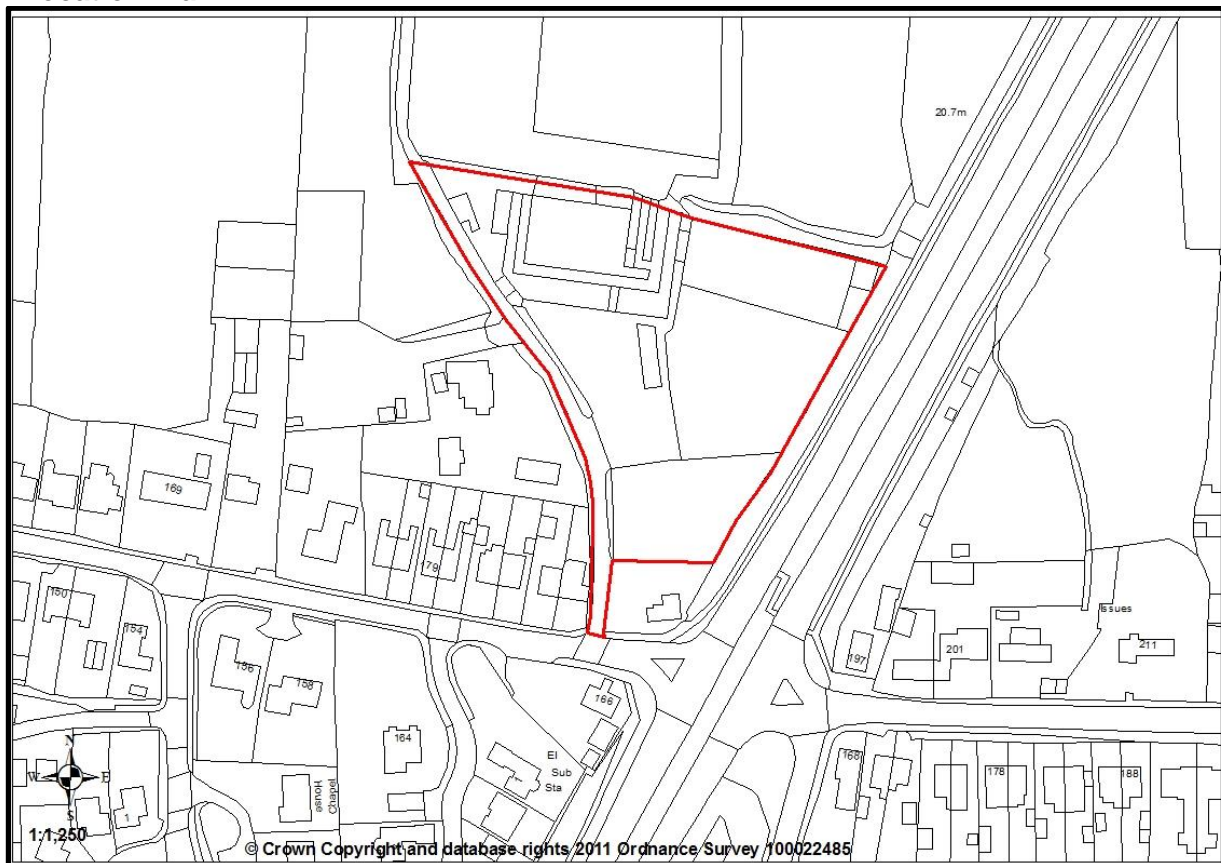


Application Number	07/2016/0727/OUT
Address	Longton Equestrian Centre Chapel Lane Longton Preston PR4 5NA
Applicant	James Ainscough
Agent	Paul Sedgwick 24 Queensbrook Bolton BL1 4AY
Development	Outline application for the erection of 6no detached dwellings following demolition of existing equestrian centre buildings following demolition of existing stable buildings (Access and layout applied for)
Officer Recommendation	Approval with Conditions
Case Officer	Janice Crook
Date application valid	31.10.2016
Target Determination Date	30.01.2017
Extension of Time	27.02.2017

Location Plan



1.0 Report Summary

1.1 This outline application seeks the principle of development of the site of the Longton Equestrian Centre together with the access and layout of the scheme. Although located in the Green Belt, the site is considered to be a previously development site and therefore is among the exceptions to the general presumption against inappropriate development. The proposal is not considered to unduly impact on the Green Belt as it will result in less built development on the site and will relate well to existing properties.

