

Application Number 07/2016/0512/FUL

ITEM 9

Address Land At Claytongate Drive
Penwortham

Applicant Jones Homes Lancashire

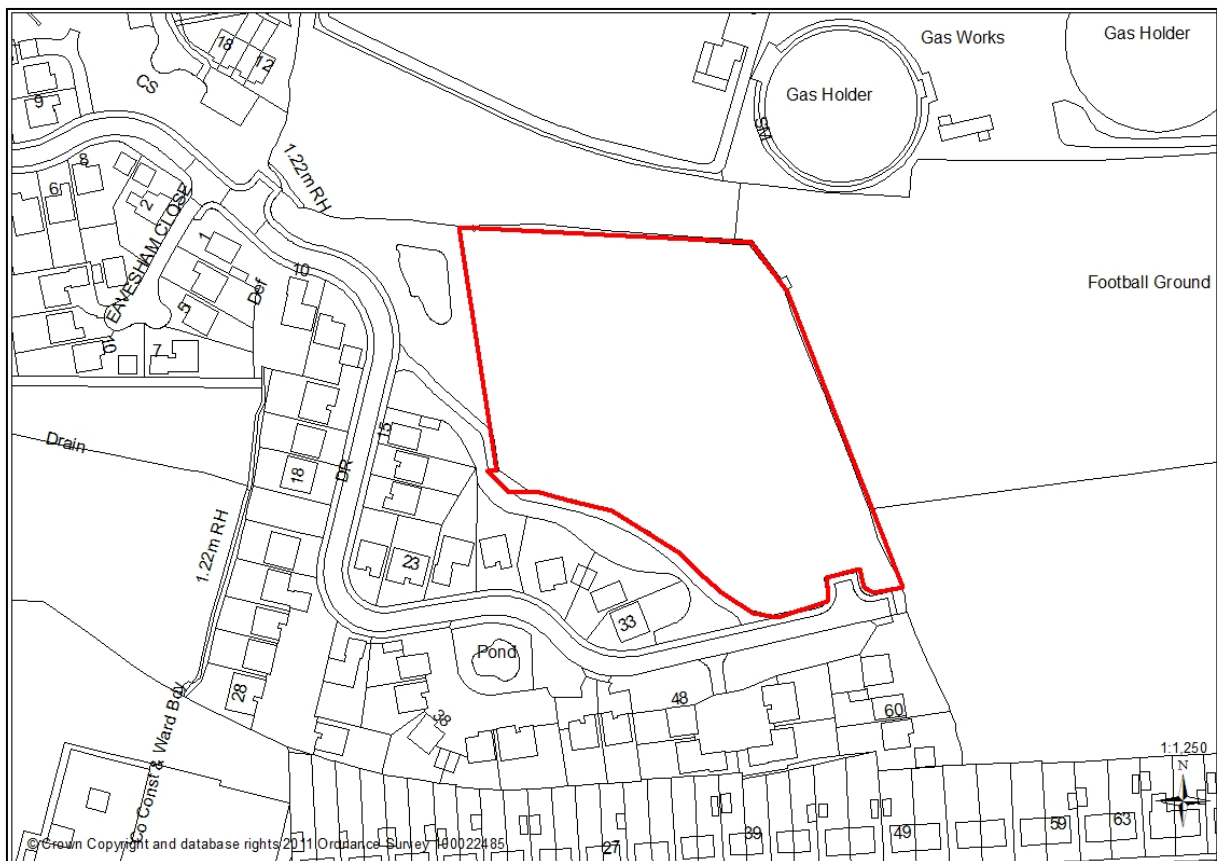
Agent Mr Chris Betteridge

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Development Erection of 28 dwellings with associated infrastructure

Officer Recommendation That Members are minded to approve the application with conditions, subject to the successful completion of a S106 Agreement to secure a financial contribution towards public open space and affordable housing.

Date application valid 18.07.2016
Target Determination Date 17.10.2016
Extension of Time 09:12:2016



1. Report Summary

1.1. Whilst the site is previously undeveloped, the site is wholly allocated within the settlement where the principle of development is considered acceptable and Local Plan Policy B1 applies.

1.2. The proposal is considered to amount to sustainable development and there is no adverse harm caused which would outweigh the benefits of the proposal.

