

Application Number 07/2016/0591/OUT
Address Land Near Shaw Brook Road
Altcar Lane
Leyland

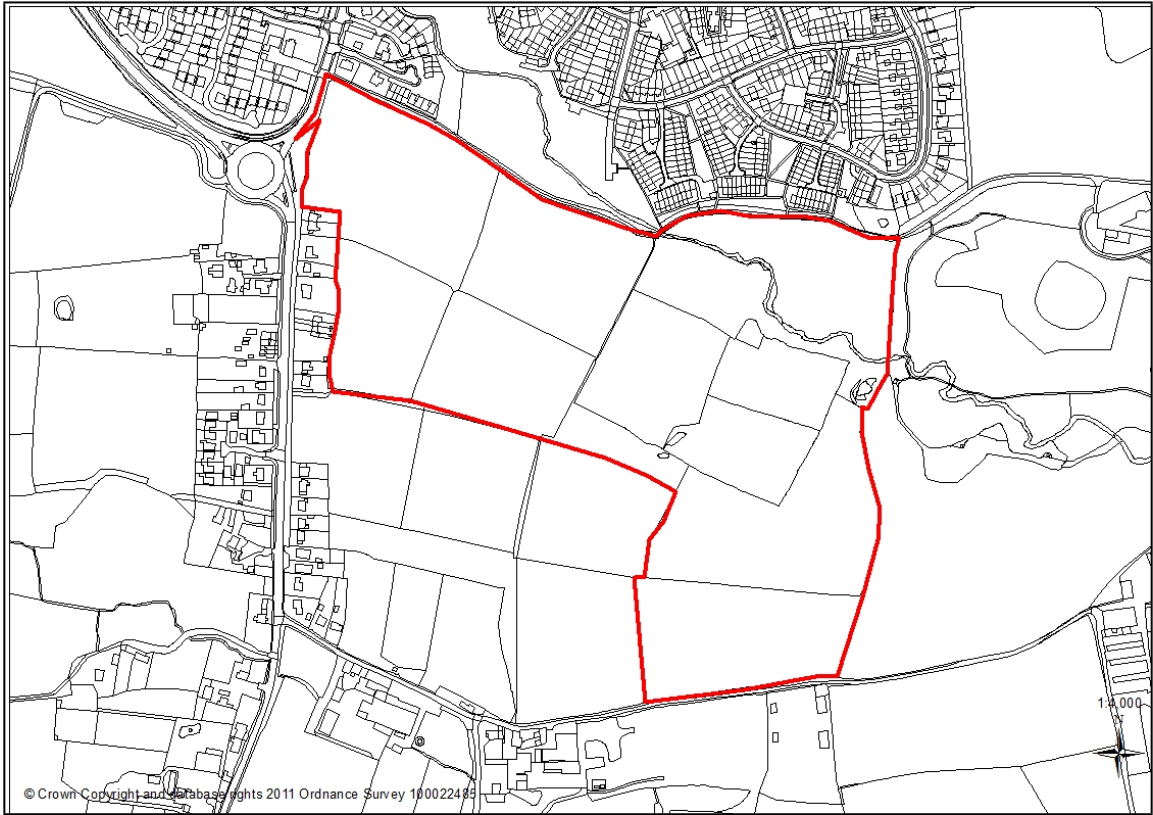
Applicant Redrow Homes Lancashire Ltd

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Development Outline planning application for residential development for up to 400 dwellings (access applied for)

Officer Recommendation That Members are minded to approve the application and that the decision be delegated to the Planning Manager in consultation with the Chairman and the Vice Chairman of the Planning Committee upon the successful completion of a Section 106 Agreement to secure affordable housing, the delivery of Worden Park, a financial contribution to sustainable transport measures and an off site housing contribution.

Date application valid 21.07.2016
Target Determination Date 20.10.2016
Extension of Time



1.0 Report Summary

1.1 Following the endorsement of the Masterplan for up to 600 dwellings in March 2016 planning permission is now sought for 400 dwellings to be developed on part of the site known as Site “P” in the South Ribble Local Plan.

1.2 The current outline application with “access only” applied for, would provide for 400 dwellings of which 40% would contribute towards affordable housing provision. Further, the delivery of this site for residential development supports the aims and objectives of the Lancashire, Preston and South Ribble City Deal. The City Deal’s approach to residential development which is pro-growth seeks to deliver over 17,000 dwellings and associated infrastructure.

1.3 The most significant issue is that of the delivery of the extension to Worden Park, the application site does encompass this land. Therefore the delivery of the extension to Worden Park would be secured through a Section 106 Agreement.

1.4 The proposed development would not have an undue impact upon the amenities of neighbouring properties and there would not be any significant highway safety, flooding or amenity implications. Issues of archaeology, ecology, surface water, flood risk, construction and design would be controlled through appropriate conditions. The proposed development is deemed to accord with the NPPF and, policies 1, 4, 5, 6, 17, 22, 26 and 29 of the Central Lancashire Core Strategy and policies A1, D1, F1, G7, G10, G13, G14, G16 and G17 of the South Ribble Local Plan.

1.5 Therefore, officer recommendation is approval subject to conditions and the completion of the Section 106 agreement associated with affordable housing and the delivery of the park extension.

2.0 Site and Surrounding Area

2.1 The application site is located approximately 2km south of Leyland town centre. Shaw Brook Road forms the northern boundary, with Altcar Lane to the south, to the east lies Worden Park with agricultural land beyond. The rear gardens of the properties on Leyland Road form the western boundary.

2.2 The site is characterised by small fields with established hedges and trees and is currently used for agricultural purposes. Public Footpath number 46 runs east from Leyland Lane along part of the southern boundary of the site boundary. This path joins Footpath 20 which runs north from Altcar Lane and continues north to meet with Shaw Brook Road.

2.3 There are two locally designated Biological Heritage Sites (BHS) in proximity to the application site: Shaw, Altcar and Ruin Woods BHS, is located on the eastern boundary and Brickfield Wood BHS, approximately 250m to the north of the site. Cliffs Farmhouse a Grade II Listed Building is located some 125m to the west of the application site.

3.0 Planning History

3.1 The application site measuring 20.59 hectares forms part of a wider area of 30.4ha for which a Masterplan has been endorsed by the Planning Committee in March 2016 for up to 600 residential properties.

Screening Opinion

3.2 As the development is over 5ha and over 150 dwellings, a Screening Opinion has been undertaken as provided by Regulation 5(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended 2015). The Council advised that *“the development is unlikely to have significant effects on the environment by virtue of the scale, size and nature”*.

Therefore, after careful consideration it was determined an EIA was not required.

4.0 Proposal

4.1 Planning permission is sought for residential development of up to 400 houses with detailed access off Leyland Lane just north of the roundabout with Schleswig Way with all other matters reserved. The application site comprises 20.59ha and is located within a wider parcel of land allocated for residential use under Policy D1 of the Local Plan.