1.2 Matters of parking, traffic and highway safety have been considered and are found to be acceptable. The potential noise issue can be addressed with mitigation measures as can any ecological considerations. With the imposition of conditions requiring details to be either submitted at Reserved Matters stage or prior to commencement of development, the proposed development is considered acceptable and is recommended for approval.

2.0 Site and Surrounding Area

2.1 The application relates to Longton Equestrian Centre located on the northern side of Chapel Lane in Longton and immediately to the west of the Longton bypass. The site is accessed off Chapel Lane from a private access road which is also a public right of way PROW 37 which serves 191 and 191a Chapel Lane and Brookfield Farm to the north-west of the site.

2.2 The site currently consists of a large two-storey equestrian building, stables, office and staff buildings, sand paddock and a parking area.

2.3 The area is within the Green Belt and is open and rural in nature.

3.0 Planning History

- 07/1976/0697 Indoor riding school. APV 10/11/1976
- 07/1976/0285 Erection of indoor riding school. REF 30/06/1976
- 07/1978/0323 Outline application for a detached bungalow REF 07/06/1978
- 07/1981/0414 Building of Riding School Premises. APV 24/06/1981
- 07/1987/0654 Floodlighting to outdoor riding arena. APV 11/11/1987
- 07/1996/0186 Extension of Car Park. APV 05/06/1996
- 07/1996/0213 Installation of Pre-Fabricated Building to Provide Office and Mess Room for Staff and Waiting Area for Public. APV 05/06/1996
- 07/1997/0532 Change of use to site one caravan for security purposes. APV 19/09/1997
- 07/2003/0964 Outline Application for indoor school/dressage arena (siting & means of access only) REF 21/11/2003
- 07/2006/0677/FUL Re-building of existing hay barn to rear. Siting of two portacabins to front to provide an office related to equestrian centre. Erection of tack store to rear and siting of three storage containers to side for riding equipment APV 25/08/2006
- 07/2010/0526/FUL Siting of static caravan for residential use REF 22/09/2010

4.0 Proposal

4.1 The application is in outline with access and layout applied for and seeks permission for the principle of redevelopment of the site for up to six dwellings following the demolition of the equestrian building. Access is via the existing site access, a private road which is also a public right of way, PROW 37.

4.2 The proposal layout demonstrates two dwellings, plots 1 and 2, access directly off the existing access road with the remaining 4 accessed off a small cul-de sac.

5.0 Summary of Supporting Documents

- Planning Statement by Sedgewick Associates
- Ecological Survey and Assessment by ERAP
- Environmental Noise Survey by AB Acoustics
- Crime Impact Statement by Sedgewick Associates
- Topographical Survey Plan
- Indicative Site Layout Plan
- Community Infrastructure Levy forms

6.0 Summary of Publicity

6.1 Neighbouring properties were notified and a site notice posted with 6 letters of representation being received, objecting to the proposal on the following grounds:

- Number of dwellings proposed is excessive
- Cumulative impact on area with this and another close development of 14 dwellings
- Too many detached dwellings in Longton with no affordable dwellings and bungalows being constructed
- Lack of affordable housing in Longton/New Longton area
- Proposed dwellings need to be modern terrace homes or semi-detached at affordable prices
- Change of use of land from agricultural to residential – is this permissible?
- Bats and barn owls on site and therefore full ecological surveys are required
- Impact on protected species and their habitats
- The access road is the only means of access to 191a and 193 and road will need to be kept clear of vehicles during construction
- Road surface must be kept clean and in good order
- Flooding has occurred in recent years – what measure are to be taken to alleviate this problem
- Potential damage to boundary fence
- Concern over what is planned for land to rear of proposed housing where the stables and equestrian building currently stand
- Junction with Chapel Lane and proximity to Longton bypass
- Health and safety issues as land is too narrow for two land traffic and has no pavements for pedestrians
- Access road is a single track road
- Access on a blind 90 degree bend onto Chapel Lane and an extremely bad junction with A59 Longton bypass
- Amount of traffic

