

Application Number 07/2017/0621/FUL

Address Land At Olive Farm and
Land North Of Methuen Drive
Methuen Drive
Hoghton
Lancashire

Applicant Galliford Try Partnerships

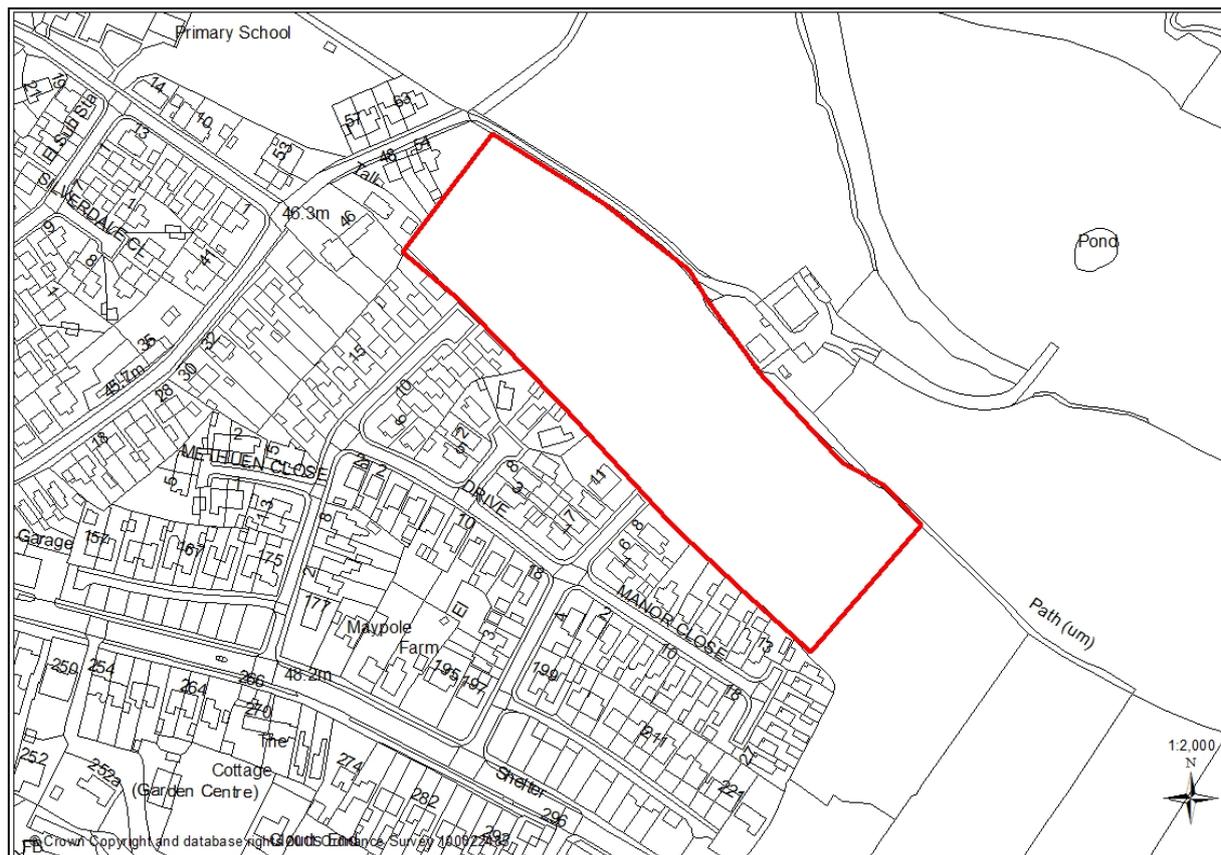
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Development Erection of 78 dwellings (including 39 affordable dwellings) with associated access and landscaping

Officer Recommendation **Approval with Conditions**
Officer Name **Mr Chris Sowerby**

Date application valid 07.03.2017
Target Determination Date 06.06.2017
Extension of Time 21.06.2017



1. REPORT SUMMARY

1.1 The application relates to a 2.37 hectare parcel of land, flat, broadly rectangular in shape and currently used for agriculture, located to the north of an existing residential estate in Hoghton. Hedging and a number of mature trees are present along the site boundaries, none of which are protected by Tree Preservation Orders. The application site is designated as being for 'Village Development' under Policy B2 of the South Ribble Local Plan.

1.2 The proposal is for a residential development, comprising of 78 dwellings (including 4 bungalows) on the site, of which 39 are proposed to be 'affordable houses' (16 shared ownership and 23 affordable rent). The access to serve the proposed development is from the head of Methuen Drive. Existing hedging and mature trees along the site boundaries are proposed to be retained along with supplementary planting concentrated along the eastern boundary and sections of the southern boundary.

1.3 Policy B2 permits development which meets a local need, including local affordable housing, provided that it can be demonstrated the development cannot be accommodated within the existing built-up area of the village or the site is preferable for the use proposed. At the request of the Inspector who oversaw the examination into the current Local Plan the requirements that *"the proposed development does not include market housing"* was removed from this policy, thus allowing the construction of market housing on 'Village Development' sites as an enabler to deliver one or more of the listed acceptable uses. Policy B2 also does not rank the listed acceptable uses by preference. An application needs to be determined on its own merit as to whether it would meet an identified need.

1.4 The applicant has provided a review of affordable housing provision and requirement undertaken by Great Places Housing Group to support the case for there being a 'local need' for affordable housing in addition to postcode data obtained from Select Move which details registered interest on affordable housing. The Local Authority's Strategic Housing Manager has assessed the submitted supporting information and raised no objections to the proposal confirming that the development would meet affordable housing needs identified in the South Ribble Housing Framework 2016-2019. The proposed delivery of 4 'true' bungalows as part of the development would also help to meet an identified local need of house types suitable for an aging population.

1.5 An assessment into the need for the market units to support the delivery affordable units, submitted by the applicant, has been assessed by an independent valuer appointed by the Council (Keppie Massie). Having predicted a profit margin of 11.5% of the GDV for the development, the conclusion reached by Keppie Massie is that the provision of 39 market housing using on the site is required to support the delivery of 39 affordable housing units.