4.2 The application is also accompanied by the approved illustrative Masterplan which illustrates a primary road through the development which would provide a point of connection to the adjacent HCA development. A total of 40% of the housing units are required by policy to be affordable. A total of 20% would be provided on site as either Starter Homes or a discounted open market value with a commuted sum to address the other 20%.

5.0 Summary of Supporting Documents

5.1 The applicant has provided the following documents and reports in support of the application:

- Planning Statement
- Transport Assessment
- Design and Access Statement
- Flood Risk Assessment
- Tree Survey and Assessment.
- Ecological Report dated March 2016.
- Minerals and Resource Assessment dated 10 October 2016.

6.0 Summary of Publicity

6.1 History

6.2 The Masterplan was subject to consultation during October and November 2015. The proposals were exhibited at Leyland Library, the Civic Centre, and on the Councils website for a six week period during which two drop in sessions were held.

6.3 Current application

6.4 The application has been advertised in the newspaper and by Site Notices and a total of 142 neighbouring properties have been consulted.

6.5 A total of 5 letters of objection have been received raising the following summarised points:

Ecology

- Concern about the loss of wildlife, in particular Great Crested Newts which are protected species.

Design

- The South Ribble Local Plan estimates 430 dwellings for the whole of the site but the scheme would increase that number.
- Concern about privacy and stand off distances - the development would affect the views and privacy of the existing residents.
- This is a semi-rural area and any development would mean loss of recreational opportunities
- Public Footpaths need to be maintained across the site.

Traffic

- Concern about additional traffic the proposed central island not a good idea. Although speed 40mph more traffic calming required as this is being exceeded.
- During construction issues of-pollution, congestion, traffic, problems for existing residents exiting driveways from Leyland Road
- Difficult safe entry and access from driveways on Leyland Lane which would be made worse by the development.
- Nuisance lights shining in to homes due to location of entry point.
- Severe traffic due to construction nuisance. There would be a log jam of traffic once the development has been constructed

Drainage

- Ditches to be retained and cleared. Concern about swales and whether they can cope with any potential flooding. The ones on Bucksaw did not cope on Boxing Day.
- Flooding pluvial needs to be addressed as the site is laid with clay
- Flooding, drainage –inability to cope
- One home is a Grade II listed building and concern is expressed that any flooding would destroy the renovation undertaken over the past 10 years.

Other Matters

- Over 2000 houses are planned for Leyland; concern that the present infrastructure of Doctors and Schools would not cope as they are currently oversubscribed. All schools oversubscribed.
- No proven need for the housing why build more especially as existing brown field sites should be considered for first.
- Detrimental value to home (not a material planning consideration).
- Redrow Homes do not have a good reputation (not a material planning consideration)

7.0 Summary of Consultations

7.1 LCC Highways: Initially stated they were not satisfied with parameters (committed development) used in the traffic analysis and are not able to complete a full appraisal of the developments impacts on the local highway network. Further, the applicant has failed to demonstrate the site has adequate and safe vehicular access and external pedestrian/cycle connectivity with the built environment to satisfy the aims of the NPPF.

The applicant has submitted further information which states that as the HCA site has been approved subject to a Section 106 agreement this site is no different. Highways have stated that with regard to the HCA site they placed the emphasis on the fact that S. Ribble (officers and Members) would need to be satisfied that the submitted analysis would be adequate to assess traffic impacts, and as submitted LCC Highways could not recommend that it was adequate. There is the same situation with this application. On that basis LCC Highways could not recommend that the submitted analysis was adequate to assess the traffic impacts as it omitted the potential of the Moss Side Test Track.

A condition to ensure that the PROW routes are lit before first occupation is recommended in light of the NPPF.

Site Access: A further plan has been submitted which is satisfactory and provides for an upgrade for the bus stops on Leyland Lane.

7.2 Environment Agency: No objection to the proposed development but raises the following comments: The water course Shaw Brook is a Main River and the developer may need an Environmental Permit. With regard to the layout support is given to the proposed green buffer between the river and the proposed housing. The attenuation ponds should remain above the flood zone level so that they can provide storage if Shaw Brook were to flood.

7.3 LCC Local Lead Flooding Authority (LLFA): Raise no objection to the application but require conditions controlling surface water drainage system and a maintenance and management plan. An informative note with regard to the need to secure land drainage consent from LCC.

7.4 LCC Waste and Minerals: No comments received and as the County has not responded South Ribble has consulted Urban Vision upon the submitted Minerals Resource Assessment instead. Urban Vision has confirmed that the development of the site for housing outweighs the consideration of the extraction of the Sand.

7.5 LCC Education: The latest information based upon the 2016 School census requires a contribution of 152 primary school places but there is no requirement for secondary places. Due to the scale of the proposed development LCC would also be seeking a school site to address the impact of the development. This information is based upon the assumption that all 400 dwellings would have four bedrooms.

7.6 Electricity North West: No comments received

7.7 South Ribble Council Consultees:

7.8 Strategic Housing Manager: The application details advise that Redrow will provide 40% affordable housing on the site. This will be delivered as 20% onsite and 20% off site as a commuted sum payment. The 20% onsite provision will be delivered as either Starter Homes or a discounted open market value product. If the latter option is chosen, the scheme details including eligibility must be presented to the Council for approval.

7.9 Environmental Health: The proposed development has the potential to adversely affect and to be adversely affected by surrounding land uses and the site conditions. Conditions controlling ground contamination, construction nuisance plan, electric vehicle points, travel plan, cycle storage, air quality monitoring.

7.10 Parks: Satisfied with the proposals associated with the delivery of the extension of Worden Park. Concern with regard to one of the trees and the location of the attenuation pond.

7.11 Trees: The existing trees should be retained where possible, and the root protection areas adhered to. Any trees to be replaced should be replaced at a minimum of two to one with species and size to be approved by the local planning authority.

7.12 Ecology Services: Raise no objections: The ecological survey and assessment that accompanies the application is to a satisfactory standard and is up to date. Further surveys are not required at this stage but may be required to inform a more detailed approach. There are significant local nature considerations associated with the application. The harmful ecological impacts are capable of being avoided and or mitigated. Conditions controlling the following aspects are suggested: Landscape and creation habitat plan, protection of nesting birds, Environmental construction management plan, surveys to protect water voles may be required. Prevention of invasive plant species

7.13 Ramblers: No comments received

7.14 Chorley Borough Council: The proposed site does not include any listed buildings, conservation areas or locally listed buildings. There are no known site of archaeological interest either within or immediately adjacent to the site. There is always the potential for the discovery of buried archaeology and a desk based assessment to be undertaken as a condition is suggested.

7.15 Police Architectural Liaison Unit: Raise the following comments- Secured by Design a Police initiative to ensure physical forced entry is reduced should be implemented throughout the scheme. Specific issues include the layout of the design of properties to encourage natural surveillance; perimeter fencing – rear and sides to be protected 1.8m timber fencing and lockable gates.