6.2 Additionally, a letter was received from the owner of Brookfield Farm stating that, although the application states the applicant owns the access road, this is not the case and they are the owner of the access road with access permission given to Longton Riding School. As such they request that a condition be imposed to ensure that the road is kept free from any construction vehicles at all times and that any alterations to the road be notified to those other neighbouring residents who used the access road.

6.3 As a matter of procedure, it was noted that no Certificate B Ownership Certificate had been served on the owner of the access road. This was discussed with the agent and a notice was served on 31st January 2017 giving the required 21 days' notice.

7.0 Summary of Consultations

7.1 **Highways** comment that the level of traffic generated by this proposal would not have any material impact on highway capacity. The access is a private road and is not subject to any future adoption agreement and therefore the applicant should check with their solicitor that they

have rights over this road to access the site. Highways consider that, from observations on site and the information provided on the applicant's site plan, the sight line requirements are fully achievable. However, as part of the Reserved Matters application, the applicant should consider the parking provision for each of the dwellings, particularly the recommended minimum internal dimension the garages. County Highways also require a condition be imposed in respect of the provision of facilities for the cleaning of the wheels of vehicles leaving the site. County Highways also recommend a planning note be included on the decision notice in respect of obstruction of a PROW.

7.2 **PROW Officer** had not commented at the time of compiling this report. Any comments received will be reported verbally at Planning Committee.

7.3 **Environmental Health** require conditions be imposed in respect of the submission of a construction method statement; that a contaminated land desk study be undertaken and submitted; a restriction on the importation of materials; that the acoustic fencing recommended within the acoustic report be erected; that foul and surface water drainage schemes be submitted; that electric vehicle recharge points are incorporated into the dwellings; that a travel plan be submitted and the secure cycle storage is provided for each dwelling.

7.4 **Arboriculturist** recommends that a tree constraints plans be submitted detailing trees to be retained, and to include a tree protection plan. He also considers a landscape plan should be provided detailing new tree planting species and size specifications to ensure the proposed development complies with Policy G13.

7.5 **Ecology** comment that the submitted Ecological Survey and Assessment have been undertaken by an experienced ecological consultancy. Overall the survey found the habitats present on site to be of low ecological value, with the most valuable being retained within the current design. However, there are a number of issues relating to special protected species, particularly great crested newts which were found in a pond to the north of the site. Given the findings of the ecology report and that the majority of the impacts of the proposed development would be during the construction phase of the development, Ecology advise that a Construction Environmental Management Plan for biodiversity would need to be submitted. This can be controlled by way of a suitably worded condition. Additionally, Ecology require conditions in respect of the timing of development in relation to nesting birds and that a scheme of biodiversity enhancement measures be submitted.

7.6 **United Utilities** have no objections providing that conditions are imposed in respect of foul water and surface water drainage schemes with the surface water scheme being based on sustainable drainage principles. They also require a condition requiring the submission of a management and maintenance scheme for the sustainable drainage scheme.

7.7 **LLFA** had no comments to make as the type of development is not listed in the 'When to Consult the LLFA' document or in the Development Management Procedure Order 2010.

