintained by a private management company (details of which shall also be provided to and agreed with the Council) and this public open space shall remain free from development thereafter.
REASON: In the interests of residential amenity so as to accord with Policy 18 of the Core Strategy.
11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order) no development of the type described in Classes A-H Part 1 of Schedule 2 of that Order shall be undertaken without the express permission of the local planning authority.
REASON: To retain control over future development in the interest of amenity and the character and appearance of the development and to accord with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in South Ribble Local Plan 2012-2026
12. All new dwellings are required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.
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 reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.
13. Prior to the commencement of construction of the first dwelling details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details.
REASON: Policy 27 of the Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4. However, following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions

with requirements above a Code Level 4 equivalent. As Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so it can be assured that the design meets the required dwelling emission rate

14. 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.

15. Before any site activity (construction or demolition) is commenced in association with the development, barrier fencing shall be erected around all trees to be retained on the site as detailed in the Tree Protection Plan which has been agreed by the local planning authority. The fencing shall be constructed and located in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant, removal or addition of soil may take place. This includes ground disturbance for utilities. The fencing shall not be moved in part or wholly without the written agreement of the local planning authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.

REASON: To prevent damage to trees during construction works in accordance with Policy G13 in the South Ribble Local Plan 2012-2026

16. During construction and site clearance, no machinery shall be operated, no processes carried out or 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

17. Prior to commencement of work on site, details of the landscaping of the site including the retention of existing trees and hedges, or mitigation where trees are removed have been submitted to, and approved in writing by, the local planning authority. The approved scheme which shall include soft landscaping to denote the garden boundaries to all properties 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

18. 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 other protected species are present at the site shall be undertaken by a suitably qualified person or organisation. In the event of the survey confirming the presence of such species details of measures, including timing, for the protection or relocation of the species shall be submitted to and agreed in writing by the Local Planning Authority and the agreed measures implemented.
REASON: To ensure the protection of schedule species protected by the Wildlife and Countryside Act 1981 and so as to ensure work is carried out in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
19. Details of bat roosting opportunities within the site shall be provided and agreed in writing by the Local Planning Authority, and in accordance with the details provided at Paragraph 4.18 in the approved Ecological Assessment (TEP Ref 5060: July 2016). These shall be installed prior to occupation of the first dwelling onsite, and retained thereafter.
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
20. If the presence of bats, barn owls, great crested newts or other protected species is detected or suspected on the development site at any stage before or during development or site preparation, works must not continue until Natural England has been contacted regarding the need for a licence.
REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
21. 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
22. External lighting associated with the development shall be directional and designed to avoid excessive light spill and shall not illuminate bat roosting opportunities within and surrounding 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 Engineers guidance Bats and Lighting in the UK, 2009).
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

23. Cycling facilities to be provided in accordance with a scheme to be approved by the Local Planning Authority. These shall be provided in accordance with the approved plan, before occupation of the first dwelling hereby permitted becomes operative and permanently maintained thereafter.
Reason: To allow for the effective use of the parking areas the promotion of sustainable forms of transport and aid social inclusion.
24. The development hereby approved shall not be brought into use until details of facilities for the storage of refuse and waste materials for each property have been submitted to and approved by the Local Planning Authority and completed entirely in accordance with the approved scheme. The approved facilities shall be 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
25. Prior to first occupation of the dwellings hereby approved, one Electric Vehicle Recharge point shall be provided to all dwellings with one or more off-street parking space/garage space integral to the curtilage of the property.
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

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

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

South Ribble Local Plan

- A1 Developer Contributions
- B1 Existing Built-Up Areas
- F1 Car Parking
- G1 Green Belt
- G7 Green Infrastructure Existing Provision
- G10 Green Infrastructure Provision in Residential Developments
- G13 Trees, Woodlands and Development
- G16 Biodiversity and Nature Conservation
- G17 Design Criteria for New Development
- RES Residential Extensions Supplementary Planning Document
- SPD Open Space and Playing pitch
- SPD1 Affordable Housing (Supplementary Planning Documents)

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 £97. The forms can be found on South Ribble Borough Council's website www.southribble.gov.uk

2. Lancashire Constabulary: The development should be designed, and a security analysis compiled with reference to the recommendations of Lancashire Constabulary Security & Crime Analysis (Rachel Hines 17th June 2016).

3. Highways Note 1: Off road parking provision should be allocated in line with adopted standards of the Joint Lancashire Structure Plan and Local Plan Appendix 4; namely:

- One-bedroom properties to have 100% parking.
- Two & three bedroom properties to have 200% parking.
- Four or more bedroom properties to have 300% parking.

The Joint Lancashire Structure Plan and the South Ribble Borough Councils Adopted Residential Extensions Supplementary Planning Document (Para C4.8/C5.7) recommends a minimum internal single garage size of 6x3m; this includes integral garages. The Highways Development Control Section is therefore of the opinion that where garages are smaller than the recommended minimum internal dimension of 6 x 3m they should not count as a parking space and the applicant should provide an additional off road parking space for each garage affected.

4. Highways Note 2: All private drives fronting garages to be a minimum of 6m long (not including any of the required 2m wide service verge and based on the length of a large family car (Ford Mondeo Estate 4.58m long). Drive lengths can be reduced to 5.5m if roller shutters are fitted and conditioned as part of the planning decision.

5. Highways Note 3: A turning head is required to allow refuse vehicle and emergency vehicles to turn within the site for the following reasons: -

- The maximum distance a refuse vehicle should reverse is 12m (Manual for streets and BS5930: 2005).
- Fire and rescue services should not have to reverse more than 20m from the end of an access road (Manual for streets and diagram 24 of Approved Document B (Fire Safety)).
- 25m is the maximum distance a two wheeled refuse container is to be transported to the refuse wagon (Manual for streets and BS5930: 2005).
- Residents should not be required to carry waste more than 30m to the refuse storage point (Manual for streets and BS5930: 2005).
- A fire appliance needs to be able to approach to a point within 45m of a suitable entrance to any dwelling (Manual for Streets and section 11.2 of Approved Document B (Fire Safety)).

6. United Utilities Note 1: Not all public sewers are shown on the statutory utility records. The applicant should be made aware that the proposed development may fall within the required access strip of a public sewer and make contact with a Building Control body at an early stage. South Ribble Building Control can be contacted on 01772 625420

7. United Utilities Note 2: If possible this site should be drained on a separate system with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require the consent of the Local Authority. If surface water is allowed to be discharged to the public surface water sewerage

system we may require the flow to be attenuated to a maximum discharge rate determined by United Utilities

A separate metered supply to each unit will be required at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999. Please contact UU on 0845 7462200 regarding water mains/public sewers or 0870 7510101 to access a fully supported mapping service.

It is the applicant's responsibility to demonstrate the exact relationship between any assets that may cross the site and any proposed development.

8. United Utilities Note 3: The site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. We would ask the developer to consider the following drainage options in the following order of priority:

a) An adequate soak away or some other adequate infiltration system (approval must be obtained from local authority/building control/environment agency) or where that is not reasonably practical

b) A watercourse (approval must be obtained from the riparian owner/land drainage authority/environment agency; or where this is not reasonably practicable

c) A sewer (approval must be obtained from United Utilities)

To reduce the volume of surface water drainage from the site we would promote the use of permeable paving on all driveways and other hard standing areas including footpaths and parking areas.