

Planning Committee

Thursday, 10th June, 2021, 6.00 pm

Shield Room, Civic Centre, West Paddock, Leyland PR25 1DH

Agenda

Important information regarding COVID-19

In response to the current government guidance surrounding the COVID-19 pandemic, this meeting will be held with hybrid measures in place.

Committee members must take part in person at the COVID-secure Civic Centre, in accordance with regulations.

[Members of the public are kindly asked to watch the proceedings via a YouTube livestream by clicking here.](#)

Up to three objectors and three supporters will be permitted to speak on any application. [Anyone who wishes to speak on the application contained within this agenda should register by email to democraticservices@southribble.gov.uk for the attention of Charlotte Lynch by noon on Tuesday 8 June 2021.](#)

All registered speakers will be required to dial into the meeting remotely.

- 1 Welcome and Introduction**
- 2 Apologies for Absence**

3 Declarations of Interest

Members are requested to indicate at this stage in the proceedings any items on the agenda in which they intend to declare an interest. Members are reminded that if the interest is a Disclosable Pecuniary Interest (as defined in the Members' Code of Conduct) they must leave the room for the whole of that item. If the interest is not a Disclosable Pecuniary Interest, but is such that a member of the public could reasonably regard it as being so significant that it is likely that it would prejudice their judgment of the public interest (as explained in the Code of Conduct) then they may make representations, but then must leave the meeting for the remainder of the item.

4 Minutes of meeting Thursday, 29 April 2021 of Planning Committee (Pages 5 - 10)

To be approved for signing by the Chair.

5 Appeal Decisions (Verbal Report)

An update will be provided at the meeting.

6 07/2020/00774/FUL - Turbary House Nursery, Chain House Lane, Whitestake (Pages 11 - 38)

Report of the Director of Planning and Development attached.

7 07/2021/00481/FUL - 5 East Square, Longton (Pages 39 - 46)

Report of the Director of Planning and Development attached.

8 07/2021/00226/FUL - 91 Hennel Lane, Walton-le-Dale (Pages 47 - 56)

Report of the Director of Planning and Development attached.

9 07/2021/00205/FUL - 249b Station Road, Bamber Bridge (Pages 57 - 68)

Report of the Director of Planning and Development attached.

10 07/2021/00391/FUL - Runshaw College, Langdale Road, Leyland (Pages 69 - 84)

Report of the Director of Planning and Development attached.

11 07/2021/00334/FUL - Taps and Wine Bar, 2 Chorley Road, Walton-le-Dale (Pages 85 - 96)

Report of the Director of Planning and Development attached.	
12 07/2021/00155/HOH - 80 Alder Drive, Hoghton	(Pages 97 - 100)
Report of the Director of Planning and Development attached.	
13 South Ribble Validation Checklist - Updated 2021	(Pages 101 - 206)
Report of the Director of Planning and Development attached.	
14 Amendment to Scheme of Delegation for Planning Applications	(Pages 207 - 210)
Report of the Director of Planning and Development attached.	

Gary Hall
Chief Executive

Electronic agendas sent to Members of the Planning Committee Councillors Caleb Tomlinson (Chair), Malcolm Donoghue (Vice-Chair), Will Adams, James Flannery, Mary Green, Harry Hancock, Jon Hesketh, Chris Lomax, Christine Melia, Caroline Moon, Phil Smith, Gareth Watson and Barrie Yates

The minutes of this meeting will be available on the internet at www.southribble.gov.uk

Forthcoming Meetings

6.00 pm Thursday, 8 July 2021 - Shield Room, Civic Centre, West Paddock, Leyland PR25 1DH

Procedure of Debate at Planning Committee

Whenever a planning application is dealt with by Planning Committee the Council is keen to allow the local community to participate in the process. The procedure that will ordinarily be followed is that:-

- Up to three members of the public who wish to speak against an application will be allowed to speak. Each will have up to four minutes in which to state their case.
- Up to three members of the public who wish to speak in favour of an application will then be allowed to speak. Again each will have up to four minutes in which to state their case.
- Ward councillors (not on Planning Committee) will then have the opportunity to make representations about the application. Each will have up to four minutes to state their case – whether for or against.
- The applicant/agent will then be invited to speak in support of the application. Ordinarily he/she will have up to four minutes to speak.

- The application will be then be discussed by Committee. At this point members of the public, the applicant and other councillors not on Committee will not be able to speak further.
- Planning Committee will then take a vote on the matter.
- No paperwork, plans or photographs will be allowed to be circulated by the applicant/agent or member of the public at the meeting.

The Chairman of Planning Committee has discretion to vary these rules when dealing with a particular application if he considers it appropriate. Whenever members of the public speak (whether in opposition to a proposal or in favour of it) they should avoid repeating the same points made by other speakers.

Filming/Recording Meetings

The Council will allow any member of the public to take photographs, film, audio-record and report on any Planning Committee meeting. If anyone is intending to record any such meeting (or part of such a meeting) then it would be very helpful if they could give prior notice of their intention to the Council's Democratic Services Team. Ideally 48 hours' notice should be given.

When exercising the rights to record a Planning Committee meeting a member of the public must not in any way be disruptive to that meeting. They must not provide an oral commentary on the meeting whilst it is continuing. If disruption is caused then the Chairman of the meeting may exclude that person from the rest of the meeting.

Members of the public will not be entitled to stay in the meeting if any confidential (exempt) items of business are being discussed.

Full details of planning applications, associated documents including related consultation replies can be found on the Public Access for planning system, searching for the application using the Simple Search box. <http://publicaccess.southribble.gov.uk/online-applications/>

Minutes of Planning Committee

Meeting date Thursday, 29 April 2021

Members present: Councillors Caleb Tomlinson (Chair), Malcolm Donoghue (Vice-Chair), Will Adams, James Flannery, Mary Green, Harry Hancock, Jon Hesketh, Chris Lomax, Christine Melia, Caroline Moon, Phil Smith and Gareth Watson

Officers: Jonathan Noad (Director of Planning and Development), Steven Brown (Head of Development Management), Alex Jackson (Shared Legal Services Team Leader), Jodi Ingram (Senior Solicitor), Catherine Lewis (Development Planning Team Leader), Janice Crook (Planning Officer), Debbie Roberts (Senior Planning Officer), Linda Ashcroft (Planning Officer) and Charlotte Lynch (Democratic and Member Services Officer)

Cabinet members: Councillor Bill Evans (Cabinet Member (Planning, Business Support and Regeneration))

Other members and officers: Councillor Michael Green, Councillor Peter Mullineaux, Councillor Colin Sharples, Councillor Karen Walton and Councillor Barrie Yates

126 Welcome and Introduction

The Chair, Councillor Caleb Tomlinson, welcomed the committee and members of the public and explained that due to the COVID-19 pandemic the meeting was being held with hybrid measures in place and livestreamed to YouTube.

127 Apologies for Absence

There were none.

128 Declarations of Interest

None.

129 Minutes of meeting Thursday, 1 April 2021 of Planning Committee

It was requested that minute number 121 be amended to reflect that the decision was also made having taken residents views into account.

RESOLVED: (For: 11 Abstain: 1)

For: Councillors Will Adams, Mal Donoghue, James Flannery, Mary Green, Harry Hancock, Jon Hesketh, Chris Lomax, Christine Melia, Phil Smith, Caleb Tomlinson and Gareth Watson;

Abstain: Councillor Caroline Moon

That the minutes of the meeting held on Thursday, 1 April 2021 be approved for signing by the Chair following the amendment being made.

130 Appeal Decisions

There were no appeals to report.

131 07/2020/01088/FUL - Globe Mill, 17-21 Midge Hall Lane, Midge Hall, Leyland

Speakers: Councillor Michael Green (ward councillor)

Address: Globe Mill
17-21 Midge Hall Lane
Midge Hall
Leyland
PR26 6TN

Applicant: R & E Bamfords Ltd.

Agent: Mr Michael Beech
Sitchstone
Brown House Lane
Higher Wheelton
Chorley
PR6 8HR

Development: Erection of a part two storey and part single storey mixed use commercial extension comprising a ground floor veterinary surgery, first floor offices and additional warehouse storage together with associated car parking area.

RESOLVED: (Unanimously)

That the application be approved subject to conditions outlined in the report.

132 07/2021/00242/FUL - 35 Hough Lane, Leyland

Speakers: None

Address: 35 Hough Lane
Leyland
PR25 2SB

Applicant: Godwin Enterprises

Development: Change of use from Shop (Class E) to drinking establishment (sui generis) together with internal alterations to extend into the adjoining micro pub at ground and first floor including an extended outside seating area.

Councillor Will Adams proposed an amendment, seconded by Councillor James Flannery, that the application be approved with the requirement for a noise assessment be removed.

A vote was taken on the amendment and it was subsequently RESOLVED unanimously that

1. the application be approved and;
2. the requirement for a noise assessment be removed.

133 07/2021/00178/FUL - Rear of Hilton Farm, 2 Jane Lane, Midge Hall, Leyland

Speakers: Councillor Michael Green (ward councillor)

Address: Rear of Hilton Farm
2 Jane Lane
Midge Hall
Leyland
PR26 6TQ

Applicant: Mr Taylor

Agent: Mr Luke Banks
Burlington House
10-11 Ribblesdale Place
Winkley Square
Preston
PR1 3NA

Development: Single storey extension to an existing agricultural building for housing livestock.

RESOLVED: (Unanimously)

That the application be approved subject to conditions outlined in the report.

134 07/2020/01062/FUL - Budweiser Brewing Company Ltd., Cuerdale Lane, Samlesbury

Speakers: Councillors Barrie Yates and Peter Mullineaux (ward councillors) and the agent

Address: Ab Inbev UK Ltd.
Cuerdale Lane
Samlesbury
Preston
PR5 0XD

Applicant: Budweiser Brewing Company Ltd.

Agent: Mr Dominic Page
Gerald Eve LLP
1 Marsden Street
Manchester

Development: Erection of a tented warehouse for storage and distribution (use class B8), construction of hardstanding to provide 80 HGV trailer spaces and 20 HGV cab spaces, widening of existing internal site road and yard areas, and associated works.

RESOLVED: (Unanimously)

That the application be approved subject to conditions outlined in the report.

135 07/2021/00119/FUL - Woodfold Farm, Grange Lane, Hutton

Speakers: None

Address: Woodfold Farm
Grange Lane
Hutton
Preston
PR4 5JE

Applicant: Mr Richard Critchley

Agent: Mr Roger Treacher
Farrers Farm
Grange Lane
Hutton

Development: Erection of agricultural building (1383 sq m) and construction of a slurry lagoon.

RESOLVED: (Unanimously)

That the application be approved subject to conditions outlined in the report.

136 07/2021/00234/COU - Unit 2, 143 Station Road, Bamber Bridge

Speakers: None

Address: Unit 2
143 Station Road
Bamber Bridge
PR5 6LA

Applicant: Mr C Walker

Development: Change of use from shop (class E) to licensed coffee and cocktail bar drinking establishment (sui generis)

RESOLVED: (Unanimously)

That the application be approved subject to conditions outlined in the report.

137 07/2020/00418/VAR - Heatherfield Works, Church Lane, Farington Moss, Leyland

Speakers: Councillors Karen Walton (ward councillor) and Michael Green (neighbouring ward councillor) and the agent

Address: Heatherfield Works
Church Lane
Farington Moss
Leyland
PR26 6RD

Applicant: Whitfire Shavings and Sawdust Supplies Limited

Agent: Acland Bracewell Surveyors Ltd.
The Barrons
Church Road
Tarleton
Preston
PR4 6UP

Development: Demolition of fire-damaged building and replacement with 2 no. portal framed buildings together with 15 no. car parking spaces, 2 no. disabled spaces, parking for HGVs and associated landscaping works. Erection of 5 no. 0m high floodlighting columns and wall-mounted floodlighting to site buildings.

RESOLVED: (Unanimously)

That the application be approved subject to conditions outlined in the report.

138 Planning Application received by Lancashire County Council (LCC) Ref: LCC/07/2021/00012 - Land at Lower Hall Farm, Potters Lane, Samlesbury

Members received a report of the Director of Planning and Development which outlined a planning application on behalf of Lancashire County Council (LCC) which sought approval for the extraction of sand and gravel, construction of new access road and new junction with A59 Preston New Road, creation of plant site, weighbridge and stockpiling area, silt ponds, landscaping including screen mounding, with progressive restoration to wetland and passive flood management facility, woodland and agriculture at Lower Hall Farm, Potters Lane, Samlesbury.

South Ribble Borough Council had been identified as a consultee to the application and so a response was sought from the Planning Committee.

Three members of the public spoke in objection to the overall application in addition to the ward councillors for the area, Councillors Barrie Yates and Peter Mullineaux.

Members empathised with the views of residents and following discussions between the committee, Councillor James Flannery proposed that the Council object to the

proposals, seconded by Councillor Phil Smith, and that officers draft a letter in response to LCC in consultation with the Chair and Vice-Chair of the Planning Committee to raise these objections and urge LCC to refuse the application.