8.0 Policy Consideration

8.1 **National Planning Policy Framework** sets out the presumption against inappropriate development in the Green Belt. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. However, among the exceptions to the presumption against inappropriate development is the limited infilling or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development

8.2 Central Lancashire Core Strategy

- **Policy 1: Locating Growth** at criteria (e) encourages limited growth and investment in Longton to help meet local housing and employment needs and to support the provision of services to the wider area.
- **Policy 7: Affordable and Special Needs Housing** requires the provision of affordable housing on sites of 5 dwellings or more in rural areas. At criteria a) the policy requires the provision of 35% affordable housing in rural areas on sites in or adjoining villages which have a suitable range of services. On any rural exception sites, including those in the Green Belt, there will be a requirement of 100% affordable housing.
- **Policy 17: Design of New Buildings** seeks to ensure new development takes account of the character and appearance of the local area; is sympathetic to surrounding land uses and occupiers, avoid demonstrable harm to the amenities of the local area; ensure that the amenities of occupiers of the new development will not be adversely affected by neighbouring uses and vice versa.

8.3 South Ribble Local Plan 2012-2026

- **Policy G1: Green Belt** has a general presumption against inappropriate development in the Green Belt, in line with the NPPF. Among the exceptions to this is the limited infilling or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- **Policy G10: Green Infrastructure Provision in Residential Developments** is required for all new residential development resulting in a net gain of five dwellings or more to meet the recreational needs of the development, in accordance with the adopted standards
- Green Infrastructure should normally be provided on-site. Off-site provision will be at the Council's discretion delivered by developer contributions.
- **Policy G11: Playing Pitch Provision** is required for all new residential development resulting in a net gain of five dwellings or more at a standard provision of 1.14 ha per 1000 population. Contributions will also be sought to fund or improve associated facilities.
- **Policy G13: Trees, Woodlands and Development** has a presumption in favour of the retention and enhancement of existing tree, woodland and hedgerow cover on a site. Where there is an unavoidable loss of trees on site, replacement trees will be required to be planted on site, where appropriate, at a rate of two new trees for each tree lost. The policy requires that tree survey information is submitted with all planning applications, where trees are present on site. The tree survey information should include protection, mitigation and management measures. Appropriate management measures will also be required to be implemented to protect newly planted and existing trees, woodlands and/or hedgerows.
- **Policy G16: Biodiversity and Nature Conservation** seeks to protect, conserve and enhance the Boroughs Biological and Ecological Network resources. This policy requires that, where there is reason to suspect that there may be protected habitats/species on or close to a proposed development site, planning applications must be accompanied by a survey undertaken by an appropriate qualified professional. Where the benefits for development in social or economic terms are considered to outweigh the impact on the natural environment, appropriate and proportionate mitigation measures and/or compensatory habitat creation of an equal or greater area will be required through planning conditions and/or planning obligations.

- **Policy G17: Design Criteria for New Development** seeks to ensure new development does not have a detrimental impact on existing buildings or on the street scene, does not prejudice highway or pedestrian safety and provides the required number of off-street parking spaces to the adopted standards set out in **Policy F1**. The Policy also required that development does not have a detrimental impact on landscape features such as mature trees, hedgerows, ponds and watercourses.

9.0 Material Considerations

9.1 Impact on the Green Belt

9.1.1 Both National and local planning policy has a general presumption against inappropriate development in the Green Belt. Among the exceptions to this is the limited infilling or the partial or complete redevelopment of previously developed sites which would not have a greater impact on the openness of the Green Belt.

9.1.2 The site consists of a large equestrian building and associated office and staff building, parking area and sand paddock. The premises has been used as a commercial riding school/equestrian centre for visiting members of the public and can therefore be viewed as previously developed land. The area considered to be Previously Developed land includes the hard standing parking area but excludes the sand paddock. Therefore it is considered that policy allows for redevelopment of this site, providing the development does not have a greater impact on the openness of the Green Belt.

9.1.3 An assessment of the floor area of existing buildings has been undertaken which demonstrates a floor area of 1,593 square metres with the proposed development to have a floor area of 624 square metres. This is considerably less than the floor area to be removed from the site, resulting in an approximate 60% reduction. The proposal also reconfigures the site with the proposed dwellings being located to the southern part of the site where the existing car parking area is currently located. The existing equestrian buildings are to the northern part of the site and this area would be restored to green field land and will include the required SuDS drainage scheme. It is considered that the proposal would result in a more compact form of development which is well related to existing residential development along Chapel Lane and off the access road. Therefore the proposal is not considered to detrimentally impact on the openness of the Green Belt, and is therefore in accordance with the aims of Green Belt policy.

