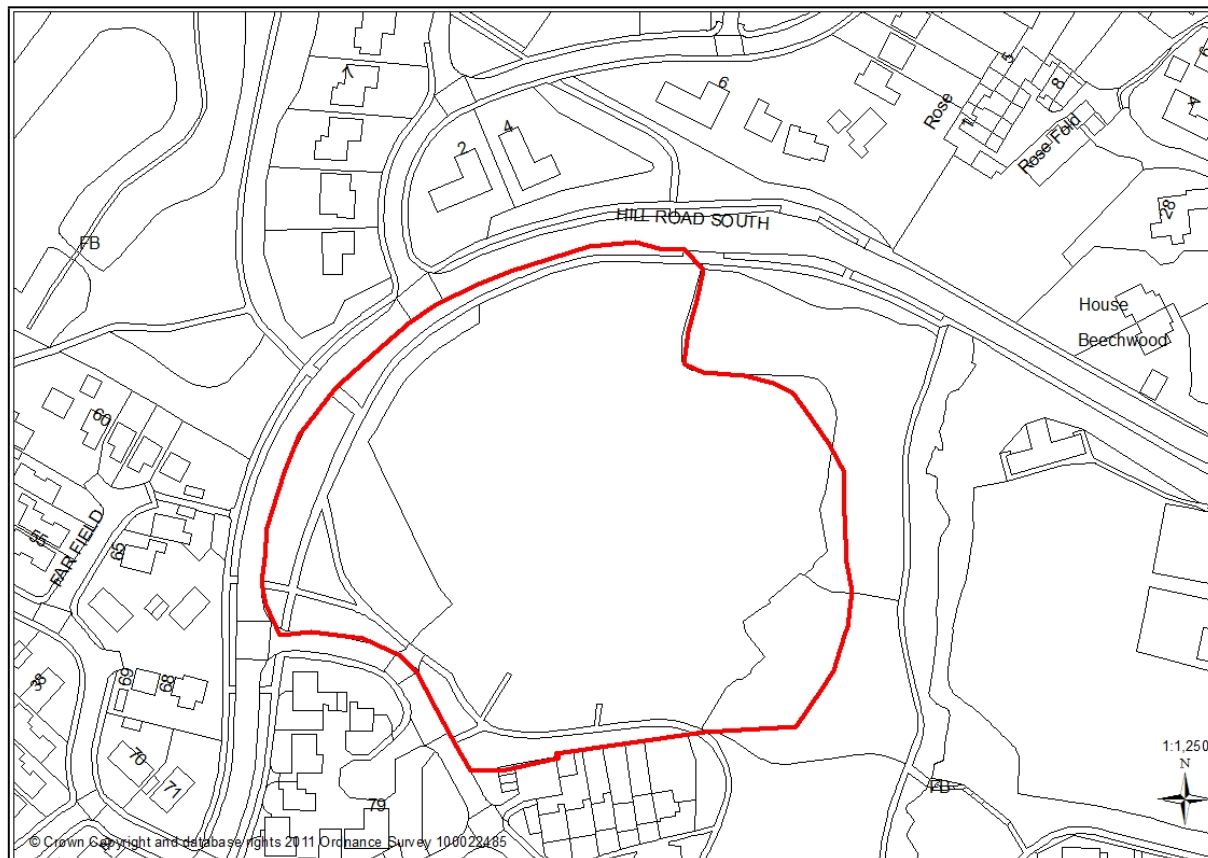


Application Number	07/2017/1266/REM
Address	The Maltings Site Hill Road South Penwortham Lancashire
Applicant	Galliford Try Partnerships NW
Agent	Miss Rosanna Cohen Eastgate 2 Castle Street Castlefield Manchester M3 4LZ
Development	Reserved Matters application for the erection of 61 residential units comprising of dwellings and apartments with associated landscaping
Officer Recommendation	Approval Subject to a S106 Agreement
Officer Name	Mrs Debbie Roberts
Date application valid	11.05.2017
Target Determination Date	10.08.2017
Extension of Time	None



1. Report Summary

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

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

1.3. This application, which is a reserved matters application for 61 dwellings with ancillary works would include 30 'starter homes', and in housing provision terms is considered to be policy compliant; the remainder offering a mix of 3 and 4 bedroomed residential accommodation. Approval is in place for re-use of the existing access from Malthouse Way.