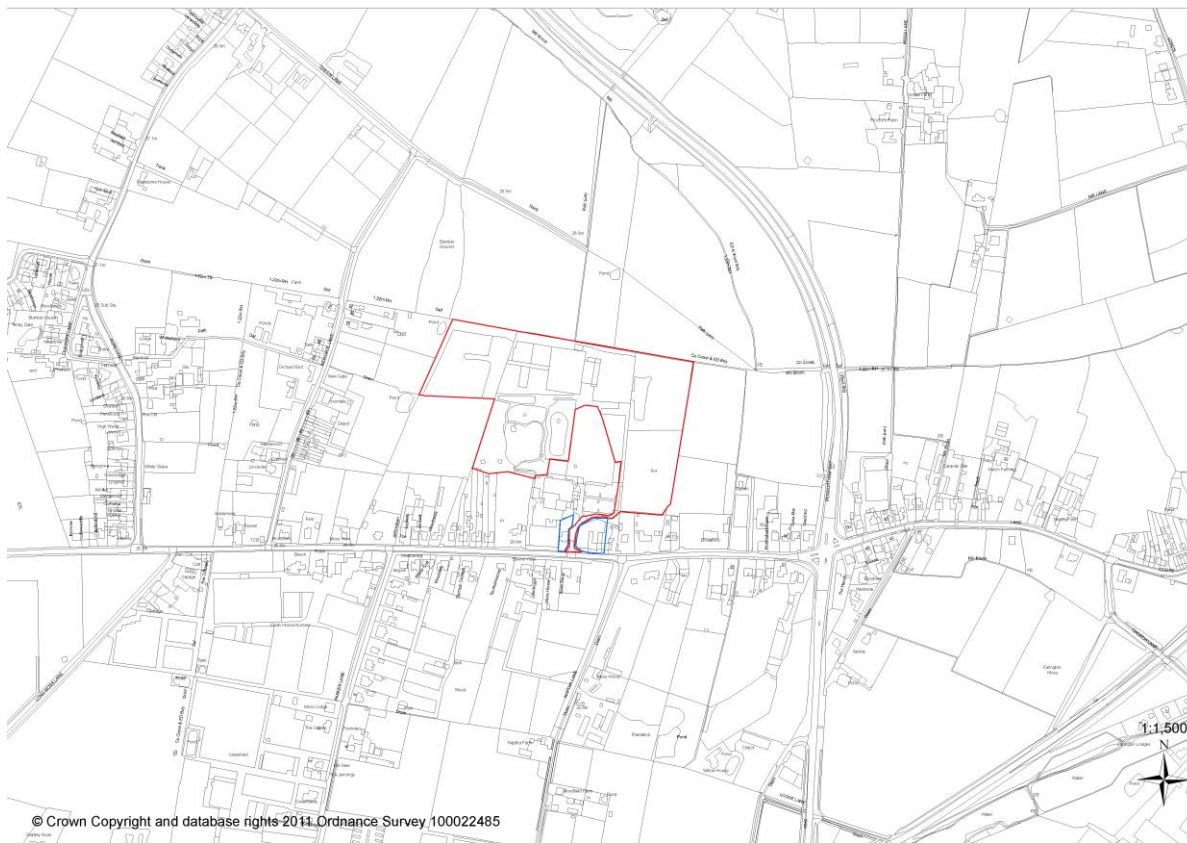
A vote on the amended motion was taken and subsequently **RESOLVED** unanimously that officers, in consultation with the Chair and Vice Chair of the Planning Committee, draft a letter of objection to Lancashire County Council and request that the application be refused.

Chair

Date

Agenda Item 6

Application Number	07/2020/00774/FUL
Address	Turbary House Nursery Chain House Lane Whitestake Preston Lancashire PR4 4LB
Applicant	Mr Paul Kenworthy
Agent	Mr Daniel Hughes 2 Lockside Office Park Lockside Road Preston PR2 2YS
Development	Proposed redevelopment for open storage (Use Class B8), caravan storage (Use Class B8), caravan site including erection of ancillary building (Sui Generis) and recreation (Use Class E), change of use of existing building to workshop/storage (Use Class B2/B8) and ancillary caravan site/recreation use (Sui Generis), retention of existing building for log store and processing (Class E), siting of static caravan as ancillary office to existing birds of prey centre (Sui Generis) and the retrospective reinstatement of a former track to access the site. AMENDED DESCRIPTION
Officer Recommendation Officer Name	Approval with Conditions Mr Chris Sowerby
Date application valid	28.09.2020
Target Determination Date	23.01.2020
Extension of Time	15.06.2021



1. REPORT SUMMARY

1.1 The proposal, which is part retrospective, essentially seeks to demolish the existing glasshouses in order to consolidate and expand existing open storage and caravan storage centrally within the site. The land to the west and east of the existing cluster of buildings and glasshouses is then proposed to be used as a caravan site and for recreational purposes. An access track was formed from the north-eastern corner of the Duxbury's Home and Garden Centre car park to Turbary House Nursery last year after access to the site was prevented through the Duxbury's Home and Garden Centre car park. This access is now being retrospectively applied for.

1.2 The application site, which is broadly 'L' shaped and wraps around the northern and eastern boundaries of the Duxbury's Home and Garden Centre, measures 6.3 hectares and is currently used for a number of commercial purposes, including drainage tanker storage, caravan storage, open storage of fairground rides, agricultural and horticultural uses. With various forms of open storage and storage within the main steel framed building constituting 'previously developed land', 1.5 hectares of the site is 'brownfield land'. Whilst the remainder is greenfield land a significant area of glass house structures, totally approx. 5000sq m in area, are present centrally within the site.

1.3 To the west of the application site are open, hedge and tree lined fields with a ribbon of residential development and commercial units present on Newgate Lane beyond. To the south of the application site, beyond Duxbury's Garden and Home Centre, is a ribbon of residential development along Chain House Lane. Open fields are present to the east and north of the application site.

1.4 The application site and the surrounding area are designated as Green Belt under Policy G1 of the South Ribble Local Plan.

1.5 The purpose of the Green Belt, as set out in Paragraph 134 of the NPPF, does not relate to landscape character or amenity value but instead only serves the following five purposes:

- a) to check unrestricted urban sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

1.6 On the southern field within the eastern section of the site, which measures 1 hectare in area, a petting zoo is proposed. As a form of outdoor recreation the principle of a petting zoo accords with the requirements of Green Belt policy as an appropriate form of development in the Green Belt, however an assessment needs to be made as to whether this element of the proposal *“preserves the openness of the Green Belt and does not conflict with the purposes of including land within it”*. As the animal compounds are to all be external and formed with stock and timber fencing, with small stock shelters for animals, it is the view of Officers that the nature and scale of such development would not conflict with any of the five purposes of the Green Belt as set out in paragraph 7.5.2.

1.7 Within the western, central and north-eastern sections of the site, together with the access and proposed line of parking, the split as existing is 1.5 hectares of ‘previously developed land’ (i.e. the lawful uses not normally considered ‘appropriate’ within the Green Belt unless one of the listed exceptions are met) and 2.2 hectares of ‘greenfield’ land (i.e. development associated with horticultural activities and open land). The proposed redevelopment results in 2 hectares of uses not normally considered ‘appropriate’ within the Green Belt unless one of the listed exceptions are met (i.e. open storage including caravan storage and touring caravan pitches), not the 1.4 hectares asserted by the applicant. The remaining 1.7 hectares are proposed to be used for outdoor sport and outdoor recreational uses which are, in principle, ‘appropriate’ uses in the Green Belt.

1.8 Given the baseline position of a significant proportion of the mixed use planning unit being lawfully brownfield (previously development) land the required approach of considering the in principle acceptability of the proposal is against the requirements of Policy G1 f), namely to consider if the proposal would have a *“greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development”*. This assessment requires more detailed consideration rather than merely comparing the existing and proposed appropriate and inappropriate land use areas.

1.9 The existing and proposed forms of development that have/would have an impact on the openness of the Green Belt are as follows:

	Existing	Proposed	Difference
<i>Appropriate Uses</i>			
Glasshouses and polytunnels	5,000sq m (approx.)	-	-5,000sq m
Sports and recreational buildings	-	56sq m	+56sq m
<i>Inappropriate Uses</i>			
Main steel framed building	850sq m	850 sq m	-
Caravan storage	90 caravans	130 caravans	+40 caravans
Open storage (excluding caravans)	6,000sq m	6,000sq m	-
Touring caravan pitches	-	26	+26 caravan pitches
Caravan facilities building	-	74sq m	+74sq m

New/reinstated access track and 30 car parking spaces	-	1000sq m	+1000 sq m
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1.10 As part of the changes detailed above a reconfiguration of the site is proposed which results in the lawful open storage area being consolidated centrally within the site and 240sq m of lawful open storage being reinstated as open field/landscaping as part of the proposed 'nil-use' field. A 1.5m high landscaped bund, running 100m along the eastern periphery of the extend of the lawful open storage area within the north-eastern field, is also proposed and a comprehensive woodland planting scheme of native trees along the western boundary of the site would provide additional visual screening.

1.11 It is the view of Officers, considering the reasoning set out within paragraphs 7.5.14 – 7.5.18 that, on balance, the proposed development would not have a greater impact on the openness of the Green Belt when compared to the existing situation, according with the requirements of Policy G1 f) in the South Ribble Local Plan and paragraph 145 of the NPPF.

1.12 Should the Planning Committee be of the view that the proposal would have a greater impact on the openness of the Green Belt when compared to the existing situation consideration would need to be given as to whether 'very special circumstances' exist that clearly outweigh potential harm to the Green Belt by reason of inappropriateness and any other harm resulting from the proposal as per paragraph 144 of the NPPF.

1.13 With the limited views of the application site from public areas, and the current lawful uses present on the site, the proposed development is not considered to have an adverse impact on the character and appearance of the area. The proposed development therefore complies with the requirements of Core Strategy Policy 17 and Policy G17 of the South Ribble Local Plan.

1.14 A minimum distance of 200m would be present from the rear of residential properties on Newgate Lane to the western section of the site where the touring caravan pitches are proposed with intervening mature evergreen hedging in excess of 10m in height present and additional native woodland planting proposed. A minimum distance of 30m is present from the rear of residential properties on Chain House Lane to the southern boundary of the site where a petting zoo is proposed within an existing field with intervening mature evergreen hedging in excess of 10m in height present. These inter-relationships with neighbouring properties are considered to be acceptable with the proposed development not having a significant undue impact on the amenities of neighbouring residents in terms of overlooking / loss of privacy or overshadowing / overdominance.

1.15 County Highways have fully assessed the proposal and have raised no objections to the proposal, stating they are of the opinion that *"a development of this size and nature would not have a severe impact on highway safety or capacity within the immediate vicinity of the site"*. A total of 100 parking spaces are proposed across the site. County Highways have confirmed that the internal layout and level of parking are all acceptable. No changes are proposed to the existing shared access on to Chain House Lane which County Highways have concluded to be acceptable to serve the proposed redeveloped site.

1.16 Neighbours have raised concern at the potential for noise issues arising from the use of touring caravan pitches. A Noise Impact Assessment was submitted with the planning application. This submitted assessment considers the baseline position which, for the western section of the site, includes open storage together with ancillary activities associated the drainage tanker company, a tree surgeon, a gardener and a glasshouse installer. Environmental Health concur with the findings of the submitted assessment in that the proposed 27 touring caravan pitches is unlikely to generate significant noise. The application provides the opportunity to impose conditions on any given permission to control the use. Currently the site is able to operate unregulated by planning conditions.

1.18 Environmental Health have not objected to the proposal, having considered the proposal and submitted Noise Impact Assessment.

1.19 There are no objections from any of the statutory consultees to the proposal which includes the relocation of existing lawful, noise generating, non-conforming uses centrally within the site.

1.20 It is the view of Officers that, on balance, the proposal would not have a greater impact on the openness of the Green Belt and constitutes an appropriate form of development in the Green Belt, according with the requirements of Policy G1 f) in the South Ribble Local Plan and paragraph 145 of the NPPF.

1.21 The proposed development is deemed to be in accord with Policies 3, 9, 13, 17, 21, 22, 24, 29 and 30 of the Core Strategy and Policies F1, G1, G13, G14, G16 and G17 of the South Ribble Local Plan together with the Central Lancashire Rural Development Supplementary Planning Document. For these reasons, and those contained within the report, the application is recommended for approval.

2. APPLICATION SITE AND SURROUNDING AREA

2.1 The application relates to a 6.3 hectare parcel of land known as Turbary House Nursery, off Chain House Lane in Whitestake. The site is broadly 'L' shaped and wraps around the northern and eastern boundaries of the Duxbury's Home and Garden Centre, to which an access on to Chain House Lane is shared.

2.2 The site is currently used for a number of commercial purposes.

2.3 A mixture of unmanaged field and hardstanding is present in the western section of the site which is used as a compound by Waterloo Tankers for open storage together with a section of mown grass used for birds of prey display shows. Other associated and ancillary activities take place in this section of the site including the storage of caravans that have been abandoned by owners and then moved from the caravan storage section of the site, storage areas for a tree surgeon, a gardener and a glasshouse installer together with 2 welfare portacabins and a toilet.

2.4 In the central section of the site is steel portal framed building, glasshouses and open storage for caravans and fairground rides. Sections of the glasshouses remain in agricultural use as a nursery whilst others are redundant or used as storage space including the storage of machinery by a tree surgeon. The steel portal framed building is currently used as storage as part of the applicant's landscaping business. Currently the applicant stores approximately 80 caravans on the site in addition to the abandoned caravans in the western section of the site (which total approximately 10 caravans).

2.5 The eastern section of the application site comprises of two fields. In the northern field the applicant stores logs and material associated with his landscaping business together with an element of general waste storage. The southern field remains open, this is where laser clay pigeon shooting has taken place.

2.6 The land immediately to the north of Duxbury's Home and Garden Centre is used as a fishery and birds of prey centre. Whilst within the defined application site no works are proposed within this section of the site.

2.7 To the west of the application site are open, hedge and tree lined fields with a ribbon of residential development and commercial units present on Newgate Lane beyond. To the south of the application site, beyond Duxbury's Garden and Home Centre, is a ribbon of residential development along Chain House Lane. Open fields are present to the east and north of the application site.

2.8 The application site and the surrounding area are designated as Green Belt under Policy G1 of the South Ribble Local Plan.

3. RELEVANT SITE HISTORY

3.1 In December 2018 a Lawful Development Certificate (ref. 07/2018/7813/CLU) was granted for confirming the lawful use of parts (1.5 hectares in total) of the site including the steel portal framed building, but excluding glasshouses and polytunnels, for the use of land for open storage and a for storage use (Use Class B8).