9.2 Site Access

9.2.1 The site is to be accessed off the existing access to the Equestrian Centre. This is a single track private road off Chapel Lane close to the junction of Chapel Lane and the A59 Longton Bypass. County Highways confirm that the access is a private road and is not subject to any future adoption agreement. Therefore they recommend that the applicant checks with their solicitor to ensure that they have rights over this road to access the site.

9.2.2 A letter of representation was received from the owner of Brookfield Farm stating he was the owner of the access road. In line with development management procedure, the applicant is required to serve a Certificate B Ownership Certificate 21 days before a decision is made on a planning application on the owner of any land within the red edge application site boundary. This was done by the agent on 31st January 2017 and therefore within the time limit to enable the application to be determined by Planning Committee at its 22 February 2017 meeting.

9.2.3 The access road owner also comments that the access road is the only means of access to 191a and 193 and road will need to be kept clear of vehicles during construction. They also request that a condition is imposed to ensure that the road surface is kept clean and in good order.

9.2.4 Residents also comment that the access road is the only means of access to 191a and 193 and road will need to be kept clear of vehicles during construction and that the road surface must be kept clean and in good order.

9.2.5 County Highways require a condition be imposed in respect of the provision of facilities for the cleaning of the wheels of vehicles leaving the site and such equipment should be used as necessary to prevent mud and stones being carried onto the highway. They also recommend a planning note be included on the decision notice advising that the granting of planning permission does not entitle a developer to obstruct a public right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. It is considered that the condition and informative note should ensure that resident's requirements are met.

9.3 Public Right of Way

9.3.1 County Highway commented that Footpath 37 passes along the access road, and therefore the details were forwarded on to the Public Rights of Way Section for comment. Additionally, a separate consultation request was forwarded to the PROW Team. They had not responded at the time of compiling this report and any comments received will be reported verbally at Planning Committee.

9.4 Traffic Generation

9.4.1 The supporting statement submitted with the application indicates that the number of traffic movements generated by the proposed scheme will be much reduced to those generated by the equestrian centre. However, residents have objected to the scheme on the grounds of the increase and amount of traffic.

9.4.2 County Highways confirm that the level of traffic generated by this proposal would not have any material impact on highway capacity.

9.5 Parking Arrangements

9.5.1 In respect of parking arrangements, County Highways considered that, as part of the reserved matters application, the applicant should provide the recommended individual parking provision of 1 space for one-bedroom properties; 2 spaces for two/three bedroom properties and 3 spaces for four/five bedroom properties. Further, they recommend the minimum internal single garage sizes to be 6m x 3m and this includes integral garages. Where garages are smaller than the recommended minimum internal dimension they should not be counted as a parking space and the applicant should provide an additional parking space for each garage affected. These measures will need to be incorporated in the detailed design of the scheme at Reserved Matters stage.

9.6 Highway Safety

9.6.1 Residents have objected to the proposed on the grounds that the site access is on a blind 90 degree bend on Chapel Lane and close to the extremely bad junction of Chapel Lane and the A59 Longton bypass. They also considered there will be health and safety issues as the access road is a single track road and is too narrow for two lane traffic and has no pavements for pedestrians

9.6.2 However, County Highways do not have any objections to the proposed development and consider the proposals should have a negligible impact on highway safety and capacity in the vicinity of the site. County Highways also confirm that, from observations on site and the information provided on the submitted site plan, the sight line requirements are fully achievable.

9.7 Relationship to Neighbours

9.7.1 Although the application is in outline and no detailed design has been submitted, the layout of the site has been applied for and therefore only a partial assessment of the proposed development is possible. Adjacent the site access are a pair of recently constructed dwellings with rear facing dormer windows. These properties, together with the detached dwelling 195 Chapel Lane all back onto Plot 1. The site layout plan shows a separation distance of 22m between these dwellings and the proposed dwelling to plot 1.