1.6 The proposed mixture of housetypes and designs on the site are not considered to be out of character with the surrounding area and includes upgraded boundary treatments and external detailing on the properties at prominent locations within the site. The density of the proposed development equates to 32.9 dwellings per hectare and is not dissimilar to other approved sites whereby densities between 25-50 dwellings per hectare are considered to be a medium density of development. In comparison, an area of land comprising of adjacent residential properties on Manor Close, Manby Close, Mansfield Drive, Methuen Drive and Fox Lane is built at 25 dwellings per hectare. Sufficient garden space, comparable to that present with nearby residential properties, are proposed for the dwellings. The proposed development is not considered to result in the overdevelopment of the site.

1.7 The existing hedge is proposed to be retained along the norther boundary of the site, acting as a transition between residential development and countryside (Green Belt designation), in addition to a landscape buffer zone along the eastern boundary.

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

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

1.10 In terms of overall traffic generation, the proposed scheme is not considered to materially increase traffic within the locality and would have a “*negligible impact on safety and capacity in the immediate vicinity of the site*”. The proposed off-street parking provision within the development is policy compliant.

1.11 None of the existing trees on the site are subject to a Tree Preservation Order and none are worthy of such protection. Existing trees and hedgerows on the site are proposed to be retained, with exception to a single tree and small stretch of hedgerow required to be removed to facilitate the site access. Approximately 90 trees are proposed to be planted throughout the site considered as adequate mitigation. The Local Authority’s Arboriculturist has raised no objections to the proposal.

1.12 One pond to the east within 200m of the site has been identified as having potential to be a habitat for newts. A condition has therefore been recommended by the Council’s appointed Ecology consultants requiring the submission and agreement of a Construction Environmental Management Plan detailing Reasonable Avoidance Measures will allow the development to proceed without risking harm to Great Crested Newts. Conditions have also been recommended relating to nesting birds and biodiversity enhancement which would include the provision of bat boxes, bird boxes, insect houses and site permeability for wildlife. With the implementation of these condition, there are no known ecology issues associated with the proposed development.

1.13 The proposal requires the realignment of a Public Right of Way which runs along the northern boundary of the site. The realignment proposed is relatively minor, which results in the footpath being set 3-4m further north along the rear boundary of the site, and no objections to this have been received from the County’s Public Rights of Way Officer.

1.14 The application accords with the requirements of Policies 7, 17 and 29 of the Core Strategy together with Policies B2 and G17 of the South Ribble Local Plan. For these reasons, and those contained within the report, the application is recommended for approval subject to the imposition of conditions.

2. APPLICATION SITE AND SURROUNDING AREA

2.1 The application relates to a 2.37 hectare parcel of land, flat and broadly rectangular in shape, located to the north of an existing residential estate in Hoghton.

2.2 The site comprises of a single open agricultural field which appears to be periodically used for the grazing of sheep. Hedging and a number of mature trees are present along the site boundaries, none of which are protected by Tree Preservation Orders.

2.3 The site is bounded by residential properties on Methuen Avenue, Manby Close, Methuen Drive and Manor Close to the south with residential properties present on Fox Lane to the west. To the north of the site is Cuerdale Hey Farm which, in addition to an agricultural enterprise, runs a cattery and kennel business from the site. Agricultural fields are present to the east of the application site.

2.4 A public right of way (FP 108) runs along the northern boundary of the site, cutting into the site as it passes the built development on Carver Hey Farm.

2.5 The application site is designated as being for ‘Village Development’ under Policy B2 of the South Ribble Local Plan.

2.6 Beyond the northern and eastern boundaries of the site is an area of land designated as Green Belt in the South Ribble Local Plan. Land beyond the western and southern boundaries of the site is designated as 'Existing Built-Up Areas' (Policy B1).

3. SITE HISTORY

3.1 None

4. PROPOSAL

4.1 The proposal is for a residential development, comprising of 78 dwellings (including 4 bungalows) on the site, of which 39 are proposed to be 'affordable houses' (16 shared ownership and 23 affordable rent).

4.2 The proposal comprises of 4 two-bed bungalows, 21 two-bed dwellings, 37 three-bed dwellings and 16 four-bed dwellings. A diverse range of house types is proposed with the house mix predominantly being detached and semi-detached properties.

4.3 The access to serve the proposed development is from the head of Methuen Drive.

4.4 Existing hedging and mature trees along the site boundaries are proposed to be retained along with supplementary planting concentrated along the eastern boundary and sections of the southern boundary.

4.5 The proposed development would not require the wholesale diversion of the existing public right of way which runs just within the site along the central section of the northern boundary but minor realignment in places with a buffer is proposed between the proposed dwellings and the site boundary. It is also proposed that a new link to the public right of way is made from the application site.

4.6 The application is accompanied by a Design and Access Statement, Planning Statement, Air Quality Assessment, Flood Risk Assessment, Tree Impact Assessment, Topographical Survey, Transport Assessment and a Utilities Statement.

4.7 Amended plans have been received in response to comments received from County Highways and an inter-relationship issue between Plot 65 and 20 Methuen Avenue. The amended plans show the provision of sheds for cycle storage on plots with integral garages.