3.2 The delegated report accompanying this decision concluded:

“The burden of proof in such applications is with the applicant. They have provided evidence which proves without doubt that the continuous use of land and buildings identified on drawing 1262-PL01B (PWL) cannot be disputed by evidence available to the council. The test to be made when assessing the application is on the ‘balance of probabilities’ rather than absolute fact. It is considered that given that the applicant has demonstrated this balance of probability, that the certificate should therefore be granted”.

3.3 The granting of this Lawful Development Certificate permitted uses within the B8 Use Class within the defined area of the application, neighbours are however of the opinion that the businesses/uses that currently operate on site are more intensive and/or have a greater impact on neighbour amenity than was the case in 2018. The Lawful Development Certificate in effect allowed for any number of uses within the B8 Use Class with no restriction being imposed restrict the uses to remain those that we considered at the time of the application in 2018.

4. PROPOSAL

4.1 The application, which is part retrospective, seeks planning permission for the redevelopment of the site for open storage (Use Class B8), caravan storage (Use Class B8), caravanning to include the erection of an ancillary building (Sui Generis) and recreation (Use Class E), together with the change of use of the existing steel portal framed building to a workshop and storage mix use (Use Class B2/B8) and ancillary caravanning/recreational use (Sui Generis), retention of existing building for log store and log processing (Class E), the siting of a caravan as an ancillary office to the existing birds of prey centre (Sui Generis) and the retrospective reinstatement of a former track to access the site.

4.2 Essentially the proposal seeks to demolish the existing glasshouses in order to consolidate and expand existing open storage and caravan storage centrally within the site. The land to the west and east of the existing cluster of buildings and glasshouses is then proposed to be used as a caravan site and for recreational purposes.

4.3 Following the receipt of comments from neighbours the application has been amended to confirm that the field nearest to Newgate Lane is to be a ‘nil use’ field, provision of additional landscaping, reduction in the number of proposed caravan pitches by one, the increase is separation from the proposed caravan pitches to neighbours by 3m and altered boundary treatment on forward facing elements of open storage from palisade fencing to timber.

Western area of the site

4.4 The western periphery of the site, which currently comprises of a 90m (wide) x 105m (deep) parcel of unmanaged grassland and 3m (wide) x 80m (deep) are of existing lawful open storage is proposed as an open managed field. An incursion of open storage from the adjacent hardstanding into this space is proposed to be removed with the land returned to open land. The applicant has confirmed that this field would be ‘nil use’ which would prevent the use from caravanners for leisure purposes. Existing boundary hedging and trees within the site are to be retained with the planting of additional landscaping proposed to section off the existing area used for birds of prey display shows and the ‘nil use’ field from the

remainder of the site. Further additional planting (13 trees) is proposed along the western boundary of the site.

4.5 The existing 24m (wide) x 100m (deep) area of hardstanding adjacent to the open grassland, used as a compound by Waterloo Tankers for open storage, together with 24m (wide) x 100m (deep) of the adjacent area of land comprising of glasshouse storage and open storage is proposed to be cleared and used for caravanning. A total of 26 touring caravan pitches are proposed.

4.6 Within this section of the site an 11.2m (length) x 6.6m (deep) x 2.5-4.8m (high) brick built building is proposed to provide toilet, showering, laundry and washing facilities for the caravanners. A 20m x 10m children's outdoor area is also proposed within the caravan site. An existing static caravan is proposed to be retained in this section of the site for use as a site office by staff from the birds of prey centre.

Central area of the site

4.8 Within the central section existing glasshouses, totally approx. 5000sq m in area, are proposed to be removed. A number of fairground rides that are stored on hardstanding within this section of the site, without planning permission, are also to be removed. The existing lawful caravan storage business is proposed to be relocated to this central section of the site and expanded to accommodate up to 130 caravans within a compound secured by 2m high galvanised palisade fencing. Screening in the form of hedge planting is proposed along the front boundary of the compound, with existing landscaping to be retained along the western and northern boundaries.

4.9 The 400sq m of glasshouse adjoining the western elevation of the existing steel portal framed building is proposed to be retained and would continue to be used for log storage and sales (Use Class E).

4.10 The existing main steel portal framed building is proposed to be retained and subject to a change of use to provide a reception area and convenience shop (90sq m) to serve the uses on the site. An element of full height glazing is proposed to be introduced to the front elevation of the building. The remaining 640sq m of the building is proposed to be used as a workshop and storage mix use (Use Class B2/B8), specifically for the storage landscaping equipment together with the storage, and maintenance, of fairground rides.

4.11 The existing area of caravan storage, to the east of the existing main steel portal, is proposed to be used by the existing storage businesses that lawfully operate largely within the western section of the site. A combination of palisade and timber fencing, to a height 2m high galvanised palisade fencing, is proposed to enclose the 4 open storage areas proposed which is total cover 3,000sq m.

Eastern area of the site

4.12 The 80m x 40m parcel of land to the east of the existing caravan storage area is proposed to continue to be used for storage of bark, wood chippings and topsoil in spoils in associated with the applicant's landscaping business. A 1.5m high landscaped bund is proposed to enclose this parcel of land.

4.13 In response to concerns raised by neighbours the proposed laser clay shooting and archery tag (a combat game with foam-ended arrows with participants firing at each other) area has been moved further away from residential properties into the remainder of the eastern section of this field, with the southern section to be used as an area of all-electric off-road (called 'Crazi-Bugz') driving experiences for younger and older children. Initially the use of 5 'Crazi-Bugz' are proposed to be used on the field. No engineering operations are proposed to facilitate this use and no hardstanding is required, with the track to be edged in logs and/or tyres. An open sided timber shed, measuring 7.5m (width) x 2.5m (depth) x 2.2-2.5m (height) is proposed as a shelter for shooters and archery tag participants.

4.14 The southern 1 hectare field is proposed to be split into two halves, with a change of use to a recreational field to be used for archery, air soft archery and Nerf games (essentially team combat games with foam projectiles) proposed within the northern section of the field. Two open sided timber sheds, each measuring 7.5m (width) x 2.5m (depth) x 2.2-2.5m (height) are proposed as a shelter for participants. The southern section of the field is proposed to be subject to of use to a petting zoo with the likes of alpacas, llamas, goats and an aviary. Animal compounds are all to be external and formed with stock and timber fencing with small stock shelters for animals. The use of wood chip is proposed to form the pathways between compounds.

4.15 Standard opening hours of 9am-6pm are proposed for all of the leisure and recreational uses, with the applicant wishing to possibly opening later in the summer months and for particular holidays such as Halloween, Bonfire night and the Christmas period.

4.16 An access track was formed from the north-eastern corner of the Duxbury's Home and Garden Centre car park to Turbary House Nursery last year after access to the site was prevented through the Duxbury's Home and Garden Centre car park. This access is now being retrospectively applied for, which the applicant asserts is the reinstatement of an historical agricultural access to the nurseries. Along the eastern side of the access track 30 car parking spaces are proposed to be formed on existing hardstanding within a single row.

4.17 In relation to the access track the applicant has stated:

"it [the track] has always been there, though in part overgrown in places due to lack of use, as access until recently was agreed informally to continue through the centre of the site and via the garden centre's car park. The Kenworthy's have owned the land and buildings since 1970, this included the garden centre at the time which was subsequently sold. The garden centre owners at the time continued to allow Turbary House Nursery to access their land through the garden centre car park. This has ultimately changed recently, with the current owners of the garden centre closing the access with 2 weeks' notice. As such, our client and applicant opted to re-use the road in question – located along the eastern boundary."

4.18 The application is accompanied by a Planning Statement, Noise Impact Assessment, Ecology Report, Tree Impact Assessment and a Flood Risk Assessment

5. REPRESENTATIONS

5.1 A total of 49 letters of representation were received in relation to the proposal as originally submitted. Of the representations received 26 were in **support** of the proposal, 20 were **against** the proposal, 2 made comments **for and against** the proposal and 1 was from a third party agent seeking clarification on retail elements of the proposal.

5.2 A summary of the 26 letters of support follows:

- ☐ Visually improve the site
- ☐ Proposed would likely result in lesser noise than the existing activities on site
- ☐ Creation of jobs and boost to local economy
- ☐ Lack of such business in locality
- ☐ Activities for the family welcomed
- ☐ Extensive tree planting will benefit wildlife
- ☐ Proposed uses will complement existing fishing lake and owl sanctuary
- ☐ Safe environment for caravan storage with minimal visual impact

5.3 A summary of the 19 letters of objection follows:

Principle Issues

- ☐ The granting of the Lawful Development Certificate was flawed and should be revoked

Policy Issues

- ☐ The proposal would merge the settlements of Farington and Penwortham
- ☐ The proposal is contrary to Green Belt policy

Character and Design

- ☐ Proposed development amounts to over-development and over-intensification

Relationship to Neighbours

- ☐ Potential loss of privacy

Highway Issues

- ☐ Increased traffic and congestion
- ☐ No Highway Impact Assessment has been submitted

Noise and Disturbance Issues

- ☐ Potential noise and light issues arising from use touring caravan pitches
- ☐ Potential noise issues arising from proposed recreational uses
- ☐ Noise disturbance to residents and horses in relation to clay pigeon shooting
- ☐ The submitted Noise Impact Assessment contains discrepancies
- ☐ The need for the western-most section of proposed open field to remain as nil-use

Drainage and Land Issues

- ☐ Potential for surface water drainage issues
- ☐ Part of the proposed development is on contaminated land

Trees and Wildlife Issues

- ☐ Potential loss of wildlife habitats
- ☐ Discrepancies in the submitted Ecology Report with existing ponds forming a wildlife corridor

Other Issues

- ☐ Potential for increase in traffic to worsen air quality
- ☐ Impact on property value
- ☐ Potential for anti-social behaviour from the use of the touring caravan pitches
- ☐ Potential for the caravan touring site to attract “travellers”
- ☐ Don’t want tourism in Whitestake
- ☐ Potential for a precedent to be set for similar development of other sites
- ☐ Job creation would be minimal

5.4 A summary of the 2 letters of representation that made comments for and against the proposal follows:

- ☐ Only concern in regards to recreational activities element due to potential noise issues
- ☐ Advantages in removing non-conforming uses
- ☐ The site can be controlled through use of planning conditions where currently no such conditions are in place
- ☐ Lack of facilities proposed for visitors

5.5 **Farington Parish Council** have objected to the proposal citing the impact on the Green Belt, wildlife, residential amenity and air quality issues.

5.6 As of the 24th May 2021 a further 27 letters of representation were received in response to reconsultation following an amendment to the description of the proposal to include reference to the access being retrospectively applied for and the changes outlined in

paragraph 4.3 of this report. Of the representations received 13 were in **support** of the proposal, 13 were **against** the proposal, 1 made comments **for and against** the proposal.

5.7 A summary of the points not previously covered follows:

Policy Issues

- ☐ The track is an urbanising feature within the Green Belt

Character and Design

- ☐ The track is visually unsightly
- ☐ Industrial containers on the Duxbury car park make the site look like an industrial estate - *note the Duxbury site is in separate ownership and the status of the storage containers in currently being investigated*

Highway Issues

- ☐ Materials and build of the road is unsuitable

Noise and Disturbance Issues

- ☐ Noise and pollution from the use of the access track and log processing
- ☐ Traffic generation is greater since the installation of the new track

Trees and Wildlife Issues

- ☐ Loss of wildlife habitats through tree removal for the formation of the track

Other Issues

- ☐ The use of the site has intensified since the granting of the Lawful Development Certificate
- ☐ The number of retrospective applications that have been submitted on the site shows the applicant's disregard for following the proper planning process

5.8 **Farington Parish Council** reiterated their objection to the proposal, highlighting that the proposal would reduce the Green Belt, wildlife implications, neighbour amenity and air quality.

6. CONSULTATION REPLIES

County Highways have raised no objections to the proposal, stating they are of the opinion that *"a development of this size and nature would not have a severe impact on highway safety or capacity within the immediate vicinity of the site"*. County Highways continue to confirm that both the proposed access arrangement, internal layout and level of parking are all acceptable.

In response to the amended description, which includes reference to the retrospective formation of the access track, County Highways have confirmed that their original comments still stand.

Environmental Health have considered the proposal and, whilst offering advice to the applicant to re-position the proposed recreation area as far from residents as practicable in order to minimise the potential for noise complaints, have raised no objections to the application as submitted.

Ecology have advised that the site does not have any nature conservation designations, nor are the proposals likely to impact upon any such site. Whilst the site lies within the Impact Risk Zone identified by Natural England for the Ribble Estuary SSSI and Newton Marsh SSSI Ecology advise that there is unlikely to be any impacts on these sites.

The submitted ecology report concludes that existing trees on the site offer “no obvious potential roost features” for bats. An update to the report concludes that the existing greenhouses and polytunnels to be demolished/removed offer “negligible potential for roosting bats”. The Council’s Ecology Consultant agrees with these conclusions and requests a condition be imposed on any given permission requiring existing boundaries remain “dark corridors” to ensure continuing bat foraging potential and connectivity for commuting bats.

Previous Environmental DNA sampling of three ponds within 250m of the site in 2018 and 2020 provided negative results for Great Crested Newts. The Council’s Ecology Consultant has confirmed it would be unreasonable to ask for further updated survey of these ponds. Given the presence of potential refugia on the site (e.g. under piles of stone) the Council’s Ecology consultant advises that the submitted Precautionary Method Statement in relation to Great Crested Newts be adhered to during construction.

The Local Lead Flood Authority (LLFA) have fully assessed the proposal and have raised no objections subject to the imposition of conditions relating to the agreement a sustainable drainage strategy for the site.

United Utilities have submitted no observations.

The Local Authority’s **Arboriculturist** has raised no objections to the proposal confirming that the majority of vegetation to be removed is “dense, self-seeded and of relatively low amenity value”. Conditions relating to the agreement of a landscaping scheme including mitigation tree planting and tree protection measures during construction have been recommended.

LCC Public Rights of Way Officer have raised no objections to the proposal highlighting that landscaping, drainage and operational activities should not interfere with the PRoW in the field north of the application site.

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, stating “*Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development*”.