9.7.2 189 Chapel Lane is location to the western side of the site access which also serves 191 and 191a Chapel Lane. Again the site layout plan demonstrates that in excess of 21m separation distances can be achieved.

9.7.3 It is considered the all the normally required spatial separation distances can be achieved between dwellings within the proposed development and existing dwellings and therefore, with careful design and window placement, there will be no undue impact to existing properties in terms of loss of privacy or overlooking issues. This will be re-assessed as part of the Reserved Matters submission to ensure there will be no undue impact on existing properties in terms of overlooking/loss of privacy.

9.8 Flood Risk

9.8.1 The supporting statement submitted with the application indicates that the site is located within Flood Zone 1 with a low probability of flooding. Further the site is at low risk of flooding from other sources. Lancashire County Council as the Lead Local Flood Authority had no comments to make on the proposed development

9.9 Drainage

9.9.1 In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on separate systems with foul water draining to the public sewer and surface water draining in the most sustainable way. The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy, in the following order of priority:

- (i) into the ground (infiltration);
- (ii) to a surface water body;
- (iii) to a surface water sewer, highway drain, or another drainage system;
- (iv) to a combined sewer.

9.9.2 The supporting statement submitted with the application indicates that infiltration is unlikely to be viable for surface water management at the proposed development site. The proposed drainage strategy will be to discharge surface water flows from the site to the neighbouring watercourse on the northern boundary. It is proposed that the surface water run-off generated by the development be restricted to the pre-development rates. Further detail design would be required to confirm the feasibility, however it is understood that there would be scope to utilise multiple SuDS techniques.

9.9.3 United Utilities raise no objections providing that conditions are attached to the decision notice in respect of the requirements for foul and surface water to be drained on separate systems and that a surface water drainage scheme, based on the hierarchy of drainage options in the NPPG and including evidence of an assessment of the site conditions is submitted. UU also require a Management and Maintenance of Sustainable Drainage Systems as they consider that, without effective management and maintenance, sustainable drainage systems can fail or become ineffective. As a provider of wastewater services, UU have a duty to advise the Local Planning Authority of this potential risk to ensure the longevity of the surface water drainage system. They also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact.

9.10 Ecology

9.10.1 An Ecological Survey and Assessment report was submitted with the application which concluded that the redevelopment of the Equestrian Centre for residential can be achieved with no adverse effect on designated sites for nature conservation, ecologically valuable habitats, protected species and UK BAP Priority Species.

9.10.2 The report indicates that Reasonable Avoidance Measures for amphibian species and actions to ensure compliance with wildlife legislation and best practice will be implemented as described in the report. It is also possible to implement reasonable actions for the protection

and long-term conservation of fauna such as roosting bats and nesting birds as well as measures to conserve the habitat connectivity through the sites.

9.10.3 Finally, the report also indicates that measures to achieve a net gain for biodiversity are specified in the report and are entirely feasible.

9.10.4 The report has been considered by the Council's Ecological Advisors who confirm the assessment has been undertaken by an experienced ecological consultancy whose work is known to the Ecology Unit. Overall the survey found the habitats present on site to be of low ecological value, with the most valuable being retained within the current design. There are a number of issues relating to protected species, particularly great crested newts which were found in a pond to the north of the site. In relation to newts, the consultants are of the view that if reasonable avoidance measures are followed, no harm will be caused to newts and no European Protected Species Licence will be required.

Given the findings of the ecology report and that the majority of the impacts of the proposals would be during the construction phase of the development, the Council's Ecology Advisors advise that a Construction Environmental Management Plan for biodiversity (CEMP) is required and this can be secured by a suitably worded condition. The CEMP should include measures to protect trees, hedgerows and the ditch on site as well the measures outlined in the ecology report to avoid harm to great crested newts.