5. REPRESENTATIONS

5.1 As of the 8th June 110 letters of objection have been received (of which 39 were received from properties that submitted 2 or more representations) in relation to the proposal. A summary of the points raised follows:

Policy Considerations

- Loss of agricultural land/Green Belt land
- No consultation on the change in the status of the land to a development policy
- No proven 'need' for affordable housing in Coupe Green
- Affordable housing would be made available to people not local to Coupe Green
- Unsustainable location (poor amenities and public transport)

Character / Appearance

- Proposed development is out of character with the area
- Overdevelopment of the site

Relationship To Neighbours

- Overshadowing / overdominance
- Overlooking / loss of privacy
- Impact on existing farming and cattery/kennels adjacent to the site

- ❑ Request for high landscaped bund along northern boundary to protect amenities of Cuerdale Hey Farm

Highway Issues

- ❑ Congestion and highway capacity
- ❑ Impact on highway safety
- ❑ Noise, disturbance and pollution from increased traffic
- ❑ Construction traffic could damage road surface
- ❑ Insufficient access provision for emergency vehicles
- ❑ Internal highway design matters
- ❑ Insufficient car parking proposed

Tree Issues / Wildlife

- ❑ Loss of habitat/impact on local wildlife
- ❑ Protected species present in the locality (Great Crested Newts, bats)
- ❑ Loss of a tree and hedgerows

Noise / Disturbance / Pollution

- ❑ Noise, disturbance and pollution from increased traffic
- ❑ Noise and disturbance resulting from occupation of the dwellings
- ❑ Potential impact on health of existing residents

Other Issues

- ❑ Potential impact on surface drainage and flood risk
- ❑ Impact on local infrastructure (e.g. schools, doctors)
- ❑ Negative impact on existing public footpath
- ❑ Realignment of footpath has the potential to disturb farm animals
- ❑ No details on who will maintain the realigned footpath
- ❑ No need for additional houses
- ❑ The Council has already exceeded targets in affordable housing delivery
- ❑ Development is profit driven
- ❑ Proposed road layout would allow for expansion into adjacent fields
- ❑ Loss of view
- ❑ Devaluation of existing properties
- ❑ Increase in crime
- ❑ Affordable housing would attract undesirable people to the area
- ❑ Maintenance issues relating to party boundaries

5.2 A further detailed letter of objection has been received from a Character Surveyor acting on behalf of the owners of Cuerdale Hey Farm to the north of the site. This is presented in its entirety, together with rebuttal comments from the applicant, as an addendum to this report.

5.3. **Hoghton Parish Council** have objected to the proposal highlighting impact on local infrastructure (schools, health service) and unsustainable location.

5.4 The **Campaign to Protect Rural England (CPRE)** have objected to the proposal questioning the need for housing/affordable housing, inadequate access, the location not being sustainable and poor design.

5.5 One letter of support has been received in relation to the proposal.

6. CONSULTATION REPLIES

County Highways have raised no objections to the proposal confirming that the traffic generated by the proposal should have a *“negligible impact on safety and capacity in the*

immediate vicinity of the site". The proposed layout is considered to be acceptable in principle and the sight lines requirements for all of the proposed junctions are fully achievable. It is noted that there have been two incidents logged on the LCC five year data base for Personal Injury Accident (PIA) within the vicinity of the site but County Highways confirm that these incidents appear to be of a nature that would "*not be worsened by the proposed development*".

Comments was made that some of the plots have substandard off-street parking due to these garages not meeting the County's guideline size to accommodate both a car and a storage space for cycles. The amended plans have since addressed this issue by proposing external cycle storage at the rear of these plots. A pedestrian link to the public right of way along the northern boundary has also been included at the request of County Highways.

Conditions have been recommended in relation to the provision of wheel washing facilities for construction traffic, the submission of a Construction Management Plan and the agreement of construction work within the adopted highway.

Environmental Health have raised no objections to the proposal recommending conditions relating to the submission of an acoustic survey, a Construction Nuisance Prevention Plan, hours of construction and the provision of electric vehicle recharging points.

The Local Authority's **Strategic Housing Manager** has raised no objections to the proposal confirming that the development would meet affordable housing needs identified in the South Ribble Housing Framework 2016-2019 and, through the provision of 4 bungalows, would also provide housing suitable for older people. It is noted that whilst the current absence of any social housing in Coupe Green means that there is no housing waiting list data available specifically for Coupe Green, the nearest comparator area of Hoghton (0.9 miles to the east) records 27 applicants as their first choice. The draft Strategic Housing Market Assessment suggests an annual affordable housing need of 203 units. This affordable housing scheme would help support meeting this need.

Ecology have raised no objections to the proposal, confirming that whilst a single pond within 200m of the site boundary has the potential to be a habitat for newts the imposition of a condition requiring the submission and agreement of a Construction Environmental Management Plan detailing Reasonable Avoidance Measures will allow the development to proceed. Conditions have also been recommended relating to nesting birds and biodiversity enhancement.

The Local Authority's **Arboriculturist** has raise no objections to the proposal recommending conditions relating to the undertaking of site monitoring works during construction, landscaping details and the erection of protective fencing during construction.

The **Environment Agency** have raised no objections to the proposal.

United Utilities have raised no objections to the proposal recommending conditions relating to the submission of foul and surface drainage details and the submission of a sustainable drainage management and maintenance plan.

The **Local Lead Flood Authority** (LCC) has raised no objection to the proposal recommending conditions relating to the provision of a surface water drainage scheme and a SuDS scheme and Management & Maintenance Plan.

The **School Planning Team** (LCC) has confirmed that they are not seeking an education contribution in regards to this development.

The **LCC Public Right of Way Officer** has submitted no observations.

The **Ramblers** have submitted no observations.

The **Crime Prevention Officer** (Lancashire Constabulary) have raised no objections to the proposal, making a number of crime prevention recommendations which have been forwarded on to the applicant.

The **Lancashire Fire & Rescue Service** have raised no objections to the proposal highlighting Building Regulations requirements which have been forwarded on to the applicant.

7. MATERIAL CONSIDERATIONS

Policy Considerations

7.1 i) NPPF

7.1.1 The NPPF promotes a presumption in favour of sustainable development and supports sustainable economic development to deliver, amongst other things, homes. Neighbours have commented that the site is not within a sustainable location, including an infrequent bus service, and therefore should not be development for housing and/or affordable housing.

7.1.2 The site in the previous version of the South Ribble Local Plan (2000 – 2012) was allocated as a 'Local Needs in Villages' site. A Sustainability Appraisal of the site, as a 'Preferred Option' for development, was undertaken as part of the Site Allocations process supporting the formation and adoption of the current South Ribble Local Plan (2012 – 2026). The Sustainability Appraisal for the site recorded positive scores for the distance to the nearest bus stop (less than 0.4km), distance to a convenience store (less than 0.4km), distance to a Post Office (less than 0.4km) and distance to a Primary School (less than 0.4km). A neutral score was recorded for the bus service frequency. Distances to the nearest railway station, service centre, supermarket and GP surgery all recorded negative scores (over 3km). It was concluded whilst overall the site did not score well, this is the case in all of the sites in the smaller rural villages and, despite this, it is still important to safeguard land in these areas for future village expansion.