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

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

1.6. County Highways have fully assessed the application and raise no objections to the proposed development in principle and subject to conditions.

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

1.8. Legal: The outline application was subject to S106 legal agreement which required a financial contribution towards Open Space of £37,696 and ensured provision of 50% starter homes on a scheme of 62 properties phased at a prescribed rate. Changes to the proposal means that a Deed of Variation is required to account for the following changes:

- That an open space contribution calculated on the revised proposal for 61 properties would be payable for the sum of £37,088
- That 30 starter homes should be provided. The Central Lancashire Affordable Housing SPD in line with Core Strategy Policy 7 requires a minimum of 30% affordable housing on market housing schemes in urban areas of the Borough. Although the outline permission was based on a 50% affordable provision, the calculation following the reduction in house numbers results in a little over 49.2% in actual terms. A more sensible approach therefore i.e. actual housing numbers as opposed to a calculated percentage is considered necessary

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

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

2. Application Site and Surrounding Area

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

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

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

3. Site Context / Planning History

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

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

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

3.4. Outline approval 07/2016/0614/OUT was granted in August 2016 for erection of 62 dwellings (access applied); permission was subject to conditions, open space financial contribution and affordable housing provision of 50%. This planning application would include 30 starter homes (a little over 49% affordable housing) although usually with a site of this nature, SRBC would only expect to see 30% affordable housing. Starter Homes would be a

mix to meet local housing need, have a 20% discount applied to the open market and are for first time buyers. As they can be combined with Help to Buy, the monthly cost of a Starter Home can be similar to an affordable rented property.

3.5. There are no other relevant applications on the history of this site.

4. **Proposal**

4.1. Outline planning permission (access applied) was approved in October 2016 for erection of up to 62 dwellings and apartments with associated works and landscaping at The Maltings, Hill Road South, Penwortham. This, and the scheme to be determined differ little from the approved 2014 Development Brief.

4.2. This new application seeks approval of the reserved matters; namely the fine detail of appearance, layout and scale for erection of 61 residential units on the same site. Approximately 50% of the proposed 2, 3 and 4 bedroomed properties would be affordable housing (Starter Homes) – 12 x 2 bedroom apartments and 18 x 2 bedroomed dwellings; the remaining 31 properties would be market housing.

4.3. The proposal includes 9 house types; relatively plain, modern properties constructed in a mix of Wienerberger 'Oakwood Multi' and 'Harvest Buff' facing brick with Marley Modern smooth grey roof tiles, pale coloured render and stone detailing. House types would be as follows:

- 'Trent' – 1 x 4 bed dwelling with integral, front facing garage
- 'Thame' 8 x 4 bed, flush fronted dwellings with single detached garage. Seven of this type would also include a flat roofed bay to the side elevation
- 'Bailey' – 5 x semi-detached, 3 bed dwellings in a similar style to the 'Thame'
- 'Ribble' – 2 x 4 bed detached property with gabled front elevation. Although this property includes an integral garage it is too small to be considered for off road parking use
- 'Dee' – 1 x 4 bed detached property with full sized integral garage.
- 'Calder' – 1 x semi-detached and 1 x detached, 3 bed properties
- 'Arun' – 18 x 2 bed dwellings with front gabled roof detail; 2 of these would have detached, single garages. These properties would be part of the starter home offer.
- 'Avon' – 12 x 3 bed, semi-detached houses which are externally the same design as the 'Bailey'.
- Apartments – 12 x 2 bed apartments over three floors, with external service and parking space. Each property would benefit from private patio or balcony space. These are also to be part of the starter home offer

4.4. The proposed site layout indicates four main blocks of residential development, accessed via the existing roadway off Malthouse Way; two to the north-west, a third in the south and an apartment block abutting the eastern site boundary. Public open space is suggested to the sites centre, and internal landscaping and woodland management options have also been presented. Existing trees and shrubbery within the site are to be retained where appropriate although some trees would be removed to necessitate development (see discussion below).