9.10.5 Additionally, since the site and buildings may be used by nesting birds, Ecology advise that an advisory condition is imposed in respect of the timing of site clearance works

9.10.6 Finally the ecology report makes a number of recommendations for biodiversity enhancement measures in line with the requirements of the National Planning Policy Framework. Ecology advise that a scheme for biodiversity enhancement measures be submitted with the reserved matters application, and the agreed scheme be implemented in full and maintained thereafter. Again a condition to this effect can be attached to the decision notice should permission be granted.

9.11 **Tree Issues**

9.11.1 There are a number of trees and hedgerow planting to the site's boundaries, particularly the eastern boundary with the A49 Longton bypass being dense. The site layout plan demonstrate a proposed landscaped bund alongside this existing planting. However, no tree constraints plan or tree protection plan have been submitted with the application. The Council's Arboriculturist considers that a constraints plan should be submitted detailing trees to be retained, and this should also include a tree protection plan done in accordance with BS58367 2012. He further considers that a landscape plan should also be provided detailing new tree planting species and size specifications. It is considered that the tree plans and landscaping plan should form part of the Reserved Matters submission and the conditions have been worded accordingly.

9.12 **Noise**

9.12.1 A Noise Assessment was submitted with the application which concluded that the main source of noise to the site was the constant traffic flow along the A59 Longton Bypass. The report gave regard to noise attenuation measures in the form of window glazing and ventilation to ensure the night time decibel levels are within the recognised guidelines. The glazing ventilation measures would only need to apply to properties that have facades immediately facing the A59. However, the report recommends that all properties are fitted with the glazing and vents to ensure a quieter internal environment.

9.12.2 In respect of the external areas, the report recommends that an acoustic barrier/fence of 2.5m high is constructed along the northern boundary between Plot 5 and the adjacent land in order to attenuate the noise from the A59.

9.12.3 The Noise Assessment report has been considered by Environmental Health who require conditions be imposed to ensure the recommended acoustic barrier is installed along the north and east perimeters of the site and that the glazing/ventilations units specified are installed.

9.13 Crime and Disorder

9.13.1 A Crime Impact Statement was submitted which considers a general risk assessment, the design, layout and spatial relationships between properties and general landscaping advise. It concludes that good natural surveillance can be achieved; that boundary treatments will provide secure private areas and that the scheme should be consistent with Secure by Design principles and standards.

9.13.2 This application is in outline and it is only at the detailed design stage where an accurate assessment of the site's security measures can be carried out. However, what this does demonstrate is the applicant's intention for a secure site design which incorporates Secured by Design principles.

9.14 Affordable Housing

9.14.1 Although Core Strategy Policy 7 requires rural sites of 5 dwellings or more to provide 35% affordable housing, the Council is no longer able to require this from developments of less than five dwellings. This is due to National planning policy now stating that affordable housing and tariff style planning obligations should not be sought from small scale and self-build development with the threshold being set at 10

9.15 Community Infrastructure Levy

9.15.1 As the application is for residential development it will be liability to a community infrastructure levy of £65 per square metre of floor area. However, there is a gross internal floor area of 1,593 square metres to be demolished which can be off-set against the new floor area. As this application is in outline only at this stage, the amount of new floor area or the resultant CIL amount cannot be accurately calculated. However, the supporting statement indicates that the development will result in a floor area of 624 square metres and therefore it is unlikely that this development will be liable for any CIL charge.

10.0 Conclusion

10.1 For the reasons outlined above, the application is considered to be policy compliant. With considerate design, the proposal will not impact on existing residential properties and with the inclusion of noise attenuation measures, the proposed scheme will not unduly impact on future residents. There are a number of points that can be addressed within the detailed design at Reserved Matters stage and these have been secured by conditions. Therefore the application is recommended for approval.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. An application for approval of reserved matters must be made no longer than the expiration of three years beginning with the date of this permission and the development must be commenced not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