7.1.3 The Planning Inspector, in examining the Local Plan, assessed the suitability and sustainability of sites for their policy designation. Considering the then proposed 'Village Development' allocations as a whole the Inspector commented *"They are positively prepared and justified and there is no evidence to indicate that they will not be effective in their implementation"*.

7.2 ii) Core Strategy Policy Considerations

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

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

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

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

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

7.2.5 Policy 7: Affordable and Special Needs Housing supports the delivery of affordable and special housing.

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

7.3 iii) South Ribble Local Plan 2012-2026

7.3.1 The site is designated as being for 'Village Development' under Policy B2 of the South Ribble Local Plan. Policy B2 permits development which meets a local need, such as local affordable housing, health care, community facilities and employment, provided that it can be demonstrated the development cannot be accommodated within the existing built-up area of the village or the site is preferable for the use proposed.

7.3.2 Following the examination of the current Local Plan, the Inspector's Final Report stated:

"Chapter B of the Plan sets out the hierarchy for development in accordance with that set out in the CS [Core Strategy]. Policies B1 and N2 relate to development with built-up areas and village development respectively. A modification (MM33) is proposed to policy B2 to remove the restriction on market housing in line with the advice in the Government's online practice guide and to ensure that the plan is positively prepared..."

7.3.3 As a result of this, the requirement that *"the proposed development does not include market housing"* was removed from this policy, thus allowing the construction of market housing on 'Village Development' sites as an enabler to deliver one or more of the listed acceptable uses (local affordable housing, health care, community facilities and employment).

7.3.4 This is supported by an appeal decision in 2013 into a 'Village Development' site at Swallow Field, Much Hoole, where the Inspector allowed a development of 8 dwellings where the delivery of 3 affordable houses would be enabled through the permitting of 5 market dwellings (application reference 07/2012/0466/OUT). The Inspector summarised that the proposed development, whilst not wholly affordable units, would go some way to providing for that need.

7.3.5 Policy B2 does not rank the listed acceptable uses by preference. An application needs to be determined on its own merit as to whether it would meet an identified need. To refuse an application that meets an identified need in preference for continuing to safeguard the land for another listed acceptable use would not provide a robust reason for refusal.

7.3.6 Taking a sequential approach, it is evident that there are no other sites within the defined 'Built-Up Area' of Coupe Green that can accommodate the proposed development with no brownfield sites of a similar size present within the settlement.

7.3.7 Considering the above, the proposed delivery of 39 affordable dwelling, supported by the delivery of 39 market dwellings, would in principle accord with the general requirements of Policy B2. An assessment into the 'local need' for the affordable units and need for the market units to support the delivery affordable units is made in the following sections of this report.

7.4 iv) Affordable and Special Needs Housing

7.4.1 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. The proposed scheme meets the requirements of Policy 7, in that the proposed development would provide 50% affordable housing (21 two bed houses and 18 three bed houses) on site. Of the

affordable houses proposed, 16 would be shared ownership properties and 23 affordable rent properties.

7.4.2 Supporting information submitted by the applicant, in the form of a review of affordable housing provision and requirement undertaken by Great Places Housing Group, identifies that due to high levels of home ownership in Coupe Green, there is currently no social housing within the village and “*very limited availability*” in nearby Hoghton and Gregson Lane.

7.4.3 The applicant asserts that within the PR5 postcode, Select Move records 131 applicants registered in need of 2 bedroom housing, 80 applicants for 3 bedroom housing and 29 applicants for 4 bedroom housing. In the neighbouring PR6 postcode there are currently 103 applicants registered in need of 2 bedroom housing, 68 applicants registered for 3 bedroom housing and 38 for 4 bedroom housing.

7.4.4 The Local Authority’s Strategic Housing Manager has raised no objections to the proposal confirming that the development would meet priorities outlined in the the South Ribble Housing Framework 2016-2019. It is noted that whilst the current absence of any social housing in Coupe Green means that there is no housing waiting list data available specifically for Coupe Green, the nearest comparator area of Hoghton (0.9 miles to the east) records 27 applicants as their first choice. This indicates a local need for affordable housing which the proposed development would help to satisfy. The draft Strategic Housing Market Assessment has suggested an annual affordable housing need of 203 units per year, of which 24 are for intermediate use and 179 for social/affordable rent. The housing scheme proposed offers shared ownership properties (also known as intermediate housing) and affordable rented properties so would help to meet the borough’s affordable housing need.

7.4.5 Neighbours have raised concern that the affordable housing would be made available to people not local to Coupe Green and therefore not meeting a ‘local need’. On any given approval the securing and delivery of the affordable housing would be subject to a suitably worded condition, this would include occupancy criteria to be used for determining the identity of occupiers of the affordable housing.

7.4.6 In addition to the 50% provision of affordable housing the application also proposes the construction of 4 two-bed bungalows. The Central Lancashire Strategic Housing Market Assessment (September 2016), which the Council has been provided in draft format, identifies a high demand for bungalows across Preston, South Ribble and Chorley. This is primarily as a result of an aging population (locally and nationally) together with the limited delivery of bungalow units by house builders. The proposed delivery of 4 ‘true’ bungalows as part of the development would help to meet this identified local need.

7.5 Affordable Housing Enabling

7.5.1 An assessment into the need for the market units to support the delivery affordable units has been submitted by the applicant in the form of an ‘Affordable Housing Enabling Statement’. The Council has appointed an independent valuer (Keppie Massie) to assess the Affordable Housing Enabling Statement submitted by the applicant and comment on the applicant’s assertion that 39 market units would be required to support the delivery of 39 affordable units. In their response Keppie Massie confirm that the industry standard profit benchmark for market housing units is 18% of the gross development value (GDV) and 7% of the costs for the affordable units, resulting in a blended industry standard profit benchmark of 14.4% of GDV for this development. These figures are recognised as providing the developer with a reasonable and competitive return.