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

5. Summary of Supporting Documents

5.1. The application and scaled drawings are accompanied by the following:

- Lancashire Constabulary Security & Crime Analysis (17.6.16)
- Ecological Assessment (TEP Ref 5060/001: July 2016)
- Flood Risk Assessment (Mouchel: July 2016 Rev 1)
- Planning Statement (Nexus Planning: May 2017)
- Design & Access Statement (Sten Architecture: May 2017 Issue 1)
- Transport Statement (Mouchel Ref 1073799-01: July 2016)
- Geo-environmental Appraisal Report Clancy Ref 10/0563/001: April 2014
- Tree and Arboricultural Impact Assessment (Mouchel: July 2016 Rev A)
- Proposed Site Plan (Sten Architecture 1708.01 Rev D: 1.3.17)
- Illustrative Masterplan (Broadway Malyan: July 2016)
- Topographical Survey (ND Oliver 6735/007/1 Rev 0: February 2015)
- Utilities statement / plans (Arup Issue 1: Aug 2016)
- Construction Management Plan (Galliford Try Partnership: V2 July 2017)
- Drainage Layout (Ironside Farrar 30274/100: March 2017)
- Planting Schedule (Ascerta P880.17.04: 27.4.17)
- Planting Plan (Ascerta P880.17.03)
- Tree Constrains/Protection (Ascerta P880.17.02 Rev B)
- Bat / Sparrow Box Detail (Sten Architecture 1708.06: 8.5.17)

6. Representations

6.1. Summary of Publicity

6.1.□.1. Four site notices and a newspaper advertisement have been posted, and 26 neighbouring properties consulted. Ward Councillors Wooldridge, Patten and Martin have also been notified. A series of requests was made by Councillor Martin on the back of this development, and whilst most are outside of the remit of this planning application the list has been passed to the applicant for separate consideration.

6.1.□.2. Community involvement was also undertaken by the applicant prior to submission of the outline application but representation was not received by the applicant prior to application.

6.2. Letters of Objection or Support

6.2.□.1. None received

6.3. Town/Parish Council Response

6.3.□.1. **Penwortham Town Council** have no comments to make

7. Summary of Responses

7.1. **Ecology Consultant** has no additional comment to make

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

7.3. **Environmental Health** request a series of conditions with regards to pre-commencement construction management detail. As these are all documented within the previously approved and discharged drawings and Construction Management Plan, they have not been included. Conditions which are considered necessary refer to contaminated land, drainage, importation of material and electric vehicle recharge points.

7.4. Lancashire Constabulary have no further comments to make other than those submitted with the Reserved Matters application.

7.5. Lancashire County Council Highways required several small amendments which have now been addressed and as such now have no objection. They do recommend however that conditions are imposed with regards to highways work and pre-commencement construction management plan. The CMP was submitted as part of the outline permission and has since been discharged as acceptable; for this reason it is not now required.

7.6. Lancashire County Council - Local Lead Flood Authority – had no objection with the outline permission subject to provision and approval of a pre-commencement sustainable drainage design, maintenance and management strategy. These have been submitted to the Council as part of a separate application to discharge earlier conditions, but were not fully assessed by LCC in time for their response to be included on this agenda. For this reason the condition has been re-imposed. Should LCC however issue their approval prior to the committee meeting a verbal update will be made and the condition removed.

7.7. Lancashire Fire and Rescue offer advice with regards to fire safety and access for emergency vehicles. Fire Safety as detailed in Approved Document B is the remit of the Building Regulations team, and access has already been established as acceptable by the Highways Authority.

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

7.9. South Ribble Strategic Housing confirms that the proposed 50% starter home offer is policy compliant, exceeds the 30% target required and meets national home ownership objectives. Properties have not been ‘pepper-potted’ throughout the site but this is not a fundamental issue given the numbers and tenure.

7.10. United Utilities had no objection at the outline stage and offer no further comment with regards to this detailed scheme which has been fully assessed by the Council and County flood risk teams.