1.3. The benefits of the proposal include the good quality design and layout of the scheme, its positive contributions towards the Council's Open Space and Affordable Housing objectives and the fact that the proposal can be developed in a sustainable location. There would be no adverse impact on technical issues such as highway safety, ecology, drainage and flood risk.

1.4. 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 subject to 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.

2. Application Site and Surrounding Area

2.1. This 0.98 hectare site is situated at the northern end of Claytongate Drive, a cul-de-sac in a residential area of Lostock Hall, designated under Policy B1 (Existing Built Up Area) of the South Ribble Local Plan.

2.2. The site amounts to previously undeveloped grassland formerly used as pasture. The land to the south and west is in residential use, the land to the east is open space forming part of the Central Park allocation in the Local Plan and the land to the north is an area of woodland, which is outside of the application site & would be unaffected by the proposal.

3. Site Context / Planning History

3.1. There are no records of any previous planning applications at the site.

4. Proposal

4.1. The application seeks full planning permission for the erection of 28 dwellings and associated infrastructure on land to the north of Claytongate Drive. The density proposed is approximately 28 dwellings per hectare

4.2. It is suggested that 8 affordable houses will be managed by a Registered Social Landlord with 6 for social rent and 2 intermediate houses.

4.3. Access to the site would be gained directly from to the south of the site utilising an existing gated access.

4.4. The proposed mix of dwellings includes:

- 8 no. 2 bed mews houses
- 4 no. 3 bed semi-detached houses
- 3 no. 3 bed detached houses
- 13 no. 4 bed detached houses

4.5. No trees within the site are proposed to be removed. The layout incorporates one area of public open space totalling circa 0.09 hectares, sited in the northwest corner of the site. This has been positioned to incorporate the proposed dry attenuation basin & to reflect the open space provided on the adjacent site immediately to the west

5. Summary of Supporting Documents

5.1. The application is accompanied by the following:

- Planning Statement
- Design & Access Statement
- Extended Phase 1 Habitat Survey
- Phase 1 Geo Environmental Site Assessment
- Flood Risk Assessment & Surface Water Drainage Strategy
- Tree Survey Report
- Topographical Survey

6. Representations

6.1. Summary of Publicity

6.1.1. Site notices and a newspaper advertisement have been posted, and 57 neighbouring properties consulted. Ward Councillors Mike Nathan & Mike Nelson have also been notified.

6.2. Letters of objection

6.2.1. Six letters have been received. The grounds raised include:

- Loss of privacy;
- Loss of view;
- Increased traffic, detrimental to highway & pedestrian safety;
- Need to open the link road between The Cawsey & Walton Park to alleviate the traffic problem on Leyland Road. This proposal will add to that problem;
- Speed restrictions needed;
- Increased mud on the road & construction traffic;
- Increased noise;
- Increased air pollution;
- Potential for construction work outside normal hours;
- Width of Claytongate Drive & parking restrictions;
- On street parking problems;
- Turning & manoeuvring difficult within the highway;
- Difficulties accessing the site;
- Interference with mains services;
- Strain on resources, water, power supply & drainage;
- Increased flooding;
- Potential for crime during the construction phase & when the development is occupied;
- Development contrary to the quiet character of the area;
- Site of development is currently used for informal recreation;
- Loss of a greenfield site which currently acts as a green buffer between areas of development;
- Urban sprawl;
- High density of development with the houses situated very close to each other is contrary to the built character of the area;
- Mix of house sizes and types not in keeping with the character of the area which is typified by 4 bed detached dwellings;
- Other developments in the area have a greater sense of openness with trees, ponds & grass verges;
- Damage to wildlife & vegetation
- Proposed Affordable Housing not in keeping with the remainder of the area where dwellings are owner occupied;

6.3. Letters of Support

6.3.1. None received.

7. Summary of Responses

7.1. **Ecology Consultant** – The Council's Ecological Advisor has stated that the site is not designated for its ecological interest and it is considered to have only low potential to support any specially protected or priority species. There are ponds nearby but surveys have shown that these ponds do not currently support the protected species great crested newts; it is understood that a previous great crested newt population nearby was translocated some time ago to sites in the east. The site does not support any habitats of substantive nature conservation value, being dominated by rather species poor agricultural grassland. There are some features at the site boundaries with some local value (trees, ditches, hedgerows and woodland) but it would be possible to retain these as parts of the development. The context of the site close to the proposed Central park means that it is important that the landscaping of the site is of high quality, to this end the submitted landscape plan is acceptable. Overall, there are no objections to this scheme on ecological grounds & they recommend that trees & hedgerows are properly protected during the course of any agreed construction period.