7.5.2 Having considered the predicted revenue generated from the sale of each of the dwellings against the outlay of acquisition costs, construction costs (including a CIL payment of £302,866.59), marketing costs and finance costs, Keppie Massie concluded that the blended profit margin for this development is 11.5%, which is a lower profit margin for the

developer than the 14.4% of GDV than the industry standard benchmark for this development.

7.5.3 The conclusion reached by Keppie Massie is that *“based on a proposed development of 78 dwellings, 39 market dwellings will be required to deliver 39 affordable dwellings based on the tenure proposed”*.

7.5.6 Having considered the professional opinion of the independent valuer appointed by the Council, it is the Officers view’s that the need to provide 39 market housing units on the site is necessary to facilitate the delivery of 39 affordable housing units.

7.6 v) Open Space

7.6.1 The Central Lancashire Open Space and Playing Pitch Supplementary Planning Document (SPD) requires residential developments with a net gain of more than 5 dwellings to contribute towards the provision of amenity greenspace if there is an identified local deficiency in quantity, accessibility or quality/value.

7.6.2 The Central Lancashire Open Space Study confirms that there is a surplus of amenity greenspace and provision for children/young people within the Coupe Green and Gregson Lane Ward, together with the site not being within 1000m of Central Park, 800m of any natural/semi-natural area of low quality/value and no allotments within 10 minutes’ drive that are of low quality/value. As such an on-site and/or off-site contribution to open spaces and playing pitches cannot be justified.

7.6.3 Whilst there is no policy requirement for the provision of open space on site, the applicant is proposing a 10m (wide) x 82m (long) landscape buffer zone, comprising of tree and hedge planting, along the eastern boundary of the site.

7.7 CIL

7.7.1 Based on the Community Infrastructure Levy charging schedule, the proposed development would be required to pay a net CIL payment (after deductions for the Social Housing element) of £302,866.59 which will contribute to infrastructure requirements contained within the Regulation 123 list.

7.8 Character / Appearance

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

7.8.2 In consideration of the above, the local distinctiveness and character of the local area have been assessed. The residential development to the south comprises of properties of varying sizes and designs, with detached dormer bungalow and two-storey properties present on Manor Close, Manby Close, Mansfield Drive and Methuen Avenue. Semi-detached bungalows are present along Methuen Close and Methuen Avenue, with more traditional detached and semi-detached properties present along Hoghton Lane (to the south) and Fox Lane (to the west). The proposed mixture of housetypes and designs on the site are not considered to be out of character with the surrounding area. A condition to require agreement of the proposed sample materials with the Local Planning Authority prior to the commencement of the development will allow the Local Planning Authority to control the materials to ensure they relate well to local area. The proposed scheme includes upgraded boundary treatments and external detailing on the properties at prominent locations within the site.

7.8.3 The application proposes 78 dwelling on the 2.37 hectare site, which equates to 32.9 dwellings per hectare and is not dissimilar to other approved sites whereby densities

between 25-50 dwellings per hectare are considered to be a medium density of development. In comparison, an area of land comprising of adjacent residential properties on Manor Close, Manby Close, Mansfield Drive, Methuen Drive and Fox Lane is built at 25 dwellings per hectare. Sufficient garden spaces are proposed for the dwellings. The proposed development is not considered to result in the overdevelopment of the site.

7.8.4 Beyond the northern and eastern boundaries of the site are open fields which are rural in character. Along the northern boundary of the site, between Plots 31-43, the existing hedge is proposed to be retained as a means of boundary treatment. Between Plots 18-27, in addition to the side of Plot 30, a 1.8m high timber fence is proposed along the northern boundary of the site as a means of boundary treatment. Beyond the proposed fence is the proposed re-routed Public Right of Way with the existing hedge beyond to be retained along the northern boundary of the site. Also, along the eastern boundary of the site a 10m (wide) x 82m (long) landscape buffer zone is proposed. Given the northern and eastern sections of the site will act as the transition between residential development and countryside (Green Belt designation), the retention of the existing hedge along the northern boundary of the site and the provision of a landscape buffer zone are welcomed.

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

7.9 Relationship To Neighbours

7.9.1 The inter-relationship within the site between the proposed dwellings are acceptable and meet the recognised minimum spatial separation distances.

7.9.2 Along the southern boundary of the site, minimum distances ranging from 5.9m-12m would be present between the side elevations of existing residential properties and the side gables of proposed dwellings on Plots 1, 31, 52, 66 and 78. Along the same southern boundary of the site minimum distances ranging of 18m and 23.4m would be present between the rear elevations of existing residential properties and the side gables of proposed dwellings on Plots 11 and 12. Splayed distances of 13.6m and 14.3m, with acute angles, are present between existing dwellings and the side gables of proposed dwellings on Plots 65 and 66.

7.9.3 Whilst the side elevation of the existing property at 8 Methuen Drive has dormer windows facing the application site, with a distance of 12m proposed to the blank side gable on Plot 1, there is a significant tree screen along the boundary which is in excess of 8m high and would inhibit any views of Plot 1 from side facing windows.

7.9.4 A distance of 10.3m would be present between the side elevations 11 Methuen Drive and Plot 78. However as both of the opposing elevations are blank gables there would be no undue overshadowing/overdominance.

7.9.5 A minimum distance of 18m is proposed between the nearest first floor rear habitable room on Plot 65 to an existing first floor habitable room window on the rear elevation of 20 Methuen Avenue. The angled (non-direct) relationship between these elevations, resulting from Plots 62-65 being moved 3m further into the site than originally proposed, means that this inter-relationship is considered as acceptable.

7.9.6 Given the angled orientation of 4 and 6 Manby Close to the blank side elevations of Plots 65 and 66 respectively, there would be no undue impact in terms of overshadowing/overdominance to these properties.