7.1.2 Regarding development in the Green Belt, Paragraphs 143-145 state:

“143. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

144. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

145. A local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;*

- b) *the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) *the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) *limited infilling in villages;*
- f) *limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) *limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
 - *not have a greater impact on the openness of the Green Belt than the existing development; or*
 - *not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority”*

7.1.3 In regards to the economy Paragraph 80 of the NPPF assets *“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”*

7.1.4 In regards to supporting a prosperous rural economy Paragraph 83 of the NPPF confirms that planning policies and decisions should enable:

“[...] b) the development and diversification of agricultural and other land-based rural businesses;
c) sustainable rural tourism and leisure developments which respect the character of the countryside [...].”

7.1.5 Paragraph 84 states *“The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist”.*

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 9: Economic Growth and Employment sets out the ways in which economic growth and employment will be provided within the Central Lancashire Region.

7.2.3 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 South Ribble Local Plan.

7.2.4 Policy 21 is entitled ‘Landscape Character Areas’ and requires development to be appropriate and integrate well into the existing landscape character type.

7.3 iii) South Ribble Local Plan (2012-2026)

7.3.1 Within the Local Plan the site is allocated as Green Belt. The policy relating to development in the Green Belt, Policy G1, confirms that inappropriate development within the Green Belt is, by definition, harmful to the Green Belt with planning permission only to be

given if certain criteria are met or unless very special circumstances exist. The list of exceptions is broadly the same as stated previously in Paragraph 145 of the NPPF.

7.3.2 The proposal will be assessed against Green Belt policy in the following sections of this report.

7.4 Green Belt

7.4.1 The application site is situated within the Green Belt with Policy G1 of the South Ribble Local Plan and Paragraphs 143-145 of the NPPF therefore being a relevant consideration.

7.4.2 The purpose of the Green Belt, as set out in Paragraph 134 of the NPPF, does not relate to landscape character or amenity value but instead only serves the following five purposes:

- f) to check unrestricted urban sprawl of large built-up areas;*
- g) to prevent neighbouring towns merging into one another;*
- h) to assist in safeguarding the countryside from encroachment;*
- i) to preserve the setting and special character of historic towns; and*
- j) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land*

7.4.3 The lawful development certificate granted in 2018 establishes 1.5 hectares of the 6.3 hectare site as brownfield land (i.e. 'previously developed land'), on which various forms of open storage and storage within the main steel framed building exist.

Proposed petting zoo - southern field within the eastern section of the site

7.4.4 On the southern field within the eastern section of the site, which measures 1 hectare in area, a petting zoo is proposed. As a form of outdoor recreation the principle of a petting zoo accords with the requirements of Green Belt policy as an appropriate form of development in the Green Belt, however an assessment needs to be made as to whether this element of the proposal "*preserves the openness of the Green Belt and does not conflict with the purposes of including land within it*".

7.5.5 Animal compounds are to all be external and formed with stock and timber fencing with small stock shelters for animals and the use of wood chip to form the pathways between compounds. It is the view of Officers that the nature and scale of such development would not conflict with any of the five purposes of the Green Belt as set out in paragraph 7.5.2.

7.5.6 For the above reasons the proposed petting zoo is considered to accord with the requirements of Policy G1 b) and paragraph 145 of the NPPF.

7.5.7 The formation of 30 car parking spaces in a single line to the east of the access track, including 16 car parking spaces adjacent to the southern field, does not meet any of the exceptions of Green Belt policy and therefore constitutes an inappropriate form of development in the Green Belt. The impact the formation of this line of car parking outside of the 'previously developed' section of the site has on the Green Belt therefore need to be assessed as part of the wider proposal.

Western, central and north-eastern sections of the site and access track/proposed parking

7.5.8 The existing use of these sections of the application site comprises of a mixture uses 'appropriate' in the Green Belt (i.e. horticulture) and lawful uses not normally considered 'appropriate' (i.e. open and indoor storage together with associated ancillary activities as outlined in section 2 of this report).

7.5.9 The split as existing is 1.5 hectares of 'previously developed land' (i.e. the lawful uses not normally considered 'appropriate' within the Green Belt unless one of the listed

exceptions are met) and 2.2 hectares of 'greenfield' land (i.e. development associated with horticultural activities and open land).

7.5.10 The applicant asserts within the submitted Planning Statement that the use for touring caravan pitches constitutes 'outdoor recreation' and therefore is an appropriate form development in the Green Belt. This view however is not supported by Planning Inspectorate appeal decision ref. APP/L3245/W/16/3151039 which related to a site in Shropshire. In that decision, which proposed the change of use of a recreational area for an additional 30 caravan pitches to extend an existing site, the Inspector concluded that caravan pitches do not constitute an appropriate form of development in the Green Belt. This is relevant as the proposed redevelopment of this site results in 2 hectares of uses not normally considered 'appropriate' within the Green Belt unless one of the listed exceptions are met (i.e. open storage including caravan storage and touring caravan pitches), not the 1.4 hectares asserted by the applicant. The remaining 1.7 hectares are proposed to be used for outdoor sport and outdoor recreational uses which are, in principle, 'appropriate' uses in the Green Belt.

7.5.11 Given the baseline position of a significant proportion of the mixed use planning unit being lawfully brownfield (previously development) land the required approach of considering the in principle acceptability of the proposal is against the requirements of Policy G1 f), namely to consider if the proposal would have a "greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development". This assessment requires more detailed consideration rather than merely comparing the existing and proposed appropriate and inappropriate land use areas.

7.5.12 The existing and proposed forms of development that have/would have an impact on the openness of the Green Belt are as follows:

	Existing	Proposed	Difference
Appropriate Uses			
Glasshouses and polytunnels	5,000sq m (approx.)	-	-5,000sq m
Sports and recreational buildings	-	56sq m	+56sq m
Inappropriate Uses			
Main steel framed building	850sq m	850 sq m	-
Caravan storage	90 caravans	130 caravans	+40 caravans
Open storage (excluding caravans)	6,000sq m	6,000sq m	-
Touring caravan pitches	-	26	+26 caravan pitches
Caravan facilities building	-	74sq m	+74sq m
New/reinstated access track and 30 car parking spaces	-	1000sq m	+1000 sq m

7.5.13 As part of the changes detailed above a reconfiguration of the site is proposed which results in the lawful open storage area being consolidated centrally within the site and 240sq m of lawful open storage being reinstated as open field/landscaping as part of the proposed 'nil-use' field. A 1.5m high landscaped bund, running 100m along the eastern periphery of the extend of the lawful open storage area within the north-eastern field, is also proposed and a comprehensive woodland planting scheme of native trees along the western boundary of the site would provide additional visual screening.

7.5.14 On the matter of the proposed touring caravan pitches and the formation of the access and area of car parking within the Green Belt, these are all within the defined curtilage of the lawful mixed use section of the site and are therefore on previously development land. The formation of the touring caravan pitches and creation of an access and car parking in themselves will have a limited impact on openness. The greater impact would be during times when they are in active use (i.e. when caravans are pitched and the access and parking are in use by vehicles). Whilst the applicant is intending for the touring caravan pitches to be open near year round (potentially with only one winter month closed) it is reasonable to assume that all pitches would not be occupied during the time that the site is open. In the times when the site is not in full use the impact on the Green Belt would inevitably be less than when it is fully occupied. It is also reasonable to assume that outside of the hours of operation of the proposed leisure and recreational uses the use of parking area and the access would be at near existing levels. It is accepted that the impact on openness would be greater during the use of the access and car parking by vehicles, however these would not be permanent features with the development seen against the backdrop of existing built development.

7.5.15 The proposed facilities building for the touring caravan pitches and static caravan for use as a site office for staff from the birds of prey centre would be permanent features on the landscape but their impact would be mitigated by landscape screening and the relative limited height of the proposed structures.

7.5.16 The relocating of the existing lawful open storage areas from the western section of the site to the central section, whilst not reducing the overall area of open storage, is considered to reduce the impact on openness.

7.5.17 The impact that the proposed secure storage compound for 130 caravans would have is considered to be no greater than the 5000sq m of glasshouse to which it is to replace.

7.5.18 As part of the proposal the applicant has confirmed the western field, excluding the bird of prey display area, to be 'nil use' together with 240sq m of land that can lawfully be used for open storage.

7.5.19 It is the view of Officers considering the above that, on balance, the proposed aforementioned development would not have a greater impact on the openness of the Green Belt when compared to the existing situation, according with the requirements of Policy G1 f) in the South Ribble Local Plan and paragraph 145 of the NPPF.

7.5.20 Should the Planning Committee be of the view that the proposal would have a greater impact on the openness of the Green Belt when compared to the existing situation consideration would need to be given as to whether 'very special circumstances' exist that clearly outweigh potential harm to the Green Belt by reason of inappropriateness and any other harm resulting from the proposal as per paragraph 144 of the NPPF.

7.6 Character and Design

7.6.1 Policy G17 of the Local Plan, amongst other things, requires development to be well related to neighbouring buildings and the locality in terms of its size, scale and intensity (plot coverage) and Policy 17 of the Core Strategy expects new buildings to "*take account of the character and appearance of the local area*".

7.6.2 Along Chain House Lane and other roads within the immediate vicinity of the site a mixture of land uses are present. Ribbons of residential properties are present together with commercial operations including Duxbury's Home and Garden Centre, offices, workshops and plant nurseries. Land to north is predominantly agricultural in character.

7.6.3 The application site is set some 230m back from Chain House Lane with intervening development. A distance of 150m is present from Newgate Lane to the west with intervening

mature landscaping. A distance of 220m is present from the A582 Penwortham Way to the east within intervening mature landscaping. These distances, the intervening development and mature landscaping inhibits views of the site from public places to the west, south and east.

7.6.4 Within a field to the north of the site a Public Right of Way (FP54) runs in and west-east direction from a line north of the existing area of open caravan storage through to the A582 Penwortham Way. It is from this Public Right of Way (PRoW) which the potential for views of the site only exist. The boundary northern boundaries comprises of a line of mature trees in excess of 15m high together with hedging which limits views into the site from PRoW. It should relevant that the northern section of the site along which the PRoW runs parallel to currently is lawfully used for open storage. Whilst the nature of the type open storage in this section of the site would in part change as part of the proposed redevelopment the impact on character and appearance of the area when viewed when passing along the stretch of PRoW would not be material.

7.6.5 With the limited views of the application site from public areas, and the current lawful uses present on the site, the proposed development is not considered to have an adverse impact on the character and appearance of the area. The proposed development therefore complies with the requirements of Core Strategy Policy 17 and Policy G17 of the South Ribble Local Plan.

7.6.6 Neighbours have objected to the access track being visually unsightly. The use of such materials in the Green Belt is not uncommon on farms and small holdings. It is also important to reiterate the purpose of Green Belt policy which does not relate to landscape character or amenity value but instead only serves the following five purposes:

- a) *to check unrestricted urban sprawl of large built-up areas;*
- b) *to prevent neighbouring towns merging into one another;*
- c) *to assist in safeguarding the countryside from encroachment;*
- d) *to preserve the setting and special character of historic towns; and*
- e) *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land*

7.7 Relationship to Neighbours

7.7.1 A minimum distance of 200m would be present from the rear of residential properties on Newgate Lane to the western section of the site where the touring caravan pitches are proposed with intervening mature evergreen hedging in excess of 10m in height present and additional native woodland planting proposed. This inter-relationship will not result in undue impact on the amenities of the owners/occupiers of neighbouring properties in terms of overlooking/loss of privacy or overshadowing/overdominance.

7.7.2 A minimum distance of 30m is present from the rear of residential properties on Chain House Lane to the southern boundary of the site where a petting zoo is proposed within an existing field with intervening mature evergreen hedging in excess of 10m in height present. This inter-relationship will not result in undue impact on the amenities of the owners/occupiers of neighbouring properties in terms of overlooking/loss of privacy or overshadowing/overdominance.

7.7.3 No properties are present immediately to the north or east of the application site.

7.7.4 For the reasons outlined above, the proposed development will not have a significant undue impact on the amenities of neighbouring residents in terms of overlooking / loss of privacy or overshadowing / overdominance and complies with Policy G17 of the South Ribble Local Plan and Policy 17 of the Core Strategy.

7.8 Highway Issues

7.8.1 County Highways have fully assessed the proposal and have raised no objections to the proposal, stating they are of the opinion that *“a development of this size and nature would not have a severe impact on highway safety or capacity within the immediate vicinity of the site”*.

7.8.2 Neighbours have raised concern at the potential for an increase in traffic to worsen air quality. A number of traffic generating uses however currently lawfully operate from the site. Whilst some of the existing uses are proposed to continue within the redeveloped site the existing plant nursery business, which attracts car and heavy goods movements, would cease to exist. It is reasonable to conclude that the new uses proposed (i.e. touring caravan pitches and recreational/leisure uses) would predominantly be restricted to smaller private vehicles. The proposed development is however considered not to result in a significant increase in traffic flow to and from the site.

7.8.3 A total of 100 parking spaces are proposed across the site. County Highways have confirmed that the internal layout and level of parking are all acceptable. No changes are proposed to the existing shared access on to Chain House Lane which County Highways have concluded to be acceptable to serve the proposed redeveloped site.

7.9 Noise and Disturbance Issues

7.9.1 Neighbours have raised concern at the potential for noise issues arising from the use of touring caravan pitches. A Noise Impact Assessment was submitted with the planning application. This submitted assessment considers the baseline position which, for the western section of the site, includes open storage together with ancillary activities associated the drainage tanker company, a tree surgeon, a gardener and a glasshouse installer. Environmental Health concur with the findings of the submitted assessment in that the proposed 27 touring caravan pitches is unlikely to generate significant noise. The application provides the opportunity to impose conditions on any given permission to control the use. Currently the site is able to operate unregulated by planning conditions.

7.9.2 Neighbours have also raised concern at the potential for noise issues arising from the proposed recreational uses in the eastern section of the site. With the proposed petting zoo not considered to be a significant noise generator, which has not been disputed by Environmental Health, the submitted Noise Impact Assessment considers the noise impact for the other proposed and relocated existing uses on the site.