8. Material Considerations

8.1. Site Allocation

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

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

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

8.2. Policy Background

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

8.2.□.1. *Sustainable Growth Policy* - The NPPF at Para 14: provides a presumption in favour of sustainable development '*which should be seen as a golden thread running through both plan-making and decision taking*', and supports sustainable economic growth to deliver, amongst other things, homes. Similarly Chapter 6 (Delivering a wide choice of high quality homes) of the same document notes that '*housing applications should be considered in the context of the presumption in favour of sustainable development*' (Para 49). Given the sites location it is the Officer's view that the site is especially sustainable and that the development accords with the overall principles of the NPPF.

8.2.□.2. *Design Policy* - NPPF Chapter 7 (Requiring good design), Core Strategy Policy 17, Local Plan G17 (Design) and Core Strategy Policy 26 (Crime & Community Safety attach great importance to the positive contribution that good design can make to the character, appearance, safety and usability of an area. Core Strategy Policy 3 (Travel) encourages dependence on motor vehicles, whilst Local Plan Policy F1 (Parking Standards) requires all developments to provide off-road car parking in accordance with adopted parking standards. In addition Policies 6 (Housing Quality), 27 (Sustainable Resources and New Development) and Local Plan Chapter J (Climate Change) each aim to improve housing quality by facilitating higher standards of construction, greater accessibility and ensuring that sustainable resources are incorporated into new development.

8.2.□.3. The South Ribble Residential Design SPD discusses design in very specific terms, and whilst more attuned to domestic extensions, is relevant with regards to separation with properties within and beyond the site bounds.

8.2.□.4. *Housing Delivery/Construction Policy* - Core Strategy Policies 4 (Housing Delivery) and 5 (Housing Density) provide for, and manage the delivery of new housing; for South Ribble this amounts to 417 dwellings per year of appropriate quality and density. Policy 7 (Affordable Housing) confirms a target of 30% affordable housing for developments of 15 dwellings or more in urban areas whilst Local Plan Policy A1 (Developer Contributions) details the contribution developers must make to mitigate against impact upon infrastructure, services and the environment; this might be by way of S106 agreement and/or CIL contributions in accordance with the standards set down in the Affordable Housing and Open Space/Playing Pitch SPD's.

8.2.□.5. *Economic Protection Policy* – Central Lancashire Core Strategy Policy 1 (Locating Growth) focusses growth and investment on well-located, brownfield sites within key service and urban areas of the Borough; one of which is Penwortham.

8.2.□.6. *Environmental Protection Policy* – NPPF Chapter 11 (Conserving and Enhancing the Natural Environment) states that when determining planning applications, Local Planning Authorities should aim to conserve and enhance biodiversity. This sentiment is reflected by Core Strategy Policies 22 (Biodiversity & Geodiversity), Local Plan G16 (Nature Conservation) and 29 (Water Management) which aims to improve water quality and reduce flood risk in all new development. Local Plan Policies G10 (Green Infrastructure) and G13 (Trees, Woodlands & Development) meanwhile expect that all new developments of 5 dwellings or more will provide green infrastructure to meet the needs of the development, whilst being protective of existing trees and woodland. Where tree loss is inevitable however G13 does allow for suitable mitigation.

8.3. Impact of Development on Neighbouring Properties

8.3.□.1. The closest residential properties are 28m – 42m from the proposed access off Malthouse Way, and from the site boundaries in the west and north. Middleforth School playing fields are a similar distance but are protected by existing woodland (to be retained);

the school building itself is approximately 90m away. Properties on Hill Road South are also well screened by mature trees bordering both sides of the highway.

8.3.□.2. Inter-relationships between both existing and proposed properties have been fully assessed and accord well to the sentiments of the South Ribble Residential Design Guide SPD.

8.4. Design, Character & Appearance

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

8.4.□.2. In consideration of the above, local distinctiveness and character of the area have been assessed. This part of Penwortham is a relatively modern (1970/80's), extensive housing estate, comprising a mix of detached, semi-detached and low-rise apartment properties, and although proposed properties are relatively plain in nature, they would relate well to the surrounding area. Existing screening surrounding the area would also ensure that impact by way of visual intrusion to and from the site would be negligible. Details of construction materials have been provided and are considered acceptable.