7.9.7 A distance of 5.8m is proposed between the blank side elevation on Plot 55 to the side elevation of the existing property at 25 Methuen Avenue. Whilst two ground floor windows are present on the side elevation of 25 Methuen Avenue facing the application these are not the sole windows to habitable rooms, with other sources of light on the rear and opposing

side elevations of the property. No first floor windows are present on the side elevation of 25 Methuen Drive facing the application site. A 1.8m high close boarded timber fence is proposed along the party boundary. Whilst this would result in the loss of views, which is not a material planning consideration, the proposal will not result in a significant detrimental impact in terms of overshadowing/overdominance. As such this inter-relationship is considered as acceptable.

7.9.8 The side elevation of 20 Methuen Drive also has a ground floor window facing the application site with a distance of 10.9m proposed to the blank side elevation on Plot 52. As Plot 52 is set forward of the front elevation of 20 Methuen Drive this inter-relationship is not direct and therefore there would be no significant detrimental impact in terms of overshadowing/overdominance. As such this inter-relationship is considered as acceptable.

7.9.10 At the head of cul-de-sacs along the southern boundary of the site within the proposed development landscape buffers, which have been extended at the request of the Officers, are proposed. In addition to providing a visual screen from existing properties beyond the southern boundary, the proposed landscape buffers reduce the potential for crime and anti-social behaviour.

7.9.11 On the southern elevation of Cuerdale Hey Farm to the north of the site boundary a number of windows, including ground floor kitchen and a first floor unobscured bathroom window, are present. The site layout proposes the planting of 4 trees beyond the southern boundary of Cuerdale Hey Farm with acute relationships present to the front elevations on Plots 27 and 30.

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

7.9.13 The owners/occupiers of Cuerdale Hey Farm, in addition to operating an agricultural enterprise, run a cattery and kennel business from a barn 25m to the north of the site boundary. Environmental Health have considered the relationship between the proposed dwellings closest to Cuerdale Hey Farm and the barn from which the cattery/kennel business is run and have requested a condition requiring the submission and agreement of an acoustic survey which will identify any mitigation measures to be undertaken on any affected approved dwelling to prevent noise/disturbance being an issue to any further occupier. A request has been made for the formation of a landscaped bund along the northern boundary of the site to protect the amenities of Cuerdale Hey Farm. This request has been considered by the applicant who have commented that the formation of a landscaped bund along this boundary would not be feasible due to the impact any such bund would have on garden sizes, future maintenance issues, potential loss of trees and hedges, restricted surveillance on the Public Right of Way and interference with the existing ditch running along the boundary.

7.10 Highway Safety Issues

7.10.1 County Highways have fully assessed the proposal and have raised no objections. Amended plans have been submitted which address the issues raised in relation to the on-site parking provision and the provision of a pedestrian link to the existing Public Right of Way.

7.10.2 The NPPF, para 32, confirms that development should only be prevented or refused on transport grounds where the residential cumulative impacts of development are “severe”. The submitted Transport Assessment, using TRICS, calculates the proposed development would result in 32 vehicle movements during the morning peak hour (7.30am-8.30am) and 39 vehicle movements during the evening peak hour (5.00pm-6.00pm). County Highways have confirmed that in terms of overall traffic generation, the proposed scheme is not

considered to materially increase traffic within the locality and would have a “negligible impact on safety and capacity in the immediate vicinity of the site”.

7.10.3 Within their consultation response, County Highways confirm that the Lancashire County Council’s five year data base for Personal Injury Accident (PIA) indicates that there have been two incidents within the vicinity of the site. However on investigation County Highways confirm that they are of the opinion that the incidents appear to be of a nature that would not be worsened by the proposed development.

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

7.10.5 Neighbours have raised concerns over the potential for construction traffic damaging the existing road surface. If any such damage does occur this should be reported to Lancashire County Council as the relevant highways authority. Neighbours have also raised concern at noise, disturbance and pollution associated with the increase in vehicular traffic once the development is occupied. In considering the environmental and neighbour amenity impact associated with the proposal Environmental Health have raised no objections.

7.11 Tree Issues / Wildlife

7.11.1 None of the existing trees on the site are subject to a Tree Preservation Order and none are worthy of such protection. The Local Authority’s Arboriculturist has raised no objections to the proposal. The proposed development would require the removal of one tree, with approximately 90 trees proposed to be planted throughout the site. This is considered to be acceptable mitigation.

7.11.2 Neighbours have raised concern at the potential loss of hedgerows. The only section of hedgerow that is proposed to be removed is that to facilitate the site access. The submitted Arboricultural Impact Statement affirms that “*the impact of the extent of boundary hedge that will need to be removed to facilitate access into the site will be far outweighed by the amount of new planting that is feasible directly as a result of the development*”.

7.11.3 The Ecology Report submitted with the planning application identified one pond, 150m to the north of the site, which does not provide a suitable habitat for Great Crested Newts. Two further ponds to the east, 200m and 250m from the site, were identified by the Council’s appointed Ecology consultants. A subsequent assessment of these ponds identified one which has the potential to be a habitat for newts. A condition has therefore been recommended by Ecology requiring the submission and agreement of a Construction Environmental Management Plan detailing Reasonable Avoidance Measures will allow the development to proceed without risking harm to Great Crested Newts.

7.11.4 No sign of badger activity was noted during the site survey and no sett (used or disused) was encountered during the survey). No evidence of burrowing mammals were recorded on the site. The majority of trees along the site boundary were found to have bat roost potential however, as only one tree is proposed to be removed with additional tree planting proposed, no objections have been raised by the Council’s appointed Ecology consultants. Conditions have also been recommended relating to nesting birds and biodiversity enhancement which would include the provision of bat boxes, bird boxes, insect houses and site permeability for wildlife.

7.12 Noise / Disturbance / Pollution

7.12.1 Neighbours have raised concern at the potential for noise and disturbance resulting from the occupation of the dwellings. As stated previously in the ‘Relationship To Neighbours’ section of this report, the dwellings within the proposed development meet the recognised minimum spatial separation distances to existing properties. Similar inter-

relationships between the proposed and existing properties are common throughout the Borough and do not result in significant harm the amenities of occupiers.