7.16 Public Rights of Way: No comments received

7.17 Archaeology: The site named as Greenhill and site of spa are depicted within the area proposed for development. LAAS recommends that a programme of evaluation is undertaken prior to a planning decision being determined. Such an approach would ensure that the full heritage implications of the development are taken into account. Following the submission of additional information no objection is raised subject to a condition controlling this aspect.

7.18 Natural England: No comments to make on this application

8.0 Policy Background

8.1 The overarching theme of the NPPF is one of a presumption in favour of sustainable development with three dimensions: economic; social and environmental. The Framework recognises that the planning system can contribute to this by providing a supply of housing required to encourage vibrant and healthy communities (Paragraph 7).

The Framework states that *“housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”* Paragraph 47 of the NPPF states that local planning authorities should identify a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements.

Paragraph 173: ensuring viability and deliverability. Pursuing sustainable development requires careful attention to viability. Plans should be deliverable.

8.2 Central Lancashire Core Strategy

Policy 1: Locating Growth focuses growth and investment on brownfield sites in the main urban areas, whilst protecting the character of suburban and rural areas.

Policy 4: Housing Delivery provides for and manages the delivery of new housing. For South Ribble this amounts to 417 dwelling pa.

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

Policy 6: Housing Quality seeks to improve the quality of housing by facilitating the greater provision of accessible housing and neighbourhoods and use of higher standards of construction.

Policy 7: Affordable Housing seeks to ensure sufficient provision of affordable and special housing to meet needs.

Policy 17: Design of New Buildings expects the design and new buildings to take account of the character and appearance of the local area; be sympathetic to surrounding land uses and occupiers; ensure that the amenities of occupiers of the new development will not be adversely affected by neighbouring uses and vice versa; minimise opportunity for crime; provide landscaping as an integral part of the development, protecting existing landscape features and natural assets, habitat creation, provide open space and enhance the public realm; be adaptable to climate change and adopt the principles of sustainable construction including sustainable drainage systems and ensure that contaminated land is addressed through appropriate remediation and mitigation measures.

Policy 22: Biodiversity and Geodiversity seeks to conserve, protect, enhance and manage the biological and geological assets of an area.

Policy 26: Crime & Community Safety plans for reduced levels of crime and improved community safety, including the inclusion of Secured by Design principles in new developments.

Policy 27: Sustainable Resources and New Development seeks to ensure sustainable resources are incorporated into new development.

8.3 South Ribble Local Plan 2012-2026

Policy A1: Developer Contributions expects new development to contribute to mitigating its impact on infrastructure, services and the environment and to contribute to the requirements of the community.

Policy D1: Allocation of Housing Land identifies and allocates land for residential development, as required by the NPPF.

Policy D2: Phasing, Delivery and Monitoring housing sites are phased through indicative timescales identified in the Local plan to meet the scale of development required over the Plan period and ensure that the scale and timing of development is coordinated with the provision of new infrastructure that is required.

Policy F1: Parking Standards requires developments to provide car parking in accordance with the parking standards adopted by the Council.

Policy G9: Worden Park The extension to Worden Park is directly linked to the development of the allocated housing site at Leyland Lane and Altcar Lane (Site P).

Policy G10: Green Infrastructure Provision in Residential Developments requires all new residential development resulting in a net gain of five dwellings or more to provide sufficient green infrastructure to meet the recreational needs of the development, in accordance with the standards set out in the Central Lancashire Open Space and Playing Pitch SPD.

Policy G11: Playing Pitch Provision requires all new residential development resulting in a net gain of five dwellings or more to provide playing pitches in South Ribble at a standard provision of 1.14ha per population. Contributions will also be sought to fund or improve associated facilities.

Policy G13: Trees, Woodlands & Development has a presumption in favour of the retention and enhancement of existing tree, woodland and hedgerow cover on site.

Policy G16: Biodiversity & Nature Conservation seeks to protect, conserve and enhance the borough's biodiversity and ecological network resources.

Policy G17: Design Criteria for New Development permits new development provided that the development does not have a detrimental impact on neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density, massing, proximity, use of materials. Furthermore, the development should not cause harm to neighbouring property by leading to undue overlooking, overshadowing or have an overbearing effect; the layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and will provide an interesting visual environment which respects the character of the site and local area; the development would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Policy F1. Furthermore, any new roads and/or pavements provided as part of the development should be to an adoptable standard; and the proposal would not have a detrimental impact on landscape features such as mature trees, hedgerows, ponds and watercourses.

8.5 Supplementary Planning Documents

- Affordable Housing
- Design Guide
- Open Space and Playing Pitch

8.6 Policy CS1 of the Lancashire Minerals and Waste Core Strategy DPD 2009 that mineral resources with the potential for extraction now or in the future will be identified as Mineral Safeguarding Areas and protected from permanent sterilisation by other development...extraction of mineral resources prior to other forms of development will be encouraged.

8.7 Policy M2 of the Lancashire Minerals and Waste Local Plan 2013 Explains that planning permission will not be supported for any form of development that is incompatible by reason of scale, proximity and permanence with working the minerals, unless the applicant can overcome amongst other things, specific criteria related to the value of mineral, whether there is an overarching need and that extraction would not lead to land stability problems.

9.0 Material Considerations

9.1 Principle of Development

9.1.1 The site has been identified for residential development. Table 1 of Policy D1 in the South Ribble Local Plan adopted in 2015, allocates sites for new housing and the application site forms part of Site "P" which measure 30.4 Ha.

9.1.2 The Policy requirements as set out in the Local Plan for Site P state:
"A comprehensive development and masterplan is required for this site due to its size. Development could provide approximately 430 homes, including on site affordable housing. The Development

would also be expected to provide land and the delivery of the extension to Worden Park in line with Policy G9 as well as provide for Section 106 or CIL contributions towards local infrastructure schemes.”

9.1.3 Two developers, the applicant Redrow Homes and the Homes and Communities Agency (HCA) undertook extensive consultation and submitted a draft Masterplan for the whole of Site P. The Masterplan which provided for up to 600 dwellings was endorsed by the Planning Committee in March 2016 for Development Control purposes.

9.1.4 Residents have raised concern about the increase in housing numbers. During the Masterplan process the increase in the housing figures was raised and examined. The Local Plan identified that the estimated number of dwellings for the site is 430 dwellings which equates to a gross density of 14 dwellings per hectare. This is extremely low compared to the former Planning Policy Guidance Note 3 standard of 30 dwellings per hectare which was revoked in 2012. The Master Plan identified that the capacity could be nearer to 500 to 600 dwellings equating to 16 to 19 dwellings per hectare. Both of these figures would still be low. It should be noted however that a substantial area of the site would be given over to public open space so the net figures would be higher. By comparison the density of the development at Victoria Park Avenue to the immediate North West of the Master Plan site across the roundabout is 25 dwellings per hectare. It is therefore considered that the principle of the increase in the figures has been agreed through the endorsement of the Master Plan by the Planning Committee in March 2016.