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

8.4.□.4. Proposed layout plans demonstrate similar levels of garden space to those of adjacent residential properties, clearly demonstrating that a development of this size can be accommodated on this site without resulting in a detrimental impact on the character and appearance of the area through overdevelopment and intensification of the urban fabric

8.4.□.5. The site which is bound by mature woodland, is fenced off to prevent public access, has no public rights over the land yet does offer a level of visual amenity for residents. This well-designed development using high quality materials and effective landscaping is considered however to offer no less visual amenity than the existing site which at the moment is unkempt and largely unmanaged.

8.5. Highways Considerations, Suitability of Access and Parking Arrangements

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

8.6. Sustainability

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

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

8.6.□.3. *Public Transport/Cycle Routes* – There are 5 bus stops within 350m of the proposed site entrance, operating bus routes between Longton and Preston, and to Runshaw College. A cycle route also runs northwards from Hill Road South. Preston train station sits less than a mile north of the site.

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

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

8.7. Natural Environment, Ecology and Ground Conditions

8.7.□.1. The application is accompanied by Ecological Assessment (EA) (TEP Ref 5060: July 2016), Tree & Arboricultural Impact Assessment (AIA) - Mouchel: July 16 Rev A and Geo- Environmental Appraisal (Clancy Ref 10/0563/001:April 2014)

8.7.□.2. *Trees* – The AIA recommends removal of 12 no: trees – 9 of low quality to be removed on arboricultural grounds, 2 no: of moderate quality and 1 of high quality; this being within woodland (W1) which would be partially removed to facilitate development. Full rather than partial removal of groups G1 and G2 (north/north west boundary) is also recommended, and removal of poor quality specimen groups G4 and G5 (south-east corner) is also suggested. Although loss of woodland is generally less acceptable, the applicant is advised to do so primarily for arboricultural reasons. Some are to be lost to facilitate development but this leads to improved visibility and connection with Malthouse Way, and can be mitigated through carefully planned landscaping. Appropriate landscaping and tree protection for remaining woodland has been identified by proposed landscaping, planting and management schedules (Dwgs P880.17.03 & 04: Ascerta) and following assessment by the Councils Arborist has been discharged.

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

8.7.□.4. None of the trees to be removed have bat roost potential, although two to be lopped are deemed of low potential. Further reptile surveys are not required. Reasonable Avoidance Measures (standard practice) and precautionary conditions are to be employed as recommended. (EA: July 2016).

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

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

8.7.□.7. There are no other features of obvious landscape value on the site

8.7.□.8. A precautionary contaminated land assessment has been requested by Environmental Health should this permission be granted.

8.8. Construction & Flood Risk Standards

8.8.□.1. One of the objectives of modern construction is to reduce energy use and carbon dioxide emissions in new developments; encouraging the use of renewable energy sources whilst facilitating higher standards of construction. A sustainable construction strategy confirms that dwellings will be designed to minimise heat loss where possible. This is however not detailed enough to ensure compliance with Code for Sustainable Homes and as such conditions to ensure appropriate construction standards are considered prudent.

8.8.□.2. In addition Core Strategy Policy 29(e) (Water Management) seeks to improve water quality and flood management in areas such as Penwortham. The Maltings site sits within Flood Zone 1 - an area of low probability flooding. Areas along the line of ordinary Watercourse A (Flood Risk Assessment: Mouchel July 2016) which passes under Hill Road South are considered of medium risk, although an exception test was not felt necessary and flood prevention construction methods / precautions to restrict flood risk downstream have been included within the developers proposed drainage strategy.

8.9. Developer Contributions

8.9.□.1. Local Plan Policy A1 (Developer Contributions) expects most new development to contribute towards mitigation against impact on infrastructure, services and the environment. Contributions would be secured where appropriate through planning obligations (Section 106 agreement) and/or Community Infrastructure Levy.