7.9.3 With a distance of 60m from the southernmost proposed recreational leisure area to the nearest residential garden the predicted noise levels applied from an artificial grass pitch taken from Sports England Guidance. This calculation concludes that noise would be more than 3dB below the prevailing noise environment during the daytime in the worst affected garden areas.

7.9.4 Neighbours have particularly raised concern at the referenced use of “mini tanks” and clay pigeon shooting within the recreational areas. The applicant has however since clarified that the driving experiences would be all-electric (battery powered) off-road vehicles which generate significantly less noise than petrol engine vehicles. The proposed clay pigeon would not use standard firearms but instead would use infra-red laser which also means that the targets do not explode, both of which significantly reduce noise in comparison to traditional clay pigeon shooting.

7.9.5 Standard opening hours of 9am-6pm are proposed for all of the leisure and recreational uses, with the applicant wishing to possibly opening later in the summer months and for particular holidays such as Halloween, Bon Fire night and the Christmas period.

7.9.6 Environmental Health have not objected to the proposal, having considered the proposal and submitted Noise Impact Assessment. Whilst offering advice to the applicant to re-position the proposed recreation area as far from residents as practicable in order to

minimise the potential for noise complaints, they do not feel that the potential for noise would be sufficient to justify the refusal of the application on the ground of neighbour amenity. The applicant has responded to Environmental Health's suggested consideration to reconfigure the site by seeking further comments from their appointed Noise Consultant who makes the following comments:

"The report does not state that noise from players and supporters is difficult to control. In fact, the report shows that noise levels will be suitably controlled at the nearest receptors by setting the noisier uses away from the nearest receptors.

The petting zoo provides a 60m buffer between the rear gardens of the nearest dwellings and the leisure uses which could generate potentially significant noise levels. The report shows that at a setback distance of 40m noise levels would be acceptable, therefore the proposed setback is already greater than is required."

7.9.7 It should also be noted that the application proposes the relocation of existing lawful, noise generating, non-conforming uses centrally within the site which can then be controlled through the imposition of conditions on any given planning permission. In relation to an objector's request for the western-most section of open field to remain nil-use, the applicant does not feel this is necessary or reasonable given the submitted Noise Assessment would not justify the imposition of such a condition. The applicant however wishes to highlight that additional landscaping has been included along the western boundary.

7.9.8 Neighbours have raised concern in regards to noise and pollution from the use of the access track. It is important to note that the track has been formed from a car parking area for the adjacent Garden Centre, with a distance of 80m present from the recently formed track to the rear elevation of the nearest dwelling on Chain House Lane.

7.9.9 Neighbours have expressed concern at the type of lighting that would be used in and around the proposed touring caravan pitches. A condition can be imposed requiring the agreement of external lighting details prior to installation, with the already confirming that any lighting in this section would be low level.

7.10 Drainage and Land Issues

7.10.1 The potential for the redevelopment of the site resulting in surface water drainage issue has been raised by neighbours. The application is accompanied by a Flood Risk Assessment which concludes that the proposed development is at *"low risk from all sources of flooding and that surface water as a result of development will have to be managed in accordance with current practices and guidance so as not to increase the risk of flooding at the site or downstream of the site"*.

7.10.2 The Local Lead Flood Authority have fully assessed the proposal and have raised no objections subject to the imposition of conditions relating to the agreement of an acceptable sustainable drainage scheme.

7.10.3 Neighbours have raised concern that part of the site contains contaminated land as confirmed by the submitted Preliminary Risk Assessment. The presence of forms of land contamination is not unusual on previously developed site with the confirmed presence or suspicion of such contamination necessitating the imposition of a condition requiring the submission of a full review of ground conditions prior to works commencing on site and the agreement of remediation measures with Environmental Health.

7.11 Trees and Wildlife Issues

7.11.1 Neighbours have highlighted alleged discrepancies in the submitted Ecology Report, with existing ponds forming a wildlife corridor. The Council's appointed Ecology consultants have however since requested additional information from the applicant before providing their response to the proposal.

7.11.2 Having being presented with all the necessary information to consider the proposal the Council's appointed Ecology consultants have advised that the site does not have any nature conservation designations, nor are the proposals likely to impact upon any such site.

7.11.3 It has been concluded that existing trees on the site offer "*no obvious potential roost features*" for bats and that the existing greenhouses and polytunnels to be demolished/removed offer "*negligible potential for roosting bats*". It is recommended that a condition be imposed on any given permission requiring existing boundaries remain "dark corridors" to ensure continuing bat foraging potential and connectivity for commuting bats.

7.11.4 Previous Environmental DNA sampling of three ponds within 250m of the site in 2018 and 2020 provided negative results for Great Crested Newts. The Council's Ecology Consultant has confirmed it would be unreasonable to ask for further updated survey of these ponds. Given the presence of potential refugia on the site (e.g. under piles of stone) the Council's Ecology consultant advises that the submitted Precautionary Method Statement in relation to Great Crested Newts be adhered to during construction.

7.11.5 Neighbours have raised issue with the removal of trees to form the access track. No trees however were subject to Tree Preservation Orders and, as the Council's appointed Ecology consultants have advised, the site does not have any nature conservation designations. Should the application be approved a condition can be imposed requiring the submission of landscaping details to include mitigation planting.

7.12 Other Issues

7.12.1 Neighbours have objected on the basis of the potential for the caravan touring site to attract "travellers" and also potential anti-social behaviour. No evidence has been submitted to support these concerns. The touring caravan pitches are to be managed from the on-site reception area with a booking required to occupy a pitch. Conditions can be imposed to control elements of the use of the pitches. Should anti-social behaviour occur this should then be reported to the relevant authority (i.e. the police or Environmental Health depending on the nature of allegation).

7.12.2 Objections have been received from neighbours alleging that any job creation would be minimal and that tourism isn't wanted in Whitestake. Policy 13 of the Central Lancashire Core Strategy however seeks to achieve economic and social improvement for rural ways in a number of way including "*Supporting rural based tourist attractions, visitor facilities, recreational uses, business and storage activities*". The Central Lancashire Rural Development Supplementary Planning Document (SPD) highlights "*rural areas in Central Lancashire no longer rely on agriculture as a major source of employment*" and continues to state "*There is now a much more diverse economic profile and it is important that this is encouraged and supported within the area*". There is no stipulation as the extent of job creation required to support such diversification. Tourism is identified in the SPD as "*an important component of the Central Lancashire economy, and there are many existing tourism destinations in the countryside*".

7.12.3 Neighbours have raised concern at the potential for the proposed development to impact on property value and the history of the applicant. These however are not material planning considerations and therefore cannot be considered as such.

7.12.4 A concern of neighbours is the potential for a precedent to be set for similar development of other site. Planning applications are however determined on their own merits.

7.12.5 Neighbours have raised concern that the use of the site has intensified since the granting of the Lawful Development Certificate. Having reviewed the Lawful Development

Certificate there are no conditions to restrict the level/intensity of use of the site to that at the time the certificate was granted in 2018.

7.12.6 Concern has been raised by neighbours that there is “no need” for such tourism and/or caravanning uses in Whitestake. Whilst this is not a material planning consideration, it is worth noting that the current pandemic has significantly altered how and where people holiday.

8. CONCLUSION

8.1 It is the view of Officers that, on balance, the proposal would not have a greater impact on the openness of the Green Belt and constitutes an appropriate form of development in the Green Belt, according with the requirements of Policy G1 f) in the South Ribble Local Plan and paragraph 145 of the NPPF.

8.2 The proposed development would not be out of character with the local area and there are not highway safety issues associated with the proposal. The inter-relationships with neighbours are considered to be acceptable, with the application proposing supplementary landscaping.

8.3 Whilst the proposal would introduce a number of new uses on the site the application provides the opportunity to control these uses, and the existing uses on the site that currently is unregulated, through the use on conditions on any given planning permission.

8.4 There are no objections from any of the statutory consultees to the proposal which includes the relocation of existing lawful, noise generating, non-conforming uses centrally within the site.

8.5 The proposed development is deemed to be in accord with Policies 3, 9, 13, 17, 21, 22, 24, 29 and 30 of the Core Strategy and Policies F1, G1, G13, G14, G16 and G17 of the South Ribble Local Plan together with the Central Lancashire Rural Development Supplementary Planning Document. For these reasons, and those contained within the report, the application is recommended for approval.

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 1891.00 P1 (Location Plan as Existing), 1891.02 P2 (Boundary Treatments/Infrastructure Details as Proposed), 1891.02 P4 (Master Site Plan as Proposed), 1891.04 P2 (Site Reception Building as Proposed) and 1891.05 P1 (Touring Caravan Ancillary Block as Proposed)/

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. Prior to the commencement of development (excluding demolition and site preparation works) details of the landscaping of the site and biodiversity enhancement including, bird and bat enhancements and, wherever possible, the retention of existing trees and hedges have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest.

The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the Local Planning Authority. The replacement tree or shrub must be of similar size to that originally planted.

Details submitted shall be compliant with 'BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations' and shall include details of trees and hedges to be retained or removed, root protection zones, barrier fencing, and a method statement for all works in proximity to those trees or hedges to be retained during the development and construction period. Details shall also indicate the types and numbers of trees and shrubs, their distribution on site, those areas seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

REASON: To ensure the development makes provision for protected species and to accord with Policy 22 of the Central Lancashire Core Strategy and Policy G16 of the South Ribble Local Plan 2012-2026 and in the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G8 in the South Ribble Local Plan 2012-2026

4. 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.

5. The construction of the development, hereby permitted, shall be carried out in full accordance with the submitted Reasonable Avoidance Measures Method Statement for Great Crested Newts (ref. BEK-20732-4).

REASON: To ensure the protection of scheduled species protected by the Wildlife and Countryside Act 1981 in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

6. Details of any external flood lighting or security to be installed are required to be submitted to, and approved in writing, by the Local Planning Authority. Any such external lighting needs to be designed in line with best practice guidelines (<https://www.bats.org.uk/about-bats/threats-to-bats/lighting>) and include a light spill plan to demonstrate the boundary features will not be negatively impacted upon by any new lighting..

REASON: To ensure the protection of habitats and foraging grounds of scheduled species protected by the Wildlife and Countryside Act 1981 in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

7. Prior to the commencement of development, including site clearance, a Reasonable Avoidance Method Statement for hedgehogs and amphibians shall be submitted to, and approved in writing, by the Local Planning Authority. Works shall proceed in full accordance with the agreed details.

REASON: To ensure the protection of scheduled species protected by the Wildlife and Countryside Act 1981 in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

8. Prior to commencement of the development (construction or demolition), protective fencing shall be erected for all trees shown to be retained on the submitted Tree Protection Measures Sheet (ref. P.1341.20.02) in accordance with Figure 2 of BS 5837 - 2012. The fencing shall remain in place until completion of all site works and then only removed when all site traffic is removed from site.

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

9. Any works to trees identified for retention on the submitted Tree Protection Measures Sheet (ref. P.1341.20.02) shall be undertaken in accordance with BS 3998 2010.

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

10. Existing ground levels should be retained within the RPA and excavated by hand. Any exposed roots should be immediately wrapped to prevent dessication. Wrapping should be removed prior to backfilling. Roots smaller than 25mm diameter should be pruned with a suitable sharp tool. Roots over 25mm diameter should only be removed following consultation with an arboricultural consultant. Prior to backfilling roots should be surrounded with topsoil or sharp-sand or inert granular fill before the soil is replaced

Reason: To ensure damage to tree roots is minimised during development and that the development does not impact the future vitality of trees in proximity to the development.

11. Notwithstanding the provision of the Town and County Planning (Use Classes) Regulations 2020 (as amended) or any provision equivalent to this in any statutory instrument revoking and re-enacting this Regulation, the uses on the site detailed on the submitted Master Site Plan (ref. 1891.02 P4) shall be restricted to the use applied for in the location applied for unless the prior consent of the Local Planning Authority is obtained.

REASON: To enable to the Local Planning Authority to retain control over the impact of the development on residential amenity and/or highway safety in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan (2012-2026).

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 is suitable for its intended end use and development work will not cause pollution of ground and surface waters both on and off site, in accordance with Policy 17 of the Central Lancashire Development Plan and the National Planning Policy Framework.

NOTE TO APPLICANT: If no adverse conditions are encountered to discharge this condition photographic evidence of all ground workings shall be submitted together with a description of the ground encountered

13. Should the importation of any subsoil and/or topsoil material into the development site be required during the construction process, information supporting the suitability of the material shall be submitted to the Local Planning Authority for approval in writing. The information submitted shall include details of the material source, sampling methodologies and analysis results, which demonstrates the material does not pose a risk to human health as defined under Part 2A of the Environmental Protection Act 1990.

Reason: To ensure that the site is suitable for its intended end use and development work will not cause pollution of ground and surface waters both on and off site, in accordance with Policy 17 of the Central Lancashire Development Plan and the National Planning Policy Framework.

14. Prior to the commencement of the ancillary shower block building, 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

15. No development shall commence in any phase until a detailed, final surface water sustainable drainage scheme for the site has been submitted to, and approved in writing by, the local planning authority. The detailed sustainable drainage scheme shall be based upon the site-specific flood risk assessment and indicative sustainable drainage strategy submitted and sustainable drainage principles set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and no surface water shall be allowed to discharge to the public sewer, directly or indirectly.

Those details shall include, as a minimum:

- a) Final sustainable drainage layout plan appropriately labelled to include all pipe/structure references, dimensions, design levels, discharge rates, finished floor

levels in AOD with adjacent ground levels. Final sustainable longitudinal sections plan appropriately labelled to include all pipe/structure references, dimensions, design levels, discharge rates, with adjacent ground levels. Cross section drawings of flow control manholes and attenuation tank.

b) The drainage scheme should be in accordance with the principles of the BEK Land at Turbary House Nursery, Chain House Lane, Preston Flood Risk Assessment ref.BEK-20732-3 revision B dated 7th September 2020 and demonstrate that the surface water run-off and volume shall not exceed the pre-development run-off. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

c) Sustainable drainage flow calculations (1 in 1, 1 in 2, 1 in 30 and 1 in 100 + climate change).

d) Plan identifying areas contributing to the drainage network

e) Measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses,

f) A plan to show overland flow routes and flood water exceedance routes and flood extents.

g) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;

h) Breakdown of attenuation in pipes, manholes and attenuation tank.