9.1.5 The current application has been brought forward by Redrow Homes and relates to the north, west and south east corner of site P adjacent to Shaw Brook Road for a total of 400 dwellings. The applicant has advised that the gross density of the application site would equate to 19 units /hectare, which is reasonably low. Once the extension to Worden Park and other green infrastructure is accounted for the net density would however, equate to 30 units/hectare. Densities between 25-50 dwellings per hectare (DPH) are considered to provide a medium density of development. Given that the application site provides for 30 units this figure is at the lower level and would provide for a mix of house types and sizes.

9.1.6 Therefore, the principle of development has been established and meets the aims of the National Planning Policy Framework which promotes sustainable development and supports Core Strategy policies 1, 4 and 7, and Local Plan policy D1.

9.2 Preston, South Ribble and Lancashire City Deal.

9.2.1 The Preston, South Ribble and Lancashire City Deal was the first of 20 second wave City Deals to be agreed and was signed in September 2013. New investment of £434 million will expand transport infrastructure in Preston and South Ribble at an unprecedented rate, driving the creation of some 20,000 new jobs and generating the development of more than 17,000 new homes over the next ten years.

9.2.2 Key to the success of City Deal is for development sites to come forward to deliver houses which in turn provides funding towards the costs of the infrastructure. The wider Site P at Altcar Lane is one such site. The application site would provide a significant number of residential dwellings, which will help South Ribble deliver part of its requirement towards the City Deal housing target.

9.2.3 It is therefore considered that this site would provide much needed new homes and strongly support the commitment of South Ribble to the delivery of the City Deal.

9.3 Compliance with Other Policies

9.3.1 As well as the outputs for number of homes and infrastructure provision City Deal is also challenged with ensuring job creation and skills development. One key area that can contribute to this is through jobs and skills creation as part of the construction of sites. The Central Lancashire Core Strategy Policy 15 encourages skills and economic inclusion and is the subject of an emerging Supplementary Planning Document. The applicant has agreed to encourage measures towards jobs and skills development as part of the development of the site. There is therefore a condition that

requires the submission, approval, and implementation of an employment and skills plan as part of the reserved matters application for the development

9.4 Access

9.4.1 The application is in outline with “access only” applied for. Vehicular access for the development is proposed via a new priority junction on Leyland Lane to the northeast of Schleswig Way. The proposed vehicular access comprises a modified junction with Leyland Lane close to the Schleswig Way roundabout. The proposal is to change the alignment of Leyland Lane north from the roundabout to sweep into the application site with the existing Leyland lane creating a priority junction to the north.

Initially LCC Highways had a number of concerns relating to the entry and exist speeds to/from the modified roundabout. Further concerns were raised about the impact on the site junction as the proposals would reduce the exit radius from the roundabout. Revised plans have been received which address these points and provide for upgraded bus stops.

9.5 Accessibility by sustainable transport

9.5.1 The application is accompanied by a Transport Assessment (TA). 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).

9.5.2 The TA indicates the existing PROWs passing through the site will be "retained or enhanced by the proposed development", but no detail is provided of how the development will enhance the PROWs. One of the core principles of the NPPF set out at 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). The NPPF requires connectivity to the existing built environment, especially the provision of links to schools/employment together with other local services/community facilities.

9.5.3 Upgrading the PROW routes for shared pedestrian/cycle use would provide residents with an off-road connection to Wade Hall, Worden Park and on towards Leyland town centre meeting the aims of NPPF to provide links to the surrounding built environment. LCC Highways has requested that the developer is requested to improve the PROWs within the site to 3m wide lit shared pedestrian/cycle use routes. This should be delivered at an early stage of the site development. It is considered that this element of the development would be controlled through a condition requiring a phasing plan and that the internal estate layout would provide for the upgrading of the Public Footpaths as set out above.

9.6 Traffic Impacts

9.6.1 The Transport Assessment (TA) utilised development traffic trip generation and trip distribution agreed with LCC during the scoping process for the adjoining HCA site, so these parameters are acceptable, but there are issues with the lack of full consideration to potential development traffic in the analysis. In particular the Test Track development. Therefore, LCC Highways initially advised that it is difficult to make meaningful conclusions on the submitted junction capacity analysis of the developments impacts on the local highway network. The applicant has not provided any specific additional data to address this issue. They argue that the Temprow data used is a nationally recognised model; it is unknown at this stage the level of proposed development for the Test Track site and it would be difficult to address this aspect; As this application is to be determined before the Moss Side Test Track any application for the Moss Side Test Track would need to take into account any applications granted planning permission in the future.

9.7 Travel Plan

9.7.1 The application is accompanied by a Travel Plan but LCC has advised that a Full Travel Plan is required and should be controlled by condition. On a development of this size LCC would normally request a contribution of £24,000 to enable Lancashire County Council to provide a range of services to support the developers Travel Plan Coordinator. These services would include:

- Appraise Travel Plan(s) submitted to the Planning Authority and provide constructive feedback.
- Oversee the progression from Interim to Full Travel Plan in line with agreed timescales.
- Monitor the development, implementation and review of the Travel Plan for a period of up to 5 years.
- Support the development and implementation of the Travel Plan.
- Provide access to leaflets, publicity, maps and information – provision of bespoke literature and large quantities may be subject to additional charges.
- Advise and offer appropriate support with suitability and implementation of specific elements or measures.
- Assist with the development of sustainable travel directions for web pages and other appropriate content.

9.7.2 Personalised Travel Plan Measures are also required to encourage sustainable means of transport and ensure that appropriate funding is available to the Travel Plan Coordinator to deliver these measures.

9.7.3 The application is accompanied by a Parameters plan which illustrates the vehicular connection east between the Redrow site and the wider Homes and Communities Agency (HCA) land. This demonstrates a loop road between the proposed Redrow access junction and a separate HCA access junction. Thus the development will be split between two access junctions from Leyland Road.

9.7.4 Comments were also made upon the internal layout to provide guidance for the reserved matters application. These have been forwarded to the applicant for consideration.

9.8 Affordable Housing

9.8.1 Policy 7 of the Core Strategy is entitled Affordable Housing and states that a target of 30% affordable housing provision is to be sought on new housing schemes on urban sites.

9.8.2 The Central Lancashire Affordable Housing SPD at paragraph 9 states that “The definition of affordable Housing Affordable is set out in annex 2 of the National Planning Policy Framework. It includes Social Rented, Affordable Rented and Intermediate housing provided to eligible households whose needs are not met by the market.”