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

2. No development shall commence until approval of the details of the Appearance, Landscaping and Scale hereinafter called "the reserved matters", has been obtained from the Local Planning Authority in writing. An application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.
3. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg 15-037 SL02 Proposed Site Layout
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
4. Foul and surface water shall be drained on separate systems
REASON: To secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy 29 of the Central Lancashire Core Strategy
5. Prior to commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.
The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewer system either directly or indirectly.
The development shall be completed, maintained and managed in accordance with the approved details.
REASON: To ensure sustainable development, secure proper drainage and to manage the risk of flooding and pollution, prior to the commencement of development in accordance with Policy 29 in the Central Lancashire Core Strategy
6. Prior to occupation of the first dwelling hereby approved, a sustainable drainage management and maintenance plan 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. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system 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 ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with Policy 29 of the Central Lancashire Core Strategy
7. The development hereby approved shall be carried out in accordance with the recommendations for biodiversity enhancement measures contained in the submitted Ecological Survey and Assessment by ERAP Ltd dated December 2015.
REASON: To ensure that adequate provision is made for protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
8. That any tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall not take place during the nesting season, normally between March and August, unless the absence of nesting birds has been confirmed by further surveys or inspections and written approval has been given from the Local Planning Authority.

REASON: To protect habitats of wildlife in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

9. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure the protection of schedule species and their habitats protected by the Wildlife and Countryside Act 1981 prior to the commencement of development 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

10. 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

11. Prior to the commencement of development hereby approved, 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 & 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 IIA, 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 building structures, 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 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.

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.

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

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

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

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

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

13. The Reserved Matters submission for the details design of the development shall include the glazing/ventilation units specified within the AB Acoustics report dated July 2015 and these shall be installed during the construction phase of the development.

REASON: To ensure the provision and retention of adequate noise attenuation measures in the interest of residential amenity and to accord with Policy 17 in the Central Lancashire Core Strategy

14. The Reserved Matters submission shall include details of the northern and eastern perimeter boundary fencing. The fencing shall be based on the acoustic fencing specified within the AB Acoustics report dated July 2015. The agreed acoustic fencing shall be installed prior to first occupation of the residential development and shall be retained and maintained at all times thereafter.

REASON: To ensure the provision and retention of adequate acoustic screening in the interest of residential amenity and to accord with Policy 17 in the Central Lancashire Core Strategy

15. Electric Vehicle recharge points shall be provided to every property during the construction process. This shall consist of, as a minimum a 13 amp electrical socket located externally (or in the garage if available) in such a position that a 3 metre cable will reach the designated car parking spaces. A switch shall be provided internally to allow the power to be turned off by the residents.

REASON: To enable and encourage the use of alternative fuel use for transport purposes in accordance with Policy 3 of the Central Lancashire Core Strategy

16. As part of the Reserved Matters application, a Tree Constraints Plan which details all trees to be retained on site, shall be submitted to the Local Planning Authority for approval in writing. The details shall also include a Tree Protection Plan to demonstrate the root protection areas for all trees to be retained on site and shall be in accordance with BS5837 2012.

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

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

REASON: To ensure that prior to commencement of development, trees are protected from damage during construction works in accordance with Policy G13 in the South Ribble Local Plan 2012-2026

18. As part of the Reserved Matters submission, details of the timescales for demolition of the existing buildings, the clearance of the area and the reinstatement of the land to green field shall be provided. The details to include a planting schedule for the area and a scheme for the maintenance and management of the green field area. The agreed scheme shall be implemented within the timescales set out.

REASON: For the avoidance of doubt and to ensure the land is cleared and reinstated to green field land in accordance with Policy G1 in the South Ribble Local Plan

RELEVANT POLICY

Central Lancashire Core Strategy

- 1 Locating Growth
- 7 Affordable and Special Needs Housing
- 17 Design of New Buildings

South Ribble Local Plan

- G1 Green Belt
- G10 Green Infrastructure Provision in Residential Developments
- G11 Playing Pitch Provision
- G13 Trees, Woodlands and Development
- G16 Biodiversity and Nature Conservation
- G17 Design Criteria for New Development