7.12.2 Neighbours have also raised concern at the potential impact on the health of existing residents, with potential sleep deprivation highlighted for existing residents that work nights during the construction phase. Whilst some degree of disruption is inevitable during any construction the imposition of specific conditions, such as for the submission and agreement of a Construction Management Plan, aim to safeguard the amenities of existing residents.

7.13 Public Right of Way

7.13.1 A Public Right of Way (FP 108) runs adjacent to the northern boundary of the site from Fox Lane (to the west) into open fields (to the east). Between the site and the Public Right of Way are established hedgerows and trees, which are to be retained as part of the proposed development. Whilst it was noted that the site provides some opportunities for shelter and foraging for hedgehogs, open land with similar characteristics have been identified neighbouring the site. The proposed development requires some minor realignment to the rear of back gardens on Plots 19-27, which results in the footpath being set 3-4m further north along the rear boundary of the site. No objections to this proposed realignment have been made by the County's Public Rights of Way Officer.

7.13.2 Concern from neighbours has been raised over potential conflict with farm animals resulting from the realignment of the existing Public Right of Way. It is not uncommon for Public Rights of Way to present through or in close proximity to agricultural fields. The issue of maintenance has also been raised for the Public Right of Way, with that duty being the responsibility of the landowner, or the developer in this case, and can be secured by a suitably worded condition.

7.14 Other Issues

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

7.14.2 Neighbours have raised objection at the lack of infrastructure to support the development. Should the application be approved the development would be subject to the Community Infrastructure Levy charging schedule, therefore contributing to infrastructure requirements contained within the Regulation 123 list. The School Planning Team (LCC) has also confirmed that they are not seeking an education contribution in regards to this development.

7.14.3 Neighbours have questioned the need for additional dwellings in the locality. Whilst the site is not an allocated solely as a future residential development site the Local Plan allows for windfall development, in line with the NPPF. The designation of the site, for 'Village Development', allows for the development of the land for residential purposes, in principle. Objectors have also highlighted that the Council's own Monitoring and Housing Land reports confirm the Borough is exceeding the self-set targets for the delivery of affordable housing. Whilst this is the case, the targets set are a minimum, not a maximum, figure.

7.14.4 Objections received concerning the development being "*profit driven*", loss of views, devaluing of existing properties and the affordable housing attracting undesirable people to the area are not material planning considerations and cannot be considered as such.

7.14.5 Neighbour have raised concern that the proposed internal road layout would allow for the expansion into adjacent fields. The adjacent fields to the north and east are however designated as Green Belt, with the current Local Plan covering the period up to 2026.

7.14.6 Concern has also been raised at the proposed development potentially resulting in an increase in crime. The Crime Prevention Officer (Lancashire Constabulary) has however raised no objections to the proposal.

8. CONCLUSION

8.1 The proposal is for a residential development, comprising of 78 dwellings (including 4 bungalows) on the site, of which 39 are proposed to be 'affordable houses' (16 shared ownership and 23 affordable rent) on a site designated as being for 'Village Development' under Policy B2 of the South Ribble Local Plan. Policy B2 permits development which meets a local need, including local affordable housing, for which the need has been demonstrated and confirmed by the Local Authority's Strategic Housing Manager. The need to provide 39 market housing units to support the delivery of 39 affordable units has been confirmed by an independent valuer commissioned by the Council. The proposed development would be in keeping with the character of the local area and will not impact on the amenities of neighbouring properties. There are no known highway safety or ecology implications which cannot be satisfactorily addressed by the imposition of suitably worded conditions. The proposal accords with Policies 7, 17 and 29 of the Core Strategy together with Policy G17 of the South Ribble Local Plan (2012-2026).

8.2 For these reasons, and those contained within the report, it is recommended that the application be approved subject to the imposition of conditions.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. That the development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990.

2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans numbered 938 A 002 Rev.G (Site Layout), D6225.003B (Detailed Planting Plan Overall), D6225.002B (Landscape Plan), D6255.004B (Detailed Planting Plan Area 1), D6255.005B (Detailed Planting Plan Area 2), D6255.006B (Detailed Planting Plan Area 3), D6255.007B (Detailed Planting Plan Area 4), 202L (Plots 66-69), 202L (Plots 52-54), 202L (Plots 39-42, 46-51, 58-61), 303 (Plots 70-73), 303 (Plots 10-17, 55, 56, 62-65), Avon (Plots 34, 35), Bailey (Plots 25, 26), Bailey Special (Plots 8, 9), Bailey Special & Calder (Plots 6 and 7), Bailey & Calder (Plots 74, 75 & 4, 5 (Handed)), Bailey Special (Plot 57), Abbey Special (Plots 18, 19, 20, 21), Dene (Plots 28, 29), Cldye (Plots 22, 32, 33 (Handed) 36, 37 (Handed) 77), Ribble (Plots 2, 27 (Handed) 30, 76), Dee (Plot 3), Wye (Plots 1, 23, 24 (Handed) 31, 38 (Handed), 43, 44, 45, 78) and VN70749-100 (Proposed Site Access).

REASON: To ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G1 of the South Ribble Local Plan (2012-2026).

3. No work shall be commenced until satisfactory details of the colour and texture of the facing and roofing materials to be used have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details

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

4. Each dwelling (excluding the 39 dwellings hereby approved) is required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.

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

5. Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling (excluding the 39 dwellings hereby approved) 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

6. No dwelling hereby approved (excluding the 39 dwellings hereby approved) shall be occupied until a SAP assessment (Standard Assessment Procedure), or other alternative proof of compliance (which has been previously agreed in writing by the Local Planning Authority) such as an Energy Performance Certificate, has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling has achieved the required Dwelling Emission Rate.

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

7. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework. The affordable housing shall remain affordable in perpetuity. The scheme shall include:

- i. the arrangements for the transfer of the affordable housing to an affordable housing provider;
- ii. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- iii. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Provided that such condition shall not be binding upon a mortgagee, chargee or any receiver (including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a Receiver) of the whole or any part of the affordable housing or any persons or bodies deriving title through such mortgagee or chargee or Receiver.