The scheme shall be implemented in accordance with the approved details prior to first use of any part of the approved development.

REASON: In the interest of flood prevention in accordance with Policy 29 in the Central Lancashire Core Strategy

16. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority.

Those details shall include for each phase, as a minimum:

a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged they are done so at a restricted rate to be agreed with the Lancashire County Council LLFA.

b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The development shall be constructed in accordance with the approved details.

REASON: In the interest of flood prevention in accordance with Policy 29 in the Central Lancashire Core Strategy

17. No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report and Operation and Maintenance Plan for the lifetime of the development, pertaining to the

surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority.

The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an final 'operation and maintenance manual' for the sustainable drainage scheme as constructed.

Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the development as constructed. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

REASON: In the interest of flood prevention in accordance with Policy 29 in the Central Lancashire Core Strategy

18. No development shall take place, including any further works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (i) measures to control the emission of dust and dirt during construction
- (ii) measures to control the emission of noise during construction
- (iii) a scheme for recycling/disposing of waste resulting from demolition and construction works
- (iv) the parking of vehicles of site operatives and visitors
- (v) loading and unloading of plant and materials
- (vi) storage of plant and materials used in constructing the development
- (vii) the location of the site compound
- (viii) suitable wheel washing/road sweeping measures
- (ix) details of all external lighting to be used during construction
- (x) Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
- (xi) Measures to ensure that construction and delivery vehicles do not impede access to adjoining units and obstruct the public highway

REASON: To safeguard the amenities of neighbouring properties and to protect existing road users in accordance with Policy 17 of the Central Lancashire Core Strategy.

19. During construction, including demolition and site preparation works, 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.

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.

20. Prior to the first use operation of the leisure and recreational uses on the site the approved car parking spaces shall be surfaced or paved and marked out in accordance with a scheme to be agreed in writing with the Local Planning Authority. The parking and manoeuvring areas shall be permanently maintained thereafter.

REASON: To ensure the provision and retention of adequate onsite parking facilities and in accordance with Policy G17(c) in the South Ribble Local Plan (2012-2026).

21. No more than 26 touring caravan shall be pitched on the site at any one time.

REASON: To retain control over the development in the interests of the open character of the land as required by Policy 19 in the Central Lancashire Core Strategy and Policy G1 in the South Ribble Local Plan 2012-2026

22. No camp fires, bon fires or any other form of open fire shall be lit within the touring caravan site hereby approved.

Reason: To protect the character of the area and the amenities of nearby occupiers in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

23. The use of the recreational and leisure uses hereby approved (with exception of touring caravan pitches) shall be restricted to the hours of 9.00am - 6.00pm on any day.

REASON: In the interests of the amenities of adjoining residents and to accord with Policy 17 in the Central Lancashire Core Strategy and Policy G17 of the South Ribble Local Plan 2012-2026

24. The recreational and leisure uses hereby approved shall be restricted to the specific activities detailed on the submitted Master Site Plan as Proposed drawing ref. 1891.02 P4.

REASON: To retain control over the development in the interests of the amenities of adjoining residents and to accord with Policy 17 in the Central Lancashire Core Strategy and Policy G17 of the South Ribble Local Plan 2012-2026

25. That the entirety of the western field labelled 'To be returned to field' on the submitted Master Site Plan (ref. 1891.02 P4), excluding the section of field labelled 'Existing Owl & Bird of Prey Sanctuary', shall remain undeveloped and free from any form of active use with the exception of general maintenance.

REASON: To retain control over the development in the interests of the open character of the land as required by Policy 19 in the Central Lancashire Core Strategy and Policy G1 in the South Ribble Local Plan 2012-2026

26. The development shall not begin until a scheme detailing boundary fencing for the western boundary of the site has been submitted to and approved in writing by the Local Planning Authority. The commencement of the use of the touring caravan section of the site shall not occur until the fencing has been erected in accordance

with the approved details. Any fencing erected pursuant to this condition shall be retained at all times thereafter.

REASON: To ensure the provision and retention of adequate screening in the interest of amenity in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

27. The existing static caravan that is used by staff of the owl and birds of prey sanctuary, labelled as 'Extg Office' on the submitted Master Site Plan (ref. 1891.02 P4), shall only be used in connection with the operation and/or function of the adjacent the owl and birds of prey sanctuary. The static caravan shall not be used as the primary residence for any person or persons.

REASON: To retain control over the development in the interests in accordance with Policy G1 in the South Ribble Local Plan 2012-2026

28. That prior to the erection of any animal shelter within the petting zoo hereby approved details shall be submitted to and approved in writing by the Local Planning Authority. Works shall then proceed in accordance with the agreed details.

REASON: To retain control over the development in the interests of the open character of the land as required by Policy 19 in the Central Lancashire Core Strategy and Policy G1 in the South Ribble Local Plan 2012-2026

RELEVANT POLICY

SPD3 Rural Development (Supplementary Planning Documents)

- 1 Locating Growth (Core Strategy Policy)**
- 3 Travel (Core Strategy Policy)**
- 9 Economic Growth and Employment (Core Strategy Policy)**
- 13 Rural Economy (Core Strategy Policy)**
- 17 Design of New Buildings (Core Strategy Policy)**
- 21 Landscape Character Areas (Core Strategy Policy)**
- 22 Biodiversity and Geodiversity (Core Strategy Policy)**
- 24 Sport and Recreation**
- 29 Water Management (Core Strategy Policy)**

POLF1 Car Parking

- POLG1 Green Belt**
- POLG13 Trees, Woodlands and Development**
- POLG14 Unstable or Contaminated Land**

POLG16 Biodiversity and Nature Conservation

POLG17 Design Criteria for New Development

NPPF National Planning Policy Framework

Note:

1. Great Crested Newts are European Protected Species under the Habitats Directive 1992, the Conservation of Species and Habitats Regulations 2010 and the Wildlife & Countryside Act 1981 (as amended). If Great Crested Newts are found or suspected to have been found at any time during the construction of the scheme hereby approved, then work should cease immediately and advice sought from a suitably qualified ecologist.

2. For the avoidance of doubt, this response does not grant the applicant permission to discharge water from a package treatment plant to the ordinary watercourse and, once planning permission has been obtained, it does not mean that an environmental permit will be given.

 The applicant should obtain an Environmental Permit from The Environment Agency before starting any works on site.

3. For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it does not mean that land drainage consent will be given.

 The applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site.

Agenda Item 7

Application Number 07/2021/00481/FUL
Address 5 East Square
Longton
Lancashire
PR4 5NL
Applicant Thomas William Banks

Agent
CHRISTOPHER WARWICK
104 MOSSY LEA ROAD
WRIGHTINGTON
WIGAN
WN6 9RD
UNITED KINGDOM

Development Erection of 1 No. detached bungalow with access off Long Croft (Resubmission of 07/2020/00788/FUL)

Officer Recommendation Refusal
Officer Name Mrs Linda Ashcroft

Date application valid 21.04.2021
Target Determination Date 16.06.2021
Extension of Time



1. **Introduction**

- 1.1 This application is being brought before the Planning Committee as the applicant is related to a member of staff and an elected member.

2. **Report Summary**

- 2.1 This application is in full and relates to the erection of 1 No. detached single storey dwelling with access to be taken off Long Croft located to the north of the site.
- 2.2 The proposed dwelling will be constructed within part of the garden area of No. 5 and 6 East Square and is located within an existing built up area.
- 2.3 No objections have been received from statutory consultees.
- 2.4 A total of 6 separate letters of representation have been received from neighbouring properties.
- 2.5 The proposal has been assessed against current planning policies, including the national planning policy framework and the development plan policies.
- 2.6 The proposal is contrary to Policy G17 (Design Criteria for New Development) and therefore recommended for Refusal.

3. **Application Site and Surrounding Area**

- 3.1 The application site is located within the garden area of Nos. 5 and 6 East Square and is situated within a wholly residential area. Access to the site will be taken off Long Croft and will be situated at the head of a cul de sac.
- 3.2 The northern boundary of the site (Long Croft) is separated by a 2m high timber fence with a 1.8m high timber fence to the eastern and southern boundaries. There is no boundary treatment between Nos. 5 and 6 East Square.
- 3.3 There are a number of conifer trees to the south east of the site which are situated within the garden area of No. 10 Dudley Close.
- 3.4 The site is located within the existing built up area as defined by Policy B1 in the Local Plan.

4. **Site History**

- 4.1 Planning permission was refused under reference 07/2020/00788/FUL for the erection of 1 No. detached two storey dwellinghouse with access off Long Croft.
- 4.2 There were two reasons for refusal of this application:
- ☐ The siting of the proposed dwelling and the relationship of the boundary treatment of the garden area to Nos. 5 and 6 East Square, would appear an incongruous feature in the street scene and as such is contrary to Policy G17 of the South Ribble Local Plan.
 - ☐ The scale and siting of the proposed dwelling would have a detrimental impact upon adjacent residential properties by undue loss of private amenity space,

privacy, overshadowing and would appear overbearing. As such the proposal is contrary to Policy G17 of the South Ribble Local Plan.

5. **Proposal**

- 5.1 Planning permission is sought for the erection of 1 No. detached bungalow with access off Long Croft. This application is a re-submission of 07/2020/00788/FUL which was refused.
- 5.2 The proposed dwelling will have a maximum footprint of 11m by 8m with a pitched roof 3m to the eaves and a ridge height of 7.1m. The roof will extend over a recessed area at the front forming a canopy. The walls will be finished in facing brick with an area of k-render (polar white) to the front elevation with grey Redland Cambrian slate looking interlocking tiles to the roof.
- 5.3 The proposed bungalow will accommodate two bedrooms for which two off road parking spaces are required.
- 5.4 Two parking spaces are to be provided to the front, the main garden area will be set to the side (west) of the dwelling and the boundary treatment to the south will consist of 1.85m high fencing together with trees to the part of the southern and western boundaries (adjacent side elevation of Nos. 5 and 6).
- 5.5 A refuse storage area and cycle store are proposed to the front westerly corner of the site which will be screened by existing and proposed 1.8m high timber fencing along the northern and western boundaries.
- 5.6 Nos. 5 and 6 East Square are within the ownership of the applicant who rents out these dwellings.
- 5.7 The Design Statement has been updated to remove reference to the 'redundant' gardens.

6. **Representations**

- 6.1 Two site notices have been posted, one on East Square and one on Long Croft and a total of 18 neighbours have been notified.

6.2 **Letters of Objection**

- 6.2.1 A total of 6 individual letters of objection have been received, two have requested that they remain confidential and not to be published on the planning portal system.

- 6.2.2 Reasons for objection are:

6.2.3 **Highway Safety/Issues**

- ☐ Access unnecessary from Long Croft
- ☐ Access should be from East Square
- ☐ Increase traffic flow and footfall in cul de sac
- ☐ Increase potential for a road traffic incident
- ☐ Road in Long Croft has considerably deteriorated
- ☐ Would deteriorate more with trucks carrying heavy building materials constantly driving to and from the site
- ☐ Who will be responsible for resurfacing the road
- ☐ Limited space within Long Croft for visitors, delivery vehicles and trades people
- ☐ Loss of turning and parking space

- ☐ Cause difficulties to access or leave driveway; possible blocking of drieways
- ☐ Road congestion during construction
- ☐ Could become a 'rat run' if fence between East Square and Long Croft is removed

6.2.4 Character/Appearance/Residential Amenity

- ☐ Overbearing
- ☐ Affect the tranquillity of the area
- ☐ Garden grabbing
- ☐ Been suggested that it will become a dormer bungalow
- ☐ Not in keeping
- ☐ Appear overbearing on No. 5 Long Croft and 5 and 6 Eat Square
- ☐ Insufficient space around property
- ☐ Noise and disturbance from site traffic and building work

6.2.5 Other Issues

- ☐ Believe dwelling will be occupied as an HMO/bedsits and concerned about the anti-social behaviour that these type of properties bring
- ☐ Access should be within East Square with an East Square address
- ☐ Application states gardens are disused but have evidence to prove otherwise
- ☐ Landlord repeatedly fails to address existing anti-social behaviour issues with existing tenants
- ☐ Behaviour of existing tenants has caused health issues to residents of Long Croft eg, mental health and extreme anxiety
- ☐ Tenants behaviour has resulted in 3 people selling their property
- ☐ Claimed self-build for CIL; the property will not be used by the owner to live in themselves
- ☐ Property values lower in East Square than Long Croft
- ☐ Devalue properties on Long Croft

6.2.6 In addition to the above, visuals have been submitted from residents of Long Croft, which demonstrate that egress will potentially be unsafe, the state of the highway and that the gardens are not redundant.

6.2.7 In response to some of the objections raised under 'Other Issues', postal address, property values/sales, tenure/occupiers, health of existing residents are not material planning considerations.

6.2.8 There is no indication within the application that the property will be used as a House in Multiple Occupation (HMO). In addition, a dwelling within a C3 Use Class (Dwellinghouse) can be converted to a HMO (Class C4 - Up to 6 tenants) without the requirement of planning permission.

6.2.9 The Design Statement has been updated to remove reference to the 'redundant' gardens.

7. Summary of Responses

7.1 **LCC Highways** comment that Long Croft is suitable to serve a development of this size and nature. LCC Highways have confirmed that the parking arrangements are acceptable and is of the opinion that the proposal would not have a severe impact on highway safety or highway capacity within the immediate vicinity of the site and therefore has no objections.