9.8.3 The Housing and Planning Act published on 24 May 2016 provides for a new broader definition of affordable housing and primary legislation for Starter Homes. Affordable Housing is defined as being for people whose needs are not adequately served by the commercial housing market and now includes Starter Homes. The planning policy guidance advised that “A Starter Home is expected to be well designed and suitable for young first time buyers. Local planning authorities and developers should work together to determine what size and type of Starter Home is most appropriate...” (Paragraph: 011 Reference ID: 55-011-20150327).

9.8.4 The legislation aims to help young first-time buyers (aged between 23 years and 40 years) purchase a home with a minimum 20% discount off the market price. Although this housing initiative was originally intended for brown field sites the Housing and Planning Act now provides for Starter Homes to be introduced more widely. In fact it is expected that in the regulations to be published this year, a duty will be placed on local authorities to ensure a minimum percentage of Starter Homes on all new build sites over a certain threshold.

9.8.5 The application details advise that Redrow will provide 40% affordable housing on the site. This will be delivered as 20% onsite and 20% off site as a commuted sum payment. The 20% onsite provision will be delivered as either Starter Homes or a discounted open market value product. However, the applicant is keen to support Starter Homes and the Housing Officer has advised that the proposal is compliant with Policy 7 of the Core Strategy as the proposal provides either Stater Homes or a discounted open market value product, both of which are designated affordable housing. The actual housing numbers upon the application site would equate to 320 market housing units and 80

starter homes. Subject to a Section 106 agreement which provides for the type, in terms of bedroom numbers and location of the affordable homes, including starter homes the proposal is acceptable.

9.9. Worden Park Extension

9.9.1 Policy G9 of the South Ribble Local Plan links the delivery of Site P Land north of Altcar Lane to the extension of the Park. It should be noted that there are three landowners for the whole of Site P: the HCA; and as part of this application by Redrow Homes, Worden Estates and Coulthurst. The extension to the park is in the ownership of Coulthurst.

G9 states:

The extension of Worden Park is directly linked to the development of the allocated housing site at Leyland Lane and Altcar Lane (site P). The Council will work with developers and relevant partners to ensure the delivery of the park's extension is in line with the delivery of the residential site (P).

Development within the borough should also contribute either through CIL or measures delivered through a development to ensure that the extension, as well as the appropriate enhancements and maintenance of the park, is also delivered.

9.9.2 The park extension is intended to provide improved connectivity and open up the south western corner of the existing park.

9.9.3 The Masterplan identified the northeast corner of Site P as an area that would form the extension to Worden Park. Acknowledging that there were a number of constraints with this part of the site for example the topography, flood zone and ecology the Masterplan provides for the extension to create a very natural landscape with opportunities for new wildlife habitats and links to the Park.

9.9.4 Members may recall that the HCA submitted a planning application (Ref 07/2016/0310/OUT) and as they could not influence the delivery of the land as it is not in their control so agreed to provide a contribution of £100,000 to support the delivery of the extension to the park and/or a contribution towards Worden Park. On that basis the HCA were not required to contribute any commuted sum as part of other public open space requirements.

9.9.5 The applicant has advised that no objection is raised to the principle of a contribution to be based on the costs of delivering the landscaping works and a sum of long term maintenance. Given that the original costs provided for landscaping works and long term maintenance were approximately £100,000, the applicant initially advised that that this sum should be shared equally between the landowners but as Coulthurst would be contributing the actual land, the financial burden should fall on the HCA and Worden Estates.

9.9.6 Following further discussions the applicant has advised that the development of the site would occur in phasing. As such:

Phase One Land: 250 houses x £493 = £123,250 contribution towards the laying out and management of the Worden Park extension.

Phase Two Land: The contribution is the land itself which has a value in a "no scheme Policy G9 world" of around £250,000 (5 x £50,000).

9.9.9 Therefore, the applicant would contribute £123,250 at Phase One and the occupation of the first dwelling within Phase Two would ensure the delivery of the park to the Council.

9.9.10 The council's planning policy team has considered the information and has advised that:

The [RICS Land Prices](#) (published August 2016) show pasture land value estimates as £17,396/hectare. This would indicate an estimated value of the land for Worden Park extension to be £32,356.56 (1.86ha x £17,396).

The HCA's contribution to open space, in addition to the open space provided on-site, equated to £500/house (£100,000/200 houses) which roughly equates to the requirements in the Supplementary Planning Document.

On this basis, if the application site overall were to contribute the same amount per dwelling as the HCA and offset the value of the Worden Park extension land and costs of delivery/laying out, their payment would be:

(£500 x 400 dwellings) - £32,356.56 – £40,000 = £127,643.44.

Where £32,356.56 is the value of the land to be contributed, and £40,000 is the estimated cost of delivery/laying out of this land.

9.9.11 This would indicate that a contribution of approximately £123,000 would be comparable per dwelling to the contribution made by the HCA and what would normally be required by the SPD. Subject to these details forming part of a Section 106 agreement it is considered that this aspect is acceptable.

9.10 Archaeology

9.10.1 The application is accompanied by an Archaeological Desk-Based Assessment which has identified a potential for buried known archaeological remains related to post-medieval farming, noting the spa well was an unusual feature. These remains would not however require preservation in-situ at the expense of the development and could be investigated and recorded by means of an appropriate condition. The assessment also notes that as so few heritage assets can be identified from the HER, mapping and documentary sources, further archaeological investigation would be beneficial to fully assess the archaeological potential.

9.10.2 The Lancashire Archaeological Advisory Service has advised that a scheme of further works should be undertaken. This should be followed by the incorporation of permanent information panels to help future residents and visitors understand and appreciate the significance of this historic agricultural landscape. Subject to a condition controlling this aspect the proposal meets the aims of the National Planning Policy Framework.

9.11 Relationship to Neighbours

9.11.1 The closest residential properties about the western boundary of the application site and this boundary has a number of trees and hedges which currently provide some screening. Other residential properties which back on to Shaw Brook Road are also well screened by mature trees bordering the northern boundary of the application site.

9.11.2 Concern has been expressed about the need to maintain strong separation distances to prevent loss of privacy and that the development would affect the views and privacy of the existing residents. Although inter-relationships with existing neighbouring properties would be fully assessed as part of the Reserved Matters application, the applicant has acknowledged that the development would meet the separation distances as set out in the South Ribble Residential Design Guide SPD. With regard to the loss of views this is not a material planning matter.

9.12 Design, Appearance and Impact on Character of Area

9.12.1 Policy G17 of the South Ribble Local Plan, amongst other things, requires development to be well related to neighbouring buildings and the locality in terms of size, scale and intensity (plot coverage). and Policy 17 of the Core Strategy expects new buildings to take into account of the character and appearance of the area. The application site is on the edge of the built form of Leyland. There are sporadic farm buildings on Altcar Lane.

9.12.2 As the applicant is seeking to obtain outline planning permission for access only, issues relating to matters of Appearance, Landscaping, Layout and Scale would be given consideration in any Reserved Matters application. However, the application is accompanied by a Design and Access Statement which advises that the scale of the development would be predominately two storey (up to

10 m). Provision would be made for three storey to a maximum height of 12 m would be used in key locations to add interest and character to the layout.