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

8. Prior to the commencement of any works on site an acoustic survey shall be undertaken by a suitably qualified person that specifically considers the impact the existing cattery and kennels at Cuerdale Hey Farm would have on the future occupiers of dwellings hereby approved. The details of the findings of the survey and any mitigation measures identified shall be submitted for approval to the Local Planning Authority. Once approved the mitigation measures shall be carried out as approved prior to the first occupation of the relevant property and retained and maintained thereafter.

REASON: To safeguard the living conditions of future residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy.

9. The development shall proceed in full accordance with the details provided in the submitted Construction Method Statement (dated February 2017), with the following amendment to the proposed construction hours:

i) No machinery shall be operated; no process shall be carried out and no deliveries taken at or dispatched from the site outside the following times:

0800 hrs to 1800 hrs Monday to Friday
0800 hrs to 1300 hrs Saturday

No activities shall take place on Sundays, Bank or Public Holidays.

The Construction Method Statement, with the above amendment, shall be adhered to in full unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of the amenity of neighbouring residential properties in accordance with Policy G17 in the South Ribble Local Plan (2012-2026).

10. Any construction works associated with the development, including the taking and dispatching of deliveries, shall not take place except between the hours of:

0800 hrs to 1800 hrs Monday to Friday
0800 hrs to 1300 hrs Saturday

No activities shall take place on Sundays, Bank or Public Holidays.

REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy.

11. Prior to the first occupation of any dwelling, excluding the identified 'affordable housing' units, that dwelling shall be provided with an electric vehicle charging point which shall be retained for that purpose thereafter.

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

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

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

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

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

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

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

Those details shall include, as a minimum:

a) Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to

- prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
- b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate.
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable;
- f) Details of water quality controls, where applicable.

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

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

15. No development hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

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

16. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:

- a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
- b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - i. on-going inspections relating to performance and asset condition assessments
 - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- c) Means of access for maintenance and easements where applicable.

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

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

17. Prior to the commencement of development, a scheme for the provision of foul water drainage shall be submitted to and be approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the

approved plans during the development and shall be thereafter retained and maintained for the duration of the approved use.

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

18. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

19. No part of the development hereby approved shall be occupied until the approved scheme referred to in Condition 18 has been constructed and completed in accordance with the scheme details.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the traffic generated by the development does not exacerbate unsatisfactory highway condition in advance of the completion of the highway scheme/works.

20. No property shall be occupied, or be brought into use, until their respective car parking spaces have been surfaced or paved in accordance with a scheme to be approved in writing by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan.

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

21. The new estate road from the approved site access onto Methuen Drive to a distance 45 metres into the site shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any built development takes place within the site.

The remainder of the estate road shall be constructed to an adoptable standard in accordance with the Lancashire County Council Specification for Construction of Estate Roads prior to the first occupation of any dwelling hereby approved.

REASON: - To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative in accordance with Policy 3 of the Core Strategy.

22. That all trees (and other habitats including hedgerows) being retained in or adjacent to the application site, as detailed on the approved Landscape plan ref. D6225.002B (Landscape Plan), shall be adequately protected for the duration of the development, including the erection of protective fencing, in accordance with BS5837, 2012 "Trees in Relation to Design, Demolition and Construction - Recommendations". 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. Any tree removed without such consent or dying or being severely damaged or becoming diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.

REASON: To prevent damage to trees during construction works in accordance with Policy 17 in the Central Lancashire Core Strategy.

23. The approved landscaping scheme shall be implemented in the first planting season following completion of the development or first occupation/use, whichever is the soonest, and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority, in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. This maintenance shall include the watering, weeding, mulching and adjustment and removal of stakes and support systems, and shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies by the same species. The replacement tree or shrub must be of similar size to that originally planted.

REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy, Policy G13 and Policy G17 in the South Ribble Local Plan 2012-2026

24. 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 impact 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 protected by the Wildlife and Countryside Act 1981 and so as to ensure work is carried out in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

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

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

26. Prior to the commencement of development details biodiversity enhancement to be undertaken within the site shall be submitted to and approved in writing by the Local Planning Authority. This should include details of the provision of bat boxes, bird boxes, insect houses and site permeability for wildlife. The agreed scheme shall be implemented in full within a timeframe to be agreed in writing with the Local Planning Authority and retained and maintained thereafter.

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

27. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plans shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority.

REASON: - In the interests of highway safety and other highway users in accordance with Policy 3 of the Core Strategy.

28. Prior to the commencement of development, a scheme and programme for the maintenance of the section of Public Right of Way Footpath 108 within the site shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed in accordance with the agreed scheme.

REASON: In the interests of visual amenity of the area in accordance with Policy 17 of the Core Strategy and Policy G17 of the South Ribble Local Plan 2012-2026.

RELEVANT POLICY

NPPF National Planning Policy Framework

- 1 Locating Growth (Core Strategy Policy)**
- 3 Travel (Core Strategy Policy)**
- 4 Housing Delivery (Core Strategy Policy)**
- 5 Housing Density (Core Strategy Policy)**
- 6 Housing Quality (Core Strategy Policy)**
- 7 Affordable and Special Needs Housing (Core Strategy Policy)**
- 17 Design of New Buildings (Core Strategy Policy)**
- 22 Biodiversity and Geodiversity (Core Strategy Policy)**
- 28 Renewable and Low Carbon Energy Schemes (Core Strategy Policy)**
- 29 Water Management (Core Strategy Policy)**

POLB2 Village Development

- POLG13 Trees, Woodlands and Development**
- POLG14 Unstable or Contaminated Land**
- POLG16 Biodiversity and Nature Conservation**
- POLG17 Design Criteria for New Development**

Note:

1. The granting of planning permission does not entitle a developer to obstruct a 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.

2. The applicant is advised that the new site access, will need to be constructed under a section 278 agreement of the 1980 Highways Act. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with the proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the Lancashire County Council before works begin on site.