7.2. **Lancashire County Council Education** have requested a contribution of £94,321.71 towards primary school provision with no requirement for funding for secondary school places. Education were consulted as part of the Core Strategy preparation and education requirements were included in the CIL 123 lists. Therefore, there is no justification to provide additional funding for school places.

7.3. **Environmental Health** request conditions are imposed re construction management, construction hours, piling, contaminated land, drainage, importation of material, invasive weeds and electric vehicle recharge points.

7.4. **Lancashire Constabulary** There have been recorded crimes in the vicinity of the site and in order to reduce the opportunity for criminal activity a number of security recommendations are made.

7.5. **Lancashire County Council Highways** have reviewed the County Council's five year data base of personal injury & there have been no recorded incidents within the vicinity of the site. LCC also consider that the required sightlines can be achieved & that the level of traffic generated by this proposal would not have any material impact upon highway safety & capacity in the immediate vicinity of the site. They comment that the proposed site layout is acceptable but that the proposed level of parking for some of the dwellings does not meet the recommended standards and that the Developer should submit amended plans to address this issue. Conditions regarding the construction of the access road to base course level and a wheel washing facility are also recommended.

7.6. **Lancashire County Council - Local Lead Flood Authority** Originally raised concerns with regard to the submitted Flood Risk Assessment (FRA) but now have no objections following the receipt of an addendum to the FRA which has addressed their concerns. They recommend the imposition of conditions with regard to surface water drainage & sustainable drainage mechanisms.

7.7. **South Ribble Arborist** has no objection to the proposal subject to protection of trees identified for retention and the provision of an Arboricultural Method Statement detailing root protection measures and surface materials. Root Protection Areas along the northern boundary should be amended to consider the lack of rooting area and likelihood or potential rooting area toward the Brook, prior to the erection of protective fencing. The dry attenuation basin should ideally be relocated south away from the eastern boundary of T3 & south western boundary of T4 to abate waterlogging.

7.8. **South Ribble Strategic Housing** are of the opinion that the mix & tenure of the proposed affordable housing appears satisfactory.

7.9. **South Ribble Parks Department** consider the proposal should make an off site contribution towards the development of Central Park.

7.10. **United Utilities** have no objection subject to pre-commencement conditions regarding surface & foul drainage and detailing sustainable drainage systems.

8. **Material Considerations**

8.1. Site Allocation

8.1.1. The site is designated under Policy B1 (Existing Built Up Area) 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 G6 (Central Parks)** relates to land immediately to the east of the application site and requires the delivery of Central Park as a comprehensive parkland providing a range of recreational and leisure uses for the community. This will ensure the enhancement and protection of the existing Green Infrastructure in this area and will aid the delivery of new Green Infrastructure provision within the Central Park boundary.

8.2. Policy Background

Additional policy of 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 opinion that the proposal is 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** focuses growth and investment on well-located, brownfield sites within key service and urban areas of the Borough; one of which is Lostock Hall.

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 G6 (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 is relevant with regards to separation with properties beyond the site boundaries.

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 situated between 27 metres – 41 metres from the existing dwellings. All of the proposed dwellings are 2 storey in height and the Council's guideline in respect of separation distances between 2 storey dwellings of 21 metres is not infringed. There will not be undue overlooking or loss of privacy arising from this proposal which complies with the guidance contained within the South Ribble Residential Design Guide Supplementary Planning Document (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 area contains relatively modern housing estates, comprising a mix of predominantly detached but also some semi-detached and low-rise apartment properties and the application proposes a mix of detached, semi-detached and mews style (2 no. small blocks of 3 dwellings) properties.

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 the allocated built up area & close reach of commercial and public transport facilities. It sits well within its own environment and would - where possible, augment existing green infrastructure.