9.12.3 The lack of detail is a cause of concern for the adjacent neighbours. As the application is in outline form there is little detail about layout, separation distances and the design of the new dwellings. However, the imposition of conditions to control the development would ensure that the proposal is acceptable in land use planning terms and would meet the aims of Policy F1 and G17.

9.13 Drainage and Ground Levels

9.13.1 A Flood Risk Assessment dated February 2016 has been submitted with the application which indicates that the majority of the site is located in Flood Zone 1. The north eastern extent of the site is situated within Flood Zones 2 (medium probability of flooding) and 3 (high probability of flooding).

On that basis the applicant has advised that the residential development would be located within Flood Zone 1 thereby mitigating the potential for flood risk. The Assessment concludes that the risk from all other sources is generally low. There is the potential for surface water flood risk in the north-western part of the site but this is associated with a land drain. Any flooding is therefore likely to occur from lack of maintenance.

9.13.2 Concern has been expressed by the local residents about the recent flooding in Christmas 2015 of their homes which back on to the site. The EA has advised that they were aware that properties on Leyland Lane experienced flooding in December 2015, but they were not subject to fluvial flooding from Shaw Brook. They are aware of surface water drainage issues at the site at this location, however this is a matter for the County Council as Local Lead Flood Authority (LLFA) as surface water drainage issues for major developments are now under their remit.

9.13.3 Lancashire County Council in their capacity as the Lead Local Flood Authority (LLFA) commented on the application. The Flood and Water Management Act 2010 sets out the requirement for LLFAs to manage 'local' flood risk within their area. 'Local' flood risk refers to flooding or flood risk from surface water, groundwater or from ordinary watercourse. The increase in runoff will be dealt with on site by using sustainable drainage techniques. These would include soakaways where ground conditions allow. The Flood Risk Assessment states that an alternative method for surface water would be to direct the water into Shaw Brook at a limited rate. Attenuation storage will also be provided to accommodate the 1 in 100 year plus 30% climate change allowance storm event.

9.13.4 The LLFA raised no objection to the proposed development subject to the imposition of conditions controlling a surface water management and a maintenance lifetime plan.

9.13.5 The EA has raised no objection to the proposal but has advised that separate consents would need to be secured and informative notes should be added to the Decision Notice. As stated by the EA under the application submitted by the HCA for the adjacent housing development, the planning proposals have the opportunity to improve the existing drainage issues experienced by the residents on Leyland Lane.

9.13.6 United Utilities have also commented on the application, confirming the proposals are acceptable in principle. The drainage for the development should be carried out in accordance with the principles set out in the Flood Risk Assessment dated Feb. 2015 which was prepared by Waterco Consultancy and conditions controlling the surface water management are also recommended.

9.13.7 It is therefore considered that the drainage and surface water details are acceptable and subject to conditions controlling, the implementation of the Flood Risk Assessment, sustainable drainage scheme, surface water management, and maintenance lifetime plan, the proposal meets the aims of Policy 22 of the Core Strategy Water Management Informative notes in respect of land drainage consent and highway drainage consent, and no development within 8 metres of an open culverted watercourse are also required.

9.14 Wildlife

9.14.1 The application is accompanied by Phase 1 Ecology Report dated 2016 entitled "Ecological Survey & Assessment" Land at Leyland and Altcar Lanes, Leyland, Lancashire. The survey report identified several ecological considerations:

- A Biological Heritage Site adjacent to part of the east boundary,
- 37x hedgerows that qualify as NERC Act habitat of principal importance
- approx. 200+ trees that are mature or veteran specimens,
- a diminutive example of 'Orchard' BAP priority habitat,
- Shaw Brook which provides a potential wildlife corridor,
- invasive Himalayan balsam and local Japanese knotweed,
- potential habitat value for roosting bats in association with many large trees, plus value for foraging bats along hedgerows,
- value for nesting birds in hedgerows, trees and scrub;
- a low degree of habitat value for Water vole along Shaw Brook and a boundary ditch,
- habitat value for Hedgehog.

9.14.2 The report concludes that there is scope to minimise or avoid impacts on these features and where necessary apply practical and achievable mitigation and compensation.

9.15 Tree Issues

9.15.1 A survey and assessment of all the trees has been undertaken. The Council's tree officer has advised that the existing trees should be retained where possible, and the root protection areas adhered to. Any trees to be replaced should be replaced at a minimum of two to one with species and size to be approved by the local planning authority. One of the trees which is identified as a high amenity value is located within an attenuation pond. The applicant has been made aware and this issue can be addressed at the Reserved Matters stage.

9.16 Crime and Disorder

9.16.1 The applicant has advised that the design would incorporate best practice to help design out crime or opportunities for crime. The design of the layout would seek to ensure that dwellings would be located so that they front the new road alignment.

9.17 Mineral Safeguarding Area.

9.17.1 The applicant has submitted a Minerals Resource Assessment (MRA) as approximately 5 hectares of the sites south eastern corner site falls within a Minerals Safeguarding Area (MSA). The Assessment seeks to address the quality and quantity of the mineral, the effect of the proposed development on any mineral deposits adjacent to it, whether they could be recovered and practicability of extraction.

9.17.2 The report concludes that the application of necessary buffer zones to Altcar Lane and associated properties and the proximity of Worden Hall and the Wildlife Corridor of Wade Brook/Shaw Wood would reduce the potential extraction area of the sand to a small pocket of reserve. There is unlikely to be a commercial interest in working the mineral resource either beneath the application site or within the adjacent MSA as the resource is effectively sterilised.

9.17.3 Furthermore, "there is a clear and defined need for additional housing in Leyland, evidenced by the sites allocated status and when considering the proximity of the application to the settlement edge it is sequentially preferable to locate a new residential development here as opposed to a site which may lie outside the MSA."

9.17.3 The MRA report has been considered by a mineral consultant on behalf of the Council which concludes that they support the applicants findings and consider that prior extraction of the potential mineral resource in this location is neither economically or physically feasible. They conclude there is no conflict with the Policy CS1 of the Lancashire Minerals and Waste Core Strategy Core Strategy DPD or M2 of the Minerals and Waste Local Plan 2013. On balance therefore, the development of the site for housing outweighs the consideration of the extraction of the Sand.

9.18 Community Infrastructure Levy and Section 106 Agreement

9.18.1 Policy A1: Developer Contributions of the South Ribble Local Plan expects new development to contribute to mitigating its impact on infrastructure, services and the environment. South Ribble's Infrastructure Delivery Schedule includes the following project areas to be delivered by 2026:

- Public Transport;
- Cycle Schemes;
- Highway Improvements;
- Health;
- Education;
- Green Infrastructure/Public Realm; and
- There are also pan-Central Lancashire transport schemes.