- 7.1.1 Should the Local Planning Authority be minded to approve the application, a number of highway safety conditions have been requested together with informatives relating to highways works.
- 7.2 **Environmental Health** have raised no objection but have requested a number of conditions relating to burning of waste material/vegetation on site, dust management plan, hours of construction, wheel wash, piling, contaminated land desk study, contamination found during works, importation of material, air source heat pump details, biomass and provision of an electric vehicle recharge point.
- 7.2.1 A condition regarding wheel wash facilities is included in a Construction Management Plan requested by LCC Highways; conditions relating to burning of waste material and biomass do not meet the tests for conditions and therefore unenforceable.
- 7.3 **United Utilities** comment that the surface and foul water shall be dealt with separately. Details of a surface water drainage system shall be submitted based upon the principles set out in the NPPF subject to approval of the application.
8. **Material Considerations**
- 8.1 **Policy Considerations**
- 8.2 **NPPF**
- 8.2.1 The NPPF is a material planning consideration to which weight needs to be attached. The NPPF promotes a presumption in favour of sustainable development and supports sustainable economic development to deliver, amongst other things, homes.
- 8.2.2 Paragraph 122 of the NPPF advises that decisions should take in to account the desirability of maintaining an area's prevailing character and setting (including residential gardens).
- 8.3 **Core Strategy Policy Considerations**
- 8.3.1 Policy 1 (Locating Growth) of the Core Strategy 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.
- 8.3.2 Policy 5 (Housing Density) 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."*
- 8.3.3 Policy 6 (Housing Quality) of the Core Strategy covers Housing Quality and aims at improving the quality of housing.
- 8.3.4 Policy 17 (Design of New Buildings) requires new buildings to be designed in a manner to take account of the character and appearance of the local area.
- 8.4 **South Ribble Local Plan**
- 8.4.1 Policy B1 (Existing Built-Up Area) allows for development provided, amongst other things, it complies with the requirements for parking, is in keeping with the character and appearance of the area and will not adversely affect the amenities of nearby residents.

8.4.2 Policy F1 (Parking Standards) requires car parking provision to accord with the parking standards. In respect of a two bed dwelling, two off road parking spaces are required.

8.4.3 Policy G17 (Design Criteria for New Development) permits development which does not 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, or use of materials. Furthermore, the development should not cause harm to neighbouring property by leading to undue overlooking, overshadowing or have an overbearing effect.

9. **Other Material Considerations**

9.1 The main issues to consider include the details of the design of the dwelling, the impact upon residential amenity and highway matters.

9.2 **Community Infrastructure Levy (CIL)**

9.2.1 The Community Infrastructure Levy was adopted by the Council on 24 July 2013 and became effective on the 1 September 2013. The required monies, which the CIL charging schedule details £65/m² of floor space (multiplied by the BCIS Index Figure for the current year), would contribute to infrastructure requirements contained within the Regulation 123 list. The application is accompanied by a self-build exemption and therefore the development will not be liable to any CIL payment.

9.3 **Suitability of Access**

9.3.1 The access is proposed off Long Croft set to the north of the site at the head of a cul de sac. As the site forms part of the garden area of Nos. 5 and 6 East Square, there have been a number of objections received concerning the use of Long Croft as opposed to East Square. Due to the relationship of Nos. 5 and 6 East Square, access would not be possible off East Square. Lancashire County Council Highways have confirmed that the parking arrangements are acceptable and has raised no objection to the proposed development.

9.4 **Parking Arrangements**

9.4.1 The plans demonstrate a two bed bungalow for which two off road parking spaces are required. A proposed site plan demonstrates that this is achievable and as stated above, LCC Highways have confirmed that the parking arrangements are acceptable. The proposal therefore meets with the aims of Policy F1 in the South Ribble Local Plan.

9.5 **Design, Appearance and Impact on Character of Area**

9.5.1 The site forms part of the garden area of Nos. 5 and 6 East Square and is situated within a wholly residential area.

9.5.2 East Square consists of semi-detached and terraced two storey dwelling houses. Within Long Croft there are two storey semi-detached dwellinghouses on the western side and detached bungalows situated on the eastern side with semi-detached dormer bungalow properties situated within Landsmoor Drive.

9.5.3 No. 5 Long Croft lies immediately to the east of the site and a detached bungalow with an attached garage to the side which is set approximately 1m off the common boundary.

9.5.4 No. 4 Long Croft is set to the north of the site and is a two storey dwellinghouse.

- 9.5.5 The proposed dwelling will be set back from the main front elevation of No. 5 Long Croft by some 2.2m; the main entrance door is to the side of this property which will be set some 5.8m from that proposed.
- 9.5.6 In respect of the scale, design and appearance of the proposed dwelling, it is considered that this will not detract from the character and appearance of the street scene when viewed from Long Croft.
- 9.5.7 The proposed side garden area for the new dwelling will extend to the side of Nos. 5 and 6 East Square and will project forward of No. 5 by some 0.8m and will be level with the front elevation of No. 6. It is proposed to plant high trees in this area to provide screening.
- 9.5.8 Due to the siting of the proposal and its relationship to Nos. 5 and 6 East Square it is considered that the proposal will not appear an incongruous feature in the street scene when viewed from East Square.

9.6 **Relationship to Neighbours**

- 9.6.1 The site will reduce the garden area of both Nos. 5 and 6 East Square considerably and will leave a 2.5m gap to the side of No. 5 East Square and 2.2m to the side of No. 6 for access to the rear. The garden area of the proposed bungalow will project forward of No. 5 East Square by some 0.9m and will not project beyond the front elevation of No. 6. No. 5 East Square will have a rear garden length remaining of a minimum of 6.5m and a maximum of 8.8m and a reduced width of 9m; No. 6 will retain a minimum length of some 8.6m and a maximum length of some of some 10.6m, for the width of 9m. The remaining garden areas will be similar to adjacent properties situated within East Square.
- 9.6.2 The rear elevation of the proposed dwelling will be set 1m off the southern boundary with No. 6 East Square which will consist of a gable with a ridge height of 7.1m; this wall will be constructed in brickwork and will have two ground floor windows into a kitchen area. There are no windows into the main side facing elevation of No. 6 East Square but there is a half glazed side door into a single storey rear projection which will be set some 6.7m from the proposed boundary fence.
- 9.6.3 The proposed bungalow will be set some 11m from the side elevation of No. 5 East Square; this property has two clear glazed first floor windows into the side facing elevation which will be set some 2.5m from the common boundary; one of these windows is a secondary window to a front bedroom. There is a set of bi-folding doors proposed into the ground floor west facing elevation. The proposed facing elevation will have an eaves height of 3m with the ridge height standing at 7.1m.
- 9.6.4 The proposed dwelling will be set approximately 1m from the boundary with the adjacent bungalow at No. 5 Long Croft. This property has an attached garage to the side which is set some 1m off the common boundary and a greenhouse within the rear garden area adjacent the common boundary. There are mature trees to the rear of No. 5 Long Croft which would appear to be within the curtilage of No. 10 Dudley Close. The rear garden area of No. 5 is some 7m deep, the first 3.5m of this (from the rear of the dwelling) will be affected by the proposed bungalow.
- 9.6.5 The eastern elevation of the proposed dwelling will have an eaves height of 3m and a ridge height of 7.1; this facing elevation will predominantly consist of brickwork.

10. **CONCLUSION**

- 10.1 The scale and siting of the dwelling would have a detrimental impact upon the occupiers of No. 5 Long Croft and No. 6 East Square by overshadowing and would appear overbearing when viewed from the garden areas.

- 10.4 Due to the siting of the proposal and proximity of a large area of glazing into the side elevation of the proposed bungalow, this will result in undue loss of privacy both to the occupiers of No. 5 East Square and any future occupiers of the proposed dwelling.
- 10.5 The proposal is contrary to Policy B1 and G17 in the South Ribble Local Plan and as such is recommended for **Refusal**.

RECOMMENDATION:

Refusal.

REASONS FOR REFUSAL:

1. The scale and siting of the proposed dwelling would have a detrimental impact upon adjacent residential properties by undue loss of privacy, overshadowing and would appear overbearing. As such the proposal is contrary to Policy B1 and G17 of the South Ribble Local Plan.

RELEVANT POLICY

NPPF National Planning Policy Framework

- 1 Locating Growth (Core Strategy Policy)**
- 5 Housing Density (Core Strategy Policy)**
- 6 Housing Quality (Core Strategy Policy)**
- 17 Design of New Buildings (Core Strategy Policy)**

POLB1 Existing Built-Up Areas

POLF1 Car Parking

POLG17 Design Criteria for New Development

Note:

1. The new vehicular access, within the adopted highway will need to be constructed under a section 184 agreement of the 1980 Highways Act (Vehicle crossings over footways and verges). The Highway Authority hereby reserves the right to provide the highway 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 LCC before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for "vehicular crossings".

Agenda Item 8

Application Number 07/2021/00226/FUL

Address
91 Hennel Lane
Walton-Le-Dale
Preston
Lancashire
PR5 4LE

Applicant Priory Group

Agent
Tetra Tech Planning

90 Victoria Street
Bristol
BS1 6DP

Development Change of use from six-person care home (Class C3) to seven-person care home (Class C2), demolition of existing single storey detached garage and erection of single storey detached building to provide additional care home accommodation with additional car parking spaces.

Officer Recommendation **Approval with Conditions**
Officer Name **Mrs Catherine Lewis**

Date application valid 03.03.2021
Target Determination Date 12.07.2021
Extension of Time 12.06.2021



1.0 Report Summary

1.1 The ward councillor has requested that the application be considered by the Planning Committee.

1.2 Planning permission is sought for the change of use from Class C3 (6-person residential care home) to Class C2 (7-person residential care home) together with the construction of a single storey building to provide additional accommodation.

1.3 Initially, the application details provided for the additional accommodation to abut the boundary of two residential properties. Revised plans have been received which relocates the accommodation to the western boundary- further away from the adjacent residential properties.

1.4 There are no objections from any statutory consultees and the relocation of the additional accommodation and proposed change of use would not impact unduly upon the amenity of neighbouring properties, the character and appearance of the area or highways safety and capacity. It would therefore be compliant with Local Plan Policy B1 and Policy G17. Subject to the imposition of conditions to control, noise, hours of construction, land contamination, glazing, car park spaces and landscaping the proposed development is recommended for approval.

2.0 Site and Surrounding Area

2.1 The application relates to a detached property known as The Oaks which is accessed off the cul de sac known as Hannel Lane. To the south is the garden of Thornlea, to the west a wooded area with the A6 (London Road) beyond and to the east the residential property known as 89a Hannel Lane. The property is run as a residential care home which provides facilities for six residents who have a diagnosis of Autism Spectrum Disorder and or moderate to severe learning disabilities.

2.2 The site is allocated as subject to the following designations:

B1 Existing Built up areas in the South Ribble Local Plan.
G6 Central Park
G7 Green infrastructure
G16 Biological Heritage Site.

3.0 Planning History

3.1 There are no relevant planning applications relating to the site.

4.0 Proposal

4.1 Planning permission is sought for the change of use of the site from a six-person care home within Class C3 to a seven-person care home within Class C2 of the Use Classes Order and the erection of additional accommodation.

4.2 The addition T shaped accommodation measures a total of 9.6m x 7.7m with a maximum height of 4.1m to the ridge and 2.4m to the eaves. The walls to the building would be constructed of timber cladding with a roof felt/shingle cover. A bedroom, lounge/diner and shower room would be included together with two entrances: one to accommodate a staff retreat area.

4.3 In terms of the current operation of the care home, daytime staff numbers can vary depending upon the nature of activities being undertaken. On a regular day, the number of daytime staff is normally about six. Typical daytime staff changes occur around 08:00, 13:00 and 18:00. These are not full staff shift changes and are purely times where one or two members of staff will swap over. At night time, there are two staff present. These two members of staff tend to work on a 21:00 to 08:00 shift.

4.4 No additional staff will be required to accommodate the one additional resident at the site.

4.5 Initially, an existing garage was to be demolished and a standalone unit would be located on the footprint of the garage base and adjoining car park spaces – in the north eastern corner of the rear garden. Revised plans have been received which has reduced the size and relocated the building to the south west of the rear garden.

5.0 Summary of Supporting Documents

5.1 The application is accompanied by:

- Planning Statement.
- Tree Survey Report
- CIL Forms

6.0 Summary of Publicity

6.1 A Site Notice has been posted and neighbouring properties consulted. Following the submission of revised plans neighbour re-consultation was undertaken.

6.2 One letter of representation from two properties has been received which make the following summarised points to the initial set of plans.

- Close proximity to neighbouring residents
- Occasionally loud noises in the garden sometimes very early in the morning there are episodes which are alarming and distressing for neighbours. On that basis there are other locations within the garden away from neighbouring houses which should be considered for the unit.
- Concern about the increased number of cars associated with the home parking on the road side and request that double yellow lines are considered.

Any representations received following the re-consultation will be reported at the meeting.

7.0 Summary of Consultations

Lancashire County Council Highways – Raise no objection

Environmental Health – Raise no objection but raise a number of conditions relating to a noise management plan, double glazing, land contamination and hours of construction.

Tree Officer -The revised location is supported as it would ensure a large Ash is retained. The submitted Tree Survey is out of date and does not include the revised location. However, the loss of any trees should be mitigated with 2:1 planting.

8.0 Policy Background

Policy Considerations

The **NPPF**, at Section 5 “Delivering a sufficient supply of homes” sets out the Governments objective to boost the supply of homes and that the needs of groups with specific housing requirements are addressed (paragraph 59). Planning policies should reflect the needs of people with disabilities (paragraph 61).

At Section 6 is entitled “Building a strong, competitive economy”. Paragraph 80 states *Planning policies and decisions should help to create the conditions in which businesses can invest, expand and adapt.* With significant weight to be placed on local business needs and wider opportunities for development.

At Section 8 entitled “Promoting healthy and safe communities” aims to achieve healthy inclusive and safe places. Paragraph 91 seeks to ensure that developments promote social interaction.