8.9.□.2. *Community Infrastructure Levy* - CIL is payable on most approved properties and would be used towards infrastructure needs as identified by the Regulation 123 list. Liability has been assumed for all market housing, and at the current rate CIL of £232,983.40 would be payable within 60 days of commencement on site. An instalment schedule (4 payments of £58,245.85) has been agreed should permission be granted.

8.9.□.3. *Affordable Housing* - Core Strategy Policy 7 (Affordable and Special Needs Housing) requires that sites of 15 dwellings or more would provide a minimum of 30% on or off-site affordable housing, or an off-site contribution towards housing elsewhere. On site provision of approximately 50% 'starter homes' has been suggested; way above the required minimum standards and as such policy compliant (see Strategic Housing Manager's comment above).

8.9.□.4. The Housing and Planning Act (May 2016) provides a new broader definition of affordable housing, including a duty on Local Authorities to deliver starter homes, available to first time buyers between the ages of 23 and 40 who would otherwise not be able to afford

property elsewhere. These are ideally located on existing brownfield site and are funded in this case via the Homes and Communities Agency. In South Ribble, owner occupation is the preferred tenure of all demographics, with preference being to two and three bedroom semi-detached/detached properties. Demand for apartments in this Borough is relatively low. (Central Lancashire Strategic Housing Market Assessment 2009).

8.9.□.5. Affordable housing is exempt from the charges associated with CIL, and as Starter Homes are included within this definition, 30 properties (12 Apartments, 17 'Arun' and 1 '205', 2 bedrooomed house types) would not be liable for the payment.

8.9.□.6. Compilation of a Section 106 agreement Deed of Variation which provides for the type and phasing of the Starter Homes has been instructed

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

8.9.□.8. *Public Open Space* - The NPPF states that '*access to high quality open space makes an important contribution to the health and wellbeing of communities*'. As such, all new residential development resulting in a net gain of 5 dwellings must provide sufficient green infrastructure to meet the recreational needs of the development in accordance with specific but flexible standards. Although the site is surrounded by tracts of woodland, in addition to on-site open space provision, an off-site open space contribution of £37,088 has been agreed. This requirement, and for on-site maintenance of POS is to be secured by S106 Agreement; the financial contribution being based on calculations from the Council's Open Space and Playing Pitch SPD.

9. Conclusion

9.1 Members are asked to consider the merits of the proposals design, in line with its approval for residential re-development.

9.2 *Green Infrastructure site allocation (south-east area)* - It is the Officer's view that several factors in combination result in the proposals compliance with criterion b) and c) of Policy G7, and therefore not requiring satisfaction of criterion a). Firstly that it has been demonstrated that the site is not needed to satisfy a recreational need in the local area. Secondly, evidence provided confirms that proposed development would not detrimentally affect the amenity or nature conservation value of the site; this in conjunction with proposed landscaping measures ensures a well-designed development which would offer no less visual amenity than the existing site. The retention and enhancement of habitats on the site for wildlife also suggests a scheme which would not detrimentally affect nature conservation value. For these reasons the proposal is considered to accord with the requirements of Local Plan Policy G7.

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

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

9.5 The proposed reserved matters application for residential development of 61 dwellings and apartments is considered to be in keeping with, but protective of the area and its extended environs. It should not result in any undue impact on the amenities of neighbouring properties, and there would be no significant highway safety.

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

RECOMMENDATION:

Approval Subject to a S106 Agreement.

RECOMMENDED CONDITIONS:

1. The development hereby approved shall be begun either before the expiration of 3 years from the date of the outline permission, or before the expiration of 2 years from the date of the permission herein.
REASON: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990
2. The development hereby permitted shall be carried out in accordance with the following approved plans and suite of documents:
 - Construction Management Plan (Galliford Try Partnership: V2 July 2017)
 - Design & Access Statement (Sten Architecture: May 2017 Issue 1)
 - Drainage Layout (Ironsides Farrar 30274/100: March 2017)
 - Ecological Assessment (TEP Ref 5060/001: July 2016)
 - Flood Risk Assessment (Mouchel: July 2016 Rev 1)
 - Geo-environmental Appraisal Report Clancy Ref 10/0563/001: April 2014
 - House Type Plans 1708.APT.01, 1708/APT.02, 17087.APT.03, 1708.AV.01, 1708.AR.01, 1708.BA.01, 1708.CA.01, 1708.CA.02, 1708.DE.01, 1708/RI.01, 1708.TH.01, 1708.TH.02, 1708.TH.03. 1708.TR.01, 1708.TR.02 (Sten Architecture 31.3.17)
 - Illustrative Masterplan (Broadway Malyan: July 2016)
 - Lancashire Constabulary Security & Crime Analysis (17.6.16)
 - Materials Plan Dwg 1708.03 (Sten Architecture: 2.5.17)
 - Planning Statement (Nexus Planning: May 2017)
 - Proposed Site Plan (Sten Architecture 1708.01 Rev F: 1.3.17)
 - Street Scene Dwg 1708.04 (Sten Architecture: 10.4.17)
 - Topographical Survey (ND Oliver 6735/007/1 Rev 0: February 2015)
 - Transport Statement (Mouchel Ref 1073799-01: July 2016)
 - Tree and Arboricultural Impact Assessment (Mouchel: July 2016 Rev A)
 - Utilities statement / plans (Arup Issue 1: Aug 2016)
 - Planting Schedule (Ascorta P880.17.04: 27.4.17)
 - Planting Plan (Ascorta P880.17.03)
 - Tree Constraints/Protection (Ascorta P880.17.02 Rev B)
 - Bat / Sparrow Box Detail (Sten Architecture 1708.06: 8.5.17)

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy 17 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17

3. 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.

4. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) (Amendment) (No2) (England) Order 2008, 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.

5. No part of the development hereby approved shall commence until a scheme for the construction of the site access and off-site works of highway improvement have 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 and to be in accordance with Policy G17 in the South Ribble Local Plan 2012-2026.

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

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

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

- Information about the lifetime of the development design storm period and intensity (1 in 30 and 1 in 100+ allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed taken to delay and control surface water discharged from the site, and measures taken to prevent flooding and pollution of the receiving groundwater and/or surface water including watercourses and details of floor levels

- The drainage scheme should demonstrate that the surface water run off must not exceed the existing green-field rate, and shall subsequently be implemented in accordance with the approved details before the development is completed.
- Any works required off site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant)
- Flood water exceedance routes both on and off site
- A timetable for implementation, including phasing where applicable
- Site investigation and test results to confirm infiltration rates
- Details of water quality controls where applicable

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

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

8. None of the properties hereby approved shall be occupied until the approved sustainable drainage scheme for this site (Plan ???) has been completed in accordance with the approved details. The sustainable drainage scheme shall be maintained and managed thereafter in accordance with the agreed maintenance and management plan (???)

REASON: To ensure drainage for the proposed development is adequately maintained and to reduce flood risk in accordance with Policy 29 of the Central Lancashire Core Strategy.

9. 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

10. 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

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order) no development of the type described in Classes A-H Part 1 of Schedule 2 of that Order shall be undertaken without the express permission of the local planning authority.
REASON: To retain control over future development in the interest of amenity and the character and appearance of the development and to accord with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in South Ribble Local Plan 2012-2026
12. All new dwellings are required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.
REASON: Policy 27 of the Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4. However following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. As Policy 27 is an adopted Policy it is still possible to secure energy efficiency reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.
13. Prior to the commencement of construction of the first dwelling details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details.
REASON: Policy 27 of the Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4. However, following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. As Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so it can be assured that the design meets the required dwelling emission rate
14. No dwelling hereby approved shall be occupied until a SAP assessment (Standard Assessment Procedure), or other alternative proof of compliance (which has been previously agreed in writing by the Local Planning Authority) such as an Energy Performance Certificate, has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling has achieved the required Dwelling Emission Rate.
REASON: Policy 27 of the Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4. However, following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. As Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development
15. Before any site activity (construction or demolition) is commenced in association with the development, barrier fencing as identified by the approved Tree Protection Plan shall be erected around all trees to be retained on the site. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant, removal or addition of soil may take place. This includes ground disturbance for utilities. The

fencing shall not be moved in part or wholly without the written agreement of the local planning authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.