8.4.4. The design and scale of the proposed dwellings would be in keeping with other dwellings in the area & traditional building materials would be utilised. The Site Layout Plan demonstrates similar levels of garden space to those of the nearest residential properties, in the area and the scheme demonstrates 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 area.

8.4.5. The proposal will result in landscaping and tree planting at the site entrance, a grass service verge instead of a pavement and all properties will benefit from front gardens with tree planting, in order to create an attractive street scene.

8.4.6. It is considered that the proposal complies with policy G17 of the Adopted South Ribble Local Plan as the mix of house types and designs creates a varied & interesting residential environment, with a variety of house types at a scale of development which reflects the neighbouring area. A range of traditional materials and design will contribute to a quality residential development.

8.5. Highways Considerations, Suitability of Access and Parking Arrangements

8.5.1. Lancashire County Council in their role as the Highway Authority have been consulted on the application and have indicated that the proposal will not have a severe impact on the highway network as access to the site is satisfactory and the development will not have a detrimental impact on traffic flows in the area. The proposed site layout is considered acceptable from a highway perspective, however, concerns have been raised about off street parking provision regarding certain proposed dwellings. Amended plans have been requested from the Applicant to address this issue. Elsewhere within the scheme, the proposed layout delivers car parking in line with the Adopted Parking Standards which require 2 spaces for all 2 bed dwellings and at least 3 spaces for the 4 bed dwellings

8.6. Accessibility

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 satisfactory levels of permeability for pedestrians and cyclists; & the proposal provides access to a range of sustainable transport options.

8.6.2. *Public Transport/Cycle Routes* – There are bus stops within walking distance of the site on Leyland Road which provide access to regular frequent services which link Preston, Lostock Hall, Leyland (where there are connections to train stations) and Penwortham. There would also be connectivity to the footpath and cycle network including the Old Tram Road Route which is situated in close proximity to the application site & provides access to Lostock Hall, Penwortham and Preston.

8.6.3. *Community Facilities* – There are a variety of Schools, GP Surgeries, areas of Public Open Space and District Centres at Kingsfold & Lostock Hall within accessible distances of the site.

Therefore, in terms of the accessibility component of sustainability, this proposal is considered to offer high levels of accessibility.

8.7. Natural Environment, Ecology and Ground Conditions

8.7.1. The application is accompanied by an Extended Phase 1 Habitat Survey, A Tree Survey and a Phase 1 Geo-Environmental Site Assessment.

8.7.2. *Trees/Landscaping* – There are no trees to be removed and trees on the site boundary are to be retained. It is proposed to introduce elements of soft landscaping and a planning condition is necessary to control the landscaping scheme to be submitted and agreed in writing with the Local Planning Authority.

8.7.3. *Ecology* – The site does not contain any protected species, or habitats of national or local importance, and apart from woodland beyond the site boundary, the area is of limited value to wildlife. However, the adjacent sites do have the potential to have good bat foraging/commuting value and the application proposes the introduction of bat panels to the

new dwellings and bird nesting boxes to new trees. Conditions to this effect have been included.

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

8.7.5. 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 parts of the Borough. The application site sits within Flood Zone 1 - an area of low probability from flooding and the LLFA have no records of flooding in the immediate vicinity of the site. The site is located in Flood Zone 1 where the risk of flooding from all sources is deemed to be low. A drainage strategy has been submitted as part of the Flood Risk Assessment. This identifies that the proposed attenuation pond in the north-west corner of the site is sufficient to provide for surface water run off in a 1 in 100 year storm event plus 30% for climate change.

8.8.3. A pre-determination assessment of the site has been made by the Local Lead Flood Risk Authority whose comments are noted above and have no objection to the proposal subject to the imposition of relevant planning conditions.

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 the Community Infrastructure Levy.

8.9.2. *Community Infrastructure Levy* - CIL is payable on most approved properties but not affordable houses. Therefore, the development will have to make a financial contribution towards CIL.

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 8 dwellings is proposed in this instance and the mix and tenure of affordable dwellings are considered to be policy compliant.

8.9.4. Affordable housing is exempt from the charges associated with CIL, therefore 8 dwellings on this scheme would not be liable for the payment.