Contributions would be secured as a planning obligation through a Section 106 agreement and through the charging schedule associated with the Community Infrastructure Levy (CIL).

9.19 CIL

9.19.1 The level of CIL for this development would be calculated on dwellings based upon 40% affordable housing contribution. As mentioned previously the affordable dwellings do not attract a CIL payment only the market dwellings.

9.19.2 Although the actual housing numbers upon the application site would equate to 320 market housing units and 80 starter homes, the amount of CIL would be payable upon 240 units.

To conclude, on the current information the applicant would be expected to provide:

Affordable Housing: A maximum of 20% on site and 20% as an off-site contribution.

CIL: To be calculated on 240 units.

9.20 Housing Off-site Contribution

9.20.1 Offsite contribution of 20% affordable housing would be required within the Section 106 agreement.

9.21 Section 106

Education

9.21.1 Lancashire County Council as the Education Authority has been consulted and have requested a contribution of £ £2, 048,125.56 to primary school provision with no requirements for funding for secondary school places. Due to the scale of the proposed development LCC would also be seeking a school site to address the impact of the development. 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.

Highways

9.21.2 Lancashire County Council as the Highways Authority has requested travel plan contributions in the form of:

- £24,000 for the Travel Plan coordinator role which would be carried out through a Management Company

Extension of Worden Park

9.21.3 As mentioned previously this allocated housing site is directly linked to the delivery of the extension to Worden Park.

This application site encompasses the extension to the park and the applicant has advised that this would be delivered as part of the second phase of construction.

A financial contribution of approximately £123,000 has been agreed with the applicant towards the park extension and associated amenity space.

10. Other matters

21.1 The Environmental Health Officer has advised that the development has the potential to adversely affect and to be adversely affected by surrounding land uses and the site conditions. Conditions controlling ground contamination, construction nuisance plan, electric vehicle points, travel plan, cycle storage, air quality monitoring would therefore be required.

11. CONCLUSION

11.1 The delivery of this site for residential development supports the aims and objectives of the Lancashire, Preston and South Ribble City Deal. The application site forms part of a wider housing site known as Site P under D1 of the adopted South Ribble Local Plan 2015. The application site is a parcel of land that the Council wishes to see come forward for residential development and a Masterplan was endorsed by the Planning Committee in March 2016 which identified two access points for Site P. The current outline application with "access only" applied for, would provide for 400 dwellings of which 40% would be compliant with the affordable housing policy. Although a small part of the site falls within a Minerals Safeguarding Area it is concluded that that prior extraction of the potential mineral resource in this location is neither economically or physically feasible. On balance, the development of the site for housing outweighs the consideration of the extraction of the Sand.

11.2 The proposed development would not have an undue impact upon the amenities of neighbouring properties and there would not be any significant highway safety or amenity implications. Issues of ecology, surface water, flood risk, construction and design would be controlled through appropriate conditions. The proposed development is deemed to accord with the NPPF and, policies 1, 4, 5, 6, 17, 22, 26 and 29 of the Central Lancashire Core Strategy and policies A1, D1, F1, G7, G10, G13, G14, G16 and G17 of the South Ribble Local Plan.

11.3 The most significant issue is that of the delivery of the extension to Worden Park, the application site does encompass this land and as part of a construction programme of phasing would be delivered.

11.4 Therefore, officer recommendation is approval subject to conditions and the completion of the Section 106 agreement associated with highways, affordable housing, sustainable travel measures and the delivery of the park extension.

RECOMMENDATION:

That Members are minded to approve the application and that the decision be delegated to the Planning Manager in consultation with the Chairman and the Vice Chairman of the Planning Committee upon the successful completion of a Section 106 Agreement to secure affordable housing, the delivery of Worden Park, a financial contribution to sustainable transport measures and an off site housing contribution.

RECOMMENDED CONDITIONS:

1. An application for the approval of reserved matters in respect of the first phase must be made no longer than the expiration of three years beginning with the date of this permission and not longer than six years for subsequent phases. Each phase must be commenced not later than the expiration of two years from the final approval of reserved matters relating to that phase or, in the case of approval on different dates, the final approval of the last such reserved matter, whichever is the later.

REASON: To ensure a satisfactory form of development.

2. No phase of development shall commence until details of the reserved matters relating to that phase (namely, appearance, landscaping, layout and scale) have been submitted to and approved in writing by the Local Planning Authority.
REASON: To ensure a satisfactory form of development
3. No development shall take place until a phasing plan including, but not limited to, a site layout plan identifying the proposed number of dwellings in each phase, the provision of internal roads, footpaths and cycleways and public open space for each phase has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the phasing details approved under this condition unless otherwise agreed in writing by the local planning authority.
4. Each reserved matters application in respect of a phase shall be submitted in accordance with the approved Design and Access Statement and the adopted masterplan dwg no. R/ACL/MP01 Rev F endorsed by the Planning Committee on 23 March 2016, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure a satisfactory form of development
5. The development hereby approved shall be constructed in accordance with the approved plans:
Drawing Number R/ACL/LP/01 entitled "Location Plan"
6. As part of any reserved matters application and prior to the commencement of any development within any phase the following details applicable to that phase shall be submitted to, and approved in writing by, the local planning authority, in consultation with the Lead Local Flood Authority.
Surface water drainage scheme which as a minimum shall include:
 - a) Information about the lifetime of the development design storm period and intensity (1 in 30 & 1 in 100 year +30% 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 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 flood levels in AOD;
 - b) The drainage scheme should demonstrate that the surface water run-off must not exceed existing greenfield runoff. 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 where applicable;
 - f) Site investigation and test results to confirm infiltrations rates;
 - g) Details of water quality controls, where applicable.
 The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority. 8
REASON: This condition is required for the following reasons:
 1. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
 2. To reduce the risk of flooding to the proposed development, elsewhere and to future users.
 3. To ensure that water quality is not detrimentally impacted by the development proposal.
7. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment (Ref No. W1974-160203-FRA, Dated Feb 2015) which was prepared by Waterco. No surface water will be permitted to drain directly or indirectly into the public sewer. Any variation to the discharge of foul shall be agreed in writing by the Local Planning Authority prior to the commencement of the development. The development shall be completed in accordance with the approved details.

REASON: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

8. Prior to the commencement of any phase of development, a ground level survey to include existing ground levels and existing and proposed ground and slab levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the scheme.

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

9. Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management 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 proposed times construction works will take place
- II. the parking of vehicles of site operatives and visitors
- III. loading and unloading of plant and materials
- IV. storage of plant and materials used in constructing the development
- V. the location of the site compound
- VI. suitable wheel washing/road sweeping measures
- VII. appropriate measures to control the emission of dust and dirt during construction
- VIII. appropriate measures to control the emission of noise during construction
- IX. details of all external lighting to be used during the construction
- X. a scheme for recycling/disposing of waste resulting from demolition and construction works

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

10. During the site preparation and construction of the development no machinery, plant or powered tools shall be operated outside the hours of 08:00 to 18:00 Monday to Friday 09:00 - 13:00 on Saturdays. No construction shall take place at any time on Sundays or nationally recognised Bank Holidays.

REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy.

11. No part of the development hereby approved shall commence until a scheme (and full construction details) for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. The Site Access and highway improvement works (including traffic calming, speed limit extension and upgrade of bus stops) to be based on the in principle scheme drawings Drawing Number SCP/15214/FO1 B entitled Site Access Proposal.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

12. Prior to the commencement of any works on site, details of all piling activities shall be submitted to the local planning authority together with all mitigation measures to be taken and agreed in writing by the local planning authority. Piling activities shall be limited to 09:30-17:00 Monday to Friday with no workings at week end and Bank Holidays.

REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy.

13. No part of the residential development hereby approved shall be occupied until the approved scheme for the site access has been constructed and completed in accordance with the scheme details.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

14. The new estate road/access between the site and Leyland Lane shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before the occupation of the first dwelling.
REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.
15. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.
REASON: To ensure future management and maintenance of the proposed streets is secured.
16. Upon completion occupation of the 40th dwelling in Phase 1 part of the residential development hereby approved shall be occupied until the existing PROWs (Footpaths 46 and 20) passing through the site shall have been upgraded to 3m wide lit shared use routes for shared pedestrian/cycle use, in accordance with a scheme which shall have first been submitted to and agreed in writing with the local planning authority.
REASON: To safeguard the PROW routes and to provide connectivity to the surrounding built environment Road to satisfy the aims of NPPF.
17. That any tree felling, vegetation clearance works, demolition work or other works that may affect the nesting birds shall not take place between March and August inclusive of any year, unless the absence of nesting birds has confirmed further surveys or inspections from a qualified ecologist.
REASON: To protect the birds during the nesting season in line with Policy G17 of the South Ribble Local Plan
18. That all trees (and habitats including hedgerow) being retained in or adjacent to a phase shall be adequately protected including by the erection of protective fencing, in accordance with BS5837, 2005 Trees in Relation to Construction, where those trees and other habitat are within the current construction zone. No tree shall be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the written consent of the local planning authority. At tree removed without such consent or dying of being severely damaged or becoming diseased during that period shall be replaced with trees of such size and species as may be agreed by the Local planning authority.
REASON: To prevent damage to trees during construction work in accordance with Policy G13 of the South Ribble Local Plan 2012-2026
19. Prior to the commencement of each phase, full details of any external lighting applicable to that phase shall be submitted to and approved in writing by the local planning authority. The scheme shall demonstrate avoidance of artificial illumination (light spill) of wildlife habitat, including hedgerows, mature trees and surrounding habitat. The scheme shall be implemented in accordance with the approved details unless otherwise agreed in writing with the local planning authority.
REASON: To protect the habitats of wildlife in accordance with Policy 22 of the Central Lancashire Core Strategy.
20. The development hereby approved shall proceed in full compliance with the recommendations set out in the Leyland and Altcar Lanes Ecological Survey & Assessment (Ribble Ecology Ltd report dated March 2015), specifically:
 - o Protection of the Shaw Brook corridor and eastern boundary ditch
 - o Conservation and protection of mature trees and hedgerows (where possible): and
 - o Timing or tree removal/pruning; and
 - o Targeted presence/absence survey work regarding potential bat roots
 - o Precautionary measure to ensure no reasonable likelihood of negative impacts on hedgerows
 - o Eradication and control of invasive plant species

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

21. Before any site activity (construction or demolition) is commenced within a construction zone in association with the development, barrier fencing shall be erected around all trees to be retained within that zone as detailed in the Tree Protection Plan drawing number 60445720-TS-02 which has been agreed by the Local Planning Authority. The fencing shall be constructed and located in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant, removal or addition of soil may take place. This includes ground disturbance for utilities. The fencing shall not be moved in part or wholly without the written agreement of the Local Planning Authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.
REASON: To prevent damage to trees during construction works in accordance with Policy G13 in the South Ribble Local Plan 2012-2026
22. Prior to the commencement of development, a scheme and programme for the laying out, landscaping, maintenance and retention of any formal or informal public open space and sports facilities within that phase, shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed in accordance with the agreed scheme.
REASON: In the interests of visual amenity of the area in accordance with Policy G17 of the South Ribble Local Plan 2012-2026.
23. If the development hereby approved does not commence before 15 March 2017, the developmental resurvey shall be carried out to establish whether protected species are present at this site. This shall be undertaken by a qualified person or organisation. In the event of the survey confirming the presence of a protected 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.
REASON: To ensure the protection of schedule species protected by the Wildlife and Countryside Act 1981 and so to ensure work is carried out in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G 16 of the South Ribble Local Plan
24. The dwelling is required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.
REASON: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.
25. Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details.
REASON: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so it can be assured that the design meets the required dwelling emission rate
26. No dwelling hereby approved shall be occupied until a SAP assessment (Standard Assessment Procedure), or other alternative proof of compliance (which has been previously agreed in writing by the Local Planning Authority) such as an Energy Performance Certificate,

has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling has achieved the required Dwelling Emission Rate.

REASON: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development.

27. Prior to the commencement of any works within any phase, the following information applicable to that phase 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 in accordance with G14 in the South Ribble Local Plan.

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

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

REASON: To ensure that the site 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 G14 of the South Ribble Local Plan.

29. Prior to the commencement of the development within any phase sustainable drainage management and maintenance plan applicable to that phase for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

a. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and

b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, 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.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

REASON: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

30. Prior to the first use of the development, a Full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. Where the Local Planning Authority agrees a timetable for implementation of the Full Travel Plan, the elements are to be implemented in accordance with that timetable unless otherwise agreed in writing with the Local Planning Authority.

The Travel Plan shall include details of measures to encourage sustainable means of transport and to ensure that appropriate funding is available to the Travel Plan Coordinator to deliver these measures which shall include as a minimum:

- o Public Transport Tickets/Smartcards for households to either Leyland, Preston, or Chorley for a minimum of one month and
- o Provision of cycles and safety equipment for households.

REASON: To promote and provide access to sustainable transport options in accordance with Policy 3 in the Central Lancashire Core Strategy.

31. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work specifically for the items of potential archaeological interest in the report Archaeological Desk Based Assessment October 2016. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

- 1 Locating Growth (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
- POLD1 Allocations of housing land
- POLD2 Phasing, Delivery and Monitoring
- POLF1 Car Parking
- POLG9 Worden Park
- POLG10 Green Infrastructure Provision in Residential Developments
- POLG11 Playing Pitch Provision

POLG13 Trees, Woodlands and Development
POLG16 Biodiversity and Nature Conservation
POLG17 Design Criteria for New Development