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

16. During construction and site clearance, no machinery shall be operated, no processes carried out or deliveries taken at or dispatched from the site outside the following times as identified by approved Construction Management Plan (Galliford Try V2 July 2017)
0800 hrs to 1800 hrs Monday to Friday
0900 hrs to 1300 hrs Saturday
No activities shall take place on Sundays, Bank or Public Holidays.
REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy
17. The approved landscaping (as identified by Dwg 1708.01 Sten Architecture) 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
18. Should the development not have commenced within two years of the date of this permission, a re-survey be carried out to establish whether bats or other protected species are present at the site shall be undertaken by a suitably qualified person or organisation. In the event of the survey confirming the presence of such species details of measures, including timing, for the protection or relocation of the species shall be submitted to and agreed in writing by the Local Planning Authority and the agreed measures implemented.
REASON: To ensure the protection of schedule species protected by the Wildlife and Countryside Act 1981 and so as to ensure work is carried out in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
19. Prior to first occupation of the first dwelling hereby approved, the bat roosting and sparrow box opportunities as identified by Sten Architecture Dwg 1708.06 shall be installed. These shall be retained thereafter unless with the prior written approval of the Local Planning Authority.
REASON: To ensure adequate provision is made for these protected species in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
20. If the presence of bats, barn owls, great crested newts or other protected species is detected or suspected on the development site at any stage before or during development or site preparation, works must not continue until Natural England has been contacted regarding the need for a licence.

REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

21. No tree felling, clearance works, demolition work or other works that may affect nesting birds shall take place between March and August inclusive, unless the absence of nesting birds has been confirmed by surveys or inspections.
REASON: To protect habitats of wildlife, in accordance with Policy 22 in the Central Lancashire Core Strategy
22. External lighting associated with the development shall be directional and designed to avoid excessive light spill and shall not illuminate bat roosting opportunities within and surrounding the site, or trees and hedgerows in the area. The principles of relevant guidance should be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance Bats and Lighting in the UK, 2009).
REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
23. Prior to first occupation of each dwelling hereby approved, cycle and waste storage facilities for that property as identified by approved plan P880.17.02 Rev B (Ascerta) shall be provided. These shall be retained thereafter.
REASON: To safeguard the character and visual appearance of the area and to safeguard the living conditions of any nearby residents particularly with regard to odours and/or disturbance in accordance with Policy 27 in the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17
24. Prior to first occupation of the dwellings hereby approved, one Electric Vehicle Recharge point shall be provided to all dwellings with one or more off-street parking space/garage space integral to the curtilage of the property.
REASON: To enable and encourage the use of alternative fuel use for transport purposes in accordance with Policy 3 of the Central Lancashire Core Strategy

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

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

South Ribble Local Plan 2012-2026

- A1 Policy A1 Developer Contributions
- B1 Existing Built-Up Areas
- F1 Car Parking
- G1 Green Belt

- G7 Green Infrastructure Existing Provision
- G10 Green Infrastructure Provision in Residential Developments
- G13 Trees, Woodlands and Development

- G16 Biodiversity and Nature Conservation
- G17 Design Criteria for New Development

Residential Extensions Supplementary Planning Document

Open Space and Playing Pitch Supplementary Planning Document

Affordable Housing Supplementary Planning Document

Note:

Other application Informative

1. Attention is drawn to the condition(s) attached to this planning permission. In order to discharge these conditions an Application for Approval of Details Reserved by Condition form must be submitted, together with details required by each condition imposed. The fee for such an application is £97. The forms can be found on South Ribble Borough Council's website www.southribble.gov.uk

2. Highways Note: The applicant is advised that the amended vehicle access will need to be constructed under an appropriate legal agreement. The Highways Authority hereby reserves the right to provide the highways works within the highway associated with this 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 Lancashire County Council before works begin on site. Further information and advice can be found at www.lancashire.gov.uk.