8.9.5. Compilation of a Section 106 agreement which provides for the type, in terms of bedroom numbers and location of the Affordable Housing to be agreed with the Local Planning Authority prior to implementation of the development is recommended. This would enable a fresh assessment of housing needs to be met at a later date.

8.9.6. *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 there are areas of Public Open Space in close proximity to

the site in addition to on-site open space provision, an off-site open space contribution of £59,220 is required. This requirement is to be secured by S106 Agreement, and is based on calculations from the Council's Open Space and Playing Pitch SPD.

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

8.9.8. 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 this part of the Borough. The application site is in private ownership 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 Whilst the site is previously undeveloped, the site is wholly allocated within the settlement where the principle of development is considered acceptable and Local Plan Policy B1 applies.

9.2 The proposal is considered to amount to sustainable development and there is no adverse harm caused which would outweigh the benefits of the proposal.

9.3 The benefits of the proposal include the good quality design and layout of the scheme, its positive contributions towards the Council's Open Space and Affordable Housing objectives and the fact that the proposal can be developed in a sustainable location. There would be no adverse impact on technical issues such as highway safety, ecology, drainage and flood risk.

9.4 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 subject to 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 with conditions, subject to the successful completion of a S106 Agreement to secure a financial contribution towards public open space and affordable housing.

RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Drawing Numbers:
111.06.P.01;
BAN-P-01;
BAN-P-02;
BAYS- P-01;
LANG+-L1A2010-PLNG01;

HUXA-L1A2010-PLNG02;
BE(S)-P-01;
BIRCH-L1A2010-PLNG01;
DAV-P01;
DAV-P-02;
DET-DG-PLNG01;
DET-DG-PLNG02;
DET-SG-PLNG01;
HOL-P-01;
HUXA-L1A2010-PLNG01;
FYLDE-SDL-FENCE-01;
SF10;
CLAYTON/MAT/001;

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

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.
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. Any construction works associated with the development shall not take place except between the hours of: 0800 hrs to 1800 hrs Monday to Friday and 0800 hrs to 1300 hrs Saturday
No construction works shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing with the Local Planning Authority
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
5. For the full period of construction, facilities shall be available on-site for the cleaning of the wheels of vehicles leaving the site. Such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.
REASON: In the interests of highway safety and other highway users in accordance with Policy G17 in the South Ribble Local Plan 2012-2026
6. No development shall commence until 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

7. Notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), the proposed garage shall be retained solely for the housing of private motor vehicles or storage associated with the main dwelling. In particular it shall not be used for any other domestic, trade or business purposes without the express permission of the Local Planning Authority.
REASON: To safeguard residential amenity and to provide satisfactory off-street parking facilities in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026
8. Notwithstanding the provisions of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Town and Country Planning (General Permitted Development) (England) Order 2015, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan 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: To safeguard residential amenity and to provide satisfactory off-street parking facilities in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026
9. 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.
10. Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details.
REASON: Policy 27 of the Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4. However, following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. As Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so it can be assured that the design meets the required dwelling emission rate
11. 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.

12. 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 development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

13. 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 must 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 the pre-development greenfield runoff rate. 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) Mitigation regarding safe access or flood warnings

i) Details of appropriate access and maintenance of Ordinary Watercourses

The scheme must 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 must be retained, managed and maintained in accordance with the approved details.

REASON: To ensure that the proposed development can be adequately drained, that there is no flood risk on or off the site resulting from the proposed development & to ensure that water quality is not detrimentally impacted by the development proposal, prior to commencement of the development.

14. 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 appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development; to reduce the flood risk to the development as a result of inadequate maintenance & to identify the responsible organisation/body/company/undertaker for the sustainable drainage system; prior to commencement of the development.

15. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority.
REASON: To ensure that the construction phase(s) of development does not pose an undue flood risk on site or elsewhere & to ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies, prior to the commencement of the development.
16. All attenuation basins and flow control devices/structures are to be constructed and operational prior to the commencement of any other development and prior to any development phase.
REASON: To ensure site drainage during the construction process does not enter the watercourses at an un-attenuated rate and to prevent a flood risk during the construction of the development, prior to the commencement of the development hereby approved.
17. Prior to the commencement of development, a scheme for the provision of foul 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: In order to ensure satisfactory means of drainage can be achieved prior to commencement of the development, in accordance with Policies 17 & 28 of the Central Lancashire Core Strategy.
18. Prior to the commencement of the development hereby approved, a scheme for the detailed design of the areas of public open space within the site, including the proposed dry attenuation basin, shall be submitted to and agreed in writing with the Local Planning Authority.
REASON: In order to ensure a satisfactory detailed design of the areas of public open space, prior to the commencement of the development, in accordance with policy G17 of the Adopted South Ribble Local Plan.
19. 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 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, and to ensure before development commences that public open space is provided to an acceptable standard and in accordance with Policy 18 of the Core Strategy.
20. 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 ensure prior to the commencement of the development that the amenities of neighbouring properties are safeguarded in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 of the Adopted South Ribble Local Plan.

21. Prior to the commencement of development, details of all piling activities shall be submitted to the Local Planning Authority together with all mitigation measures to be taken. Piling activities shall be limited to 09:30-17:00.

REASON: To ensure the amenities of neighbouring residents are safeguarded prior to the commencement of the development in accordance with Policy 17 of the Central Lancashire Core Strategy.

22. Prior to the commencement of any works on site, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

(a) A desk study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.

(b) If the desk study identifies potential contamination and ground gases, a detailed site investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part 2A, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied buildings, on services and landscaping schemes, and on wider environmental receptors including ecological systems and property.

The sampling and analytical strategy shall be submitted to and be approved in writing by the LPA prior to the start of the site investigation survey.

(c) A remediation statement, detailing the recommendations and remedial measures to be implemented within the site.

(d) 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.

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.

REASON: To ensure that:

- the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site, and
- the site cannot be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990, prior to the commencement of the development, in accordance with:
 - Policy 17 of the Central Lancashire Development Plan,
 - Policies B6 and G14 in the South Ribble Development Plan Document, and
 - the National Planning Policy Framework.

23. Prior to the importation of any subsoil and/or topsoil material into the proposed development site, information supporting the suitability of the material shall be submitted to the Local Planning Authority for approval in writing.
The information submitted shall include details of the material source, sampling methodologies and analysis results, which demonstrates the material does not pose a risk to human health as defined under Part 2A of the Environmental Protection Act 1990.
REASON: To ensure that the site is suitable for its intended end use and development work will not cause pollution of ground and surface waters both on and off site, in accordance with:
- Policy 17 of the Central Lancashire Development Plan,
 - Policies B6 and G14 in the South Ribble Development Plan Document, and
 - the National Planning Policy Framework.
24. 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.
25. Prior to the commencement of any works on site an assessment for the presence of invasive plants, as identified under the Wildlife and Countryside Act 1981, shall be undertaken and the results submitted to the local planning authority for approval along with a detailed methodology for the removal of any identified invasive plants.
REASON: To ensure that prior to the commencement of the development, measures are in place to prevent the spread of invasive plants.
26. 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
27. Details of bat roosting opportunities within the site shall be provided and agreed in writing by the Local Planning Authority. 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
28. 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
29. 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

30. 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
31. 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 to aid social inclusion.
32. 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

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

- 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)
- 7 Affordable and Special Needs Housing (Core Strategy Policy)
- 17 Design of New Buildings (Core Strategy Policy)
- 22 Biodiversity and Geodiversity (Core Strategy Policy)
- 26 Crime and Community Safety (Core Strategy Policy)
- 27 Sustainable Resources and New Developments (Core Strategy Policy)
- 29 Water Management (Core Strategy Policy)

South Ribble Local Plan

- POLA1 Policy A1 Developer Contributions
- POLB1 Existing Built-Up Areas
- POLF1 Car Parking
- POLG1 Green Belt
- POLG6 Central Park
- POLG7 Green Infrastructure Existing Provision
- POLG10 Green Infrastructure Provision in Residential Developments
- POLG13 Trees, Woodlands and Development
- POLG16 Biodiversity and Nature Conservation
- POLG17 Design of New Buildings
- RES Residential Extensions Supplementary Planning Document
- SPD1 Affordable Housing (Supplementary Planning Documents)