Central Lancashire Core Strategy

Policy 17 of the Core Strategy, which is entitled ‘Design of New Buildings’, requires an assessment to be made of the design of new buildings to ensure that they are in character with the surroundings and will not adversely affect neighbours.

South Ribble Local Plan

Policy B1: Existing Built-Up Areas which states – “Within the existing built-up areas, as defined on the Policies Map, proposals for the re-use of undeveloped and unused land and buildings, or for redevelopment, will be permitted provided that the development:

- a) Complies with the requirements for access, parking and services, as set out else wherein this Plan;
- b) Is in keeping with the character and appearance of the area; and
- c) Will not adversely affect the amenities of nearby residents”.

Policy G6 Central Park: The Park allows for a natural break in the build environment

Policy G7: Green Infrastructure Development proposals should seek to protect and enhance existing Green Infrastructure

Policy G12: Green Corridors /Green Wedges Development may be permitted where it would not prejudice their open character, visual amenity and purpose.

Policy G13: Trees Woodland and Development Seeks to protect existing trees woodlands and hedgerows

Policy G16: Biodiversity and Nature Conservation Seeks to protect, conserve and enhance the Boroughs biodiversity and ecological network.

Policy G17: Design Criteria for New Development seeks to ensure development proposals do not have a detrimental impact on existing buildings or on the street scene; does not have a detrimental impact on landscape features such as mature trees, hedgerows, ponds and watercourses; does not prejudice highway safety, pedestrian safety or the free flow of traffic and provide the required number of off-street car parking spaces to the standards set out in **Policy F1**.

9.0 Material Considerations

9.1 The Oaks has been in use as a six-person care home and the current application seeks to increase the number of people living at the site from 6 to 7 people and this requires the change of use application from a Class C3 to a Class C2. The 7th person would be accommodated in a detached single storey building. The principle of a home of up to six people has been established. The impact of the additional person living in a separate building is assessed below.

9.2 The applicant has advised that the one of the residents is ready to move towards living slightly more independently (but still cared for by staff on site). The single storey building would provide this opportunity. The house would then have the ability to accommodate a further resident.

9.3 Initially concern was raised about the siting in the south east corner of the rear garden- of the proposed building and the lack of a noise report. The building would have abutted the common boundary of two residential properties namely 89a Hennel Lane and Thornlea. Concern was also raised about the size of the building and more information was sought about the proposed accommodation. In terms of the size of the proposed unit, the application advised that layout is determined by the need to ensure that the occupier has a suitable care environment and to meet the registration requirements of the Care Quality Commission.

9.4 The applicant has however, reduced the size by approximately 17.5% and relocated the unit adjacent to the western boundary abutting the wooded area that forms part of the Green Corridor. The proposed building would be 36m away from the side wall of 89A Hennel Lane and some 27 m away from the common side boundary fence. The proposed building would be 11m away from the rear boundary with Thornlea and approximately 50 metres away from the northwest corner of the property itself. There is established tree planting to the common boundary and Thornlea has a large outbuilding in between the proposed development and their dwelling.

9.5 The Environmental Health Officer has advised that due to the relocation of the unit a noise report is not required. However, a noise management plan has been requested. The purpose of the noise management plan is to provide assurance that the home has in place procedures for controlling noise, so as to prevent noise adversely affecting local residents a condition controlling this aspect is recommended.

9.6 The applicant has advised that the external wall construction is timber frame insulated between joist plywood lined at either side of the joists and British Gypsum Soundblock is to the inner leaf to enhance acoustic insulation. Beneath the roof covering, the roof construction has 300mm of rockwool insulation, again with 2 layers of 15mm Soundblock with staggered joints to achieve enhanced acoustic insulation. In order to meet the requirements of building regulations, the building will need to meet a high level of air-tightness and therefore reduce possible sound leakage. They have also confirmed that the windows of the proposed building are to be double glazed. A further condition requiring the windows to be double glazed is also recommended.

9.7 On balance it is considered that the relocation of the unit and the change of use of the application site would not have a detrimental impact upon the residential amenity of adjacent residents.

Impact on Character of Area

9.8 The proposed development would be located to the rear of the existing dwelling and would not be viewed from the street scene. The dense trees and shrubs on the western boundary which forms the Green Corridor would screen the proposed development. Therefore, the development would not impact upon the character and appearance of the area.

9.9 The application site is subject to a number of environmental designations namely G6, G7, and G16 as set out in the Policy Section. As the proposed development is within the curtilage of the care home and would not remove any trees and shrubs of a significant value it is considered that the proposal is acceptable and would not materially impact upon the aims of these policies.

Suitability of Access/Parking

9.10 LCC Highways have been consulted upon the application and advised that the amended plan proposes 6 off road car parking spaces which is an increase of three and which is welcomed. Residents have raised concerns about staff and visitors parking on Hennel Lane as this would be an internal management issue the applicant has been made aware of this aspect. To seek to address this point LCC has requested that a condition is imposed to ensure that the car park spaces are brought in to use before the unit is occupied. Therefore, the proposed development meets Policy F1 of the South Ribble Local Plan.

Tree Issues

9.11 The application is accompanied by a Tree Report dated 02 07 2018 which makes a number of recommendations as part of tree management across the site. The Council's tree officer has advised that the re-siting of the building from the original plan is welcome and allows for the retention of a mature ash tree within the site. The new location of the dwelling will result in the removal of a small number of trees with limited amenity value but these should not pose constraints on the development. The tree survey from 2018 is now out of date and does not take into account the new location of the structure. Any trees identified for removal should be mitigated at a rate of 2:1 in accordance with the local plan with species, size and location to be approved. Subject to conditions to address these aspects the proposed development meets the aims of Policy G13 of the SRLP.

10 CONCLUSION

10.1 The change of use from Class C3 to Class C2 together with the construction of an additional single storey building is acceptable. The proposed development would not impact unduly upon the amenity of neighbouring properties, the character and appearance of the area or highways safety and capacity. It would therefore be compliant with Local Plan Policy B1 and Policy G17. Subject to the imposition of conditions to control, noise, land contamination, glazing, car park spaces and landscaping the proposed development complies with the policies of the Development Plan and the Framework.

11.RECOMMENDATION:

11.1 Approval with Conditions.

12. RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. The development shall be constructed in accordance with the approved plans:

Drawing No 001 Site Location Plan
Drawing No:003 Proposed Site Plan
Drawing No 004 Floor Plans and Elevations

REASON: To ensure a satisfactory form of development

3. Prior to the commencement of any works on site a Noise Impact Assessment and Noise Management Plan shall be submitted for approval to the local planning authority. The approved plan shall then be implemented and retained thereafter. Any changes to the plan shall first be agreed in writing with the local planning authority.

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and NPPF.

Advice: The noise management plan shall consider the proposed use of the property for an adult with a diagnosis of Autism Spectrum Disorder and/or moderate to severe learning disabilities, to ensure that the amenity of local residents is not adversely affected noise arising from the proposed use of this property. It is strongly recommended to agree the methodology of the assessment with the local planning authority prior to its undertaking.'

4. The service user bedroom shall be fitted and permanently retained with acoustic glazing, as a minimum standard this shall consist of double glazing with acoustic trickle vents.

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and NPPF.

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

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

REASON: To ensure that the site is suitable for its intended end use and development work will not cause pollution of ground and surface waters both on and off site, in accordance with:

- Policy 17 of the Central Lancashire Development Plan,
- the National Planning Policy Framework.

NOTE TO APPLICANT: If no adverse conditions are encountered to discharge this condition photographic evidence of all ground workings shall be submitted together with a description of the ground encountered

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

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

7. No deliveries of construction materials or removal of construction waste shall be undertaken outside the hours of 09:00 - 17:00 Monday to Friday. No deliveries or removal of waste shall be carried out at weekends or nationally recognised Bank Holidays.

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

8. No development shall commence until details of the landscaping of the site including, wherever possible, the retention of existing trees and hedges have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest.

The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the Local Planning Authority. The replacement tree or shrub must be of similar size to that originally planted.

Details submitted shall be compliant with 'BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations' and shall include details of trees and hedges to be retained or removed, root protection zones, barrier fencing, and a method statement for all works in proximity to those trees or hedges to be retained during the development and construction period. Details shall also indicate the types and numbers of trees and shrubs, their distribution on site, those areas seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening. Any loss of existing trees shall be mitigated with 2:1 planting.

REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G8 in the South Ribble Local Plan 2012-2026

9. Prior to the importation of any subsoil and/or topsoil material into the proposed development site, information supporting the suitability of the material shall be submitted to the Local Planning Authority for approval in writing.

The information submitted shall include details of the material source, sampling methodologies and analysis results, which demonstrates the material does not pose a risk to human health as defined under Part 2A of the Environmental Protection Act 1990.

REASON: To ensure that the site is suitable for its intended end use and development work will not cause pollution of ground and surface waters both on and off site, in accordance with:

- Policy 17 of the Central Lancashire Development Plan,
- the National Planning Policy Framework.

- 10 No part of the development shall be occupied or brought into use until the car parking areas shown on the approved plan have been provided in full and are available for use. The car parking areas shall thereafter be kept available for the parking of cars at all times.

Reason: In the interests of highway safety and convenience.

RELEVANT POLICY

Policy 17 'Design of New Buildings',

South Ribble Local Plan

Policy B1: Existing Built-Up Areas

Policy G 6 Central Park:

Policy G7: Green Infrastructure

Policy G12: Green Corridors /Green Wedges

Policy G13: Trees Woodland and Development

Policy G16: Biodiversity and Nature Conservation

Policy G17: Design Criteria

Policy F1. Car Park Standards

Note:

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Agenda Item 9

Application Number 07/2021/00205/FUL

Address 249B Station Road
Bamber Bridge
Preston
Lancashire
PR5 6LD

Applicant Ashvestments Limited

Agent Fish Associates Limited
216 St George Street
Bolton

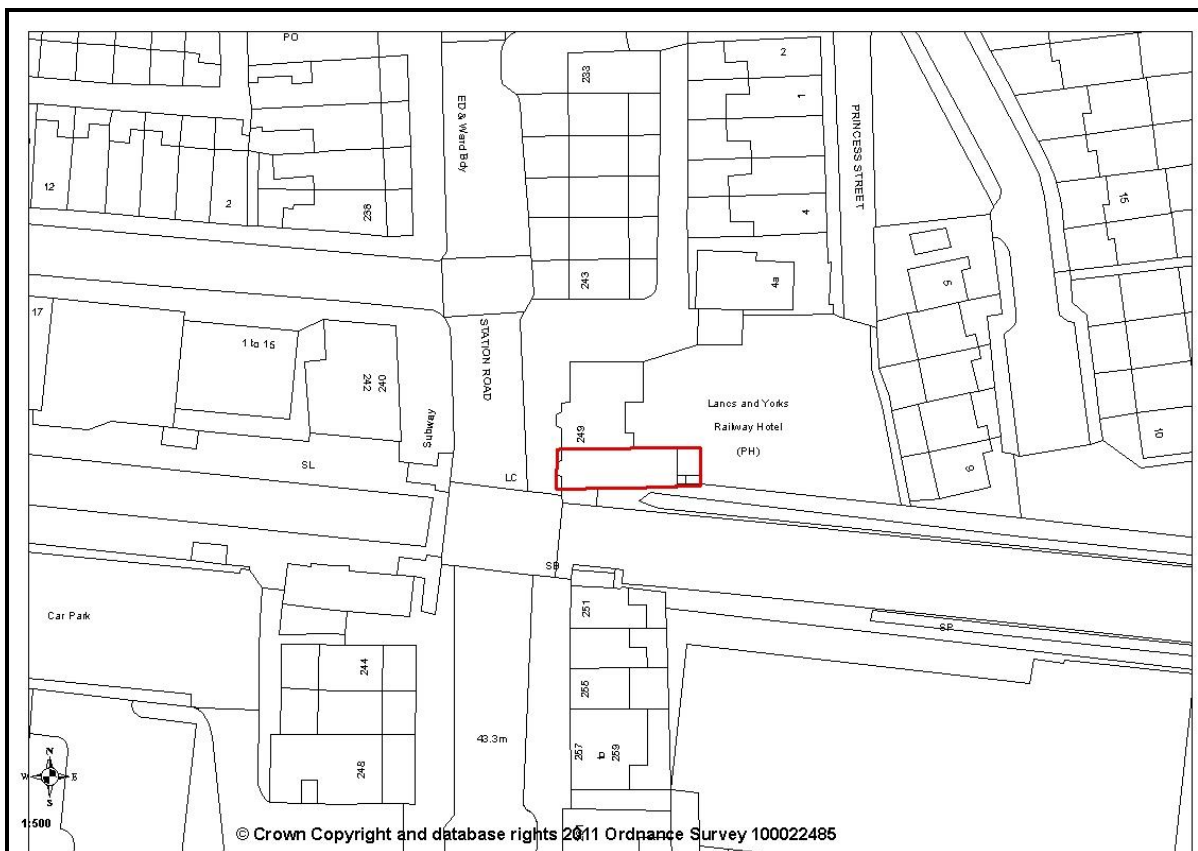
Development Change of Use from Retail (Class A1) to a Bar (Sui Generis) together with alterations to front elevation (Amended Layout and Description)

Officer Recommendation Approval with Conditions

Officer Name Mrs Janice Crook

Date application valid 24.02.2021
Target Determination Date 11.07.2021
Extension of Time 11.06.2021

Location Plan



1. **Report Summary**

1.1 This application proposes the change of use of a retail premises to a bar with food provision. The property was previously part of the Lancs and Yorks public house. The site is outside of the Bamber Bridge District Centre and in a mixed use area where residential properties and commercial properties are intermingled. Due to the close proximity of residential dwellings and the nature of the use, the proposed hours of operation, until midnight every day, it has the potential to adversely affect the amenities of these neighbouring properties by virtue of noise and odour. Initially, limited information was submitted with this application and without a noise and odour assessment, Environmental Health recommended refusal. The applicant has confirmed there will be no cooking on site and therefore an odour assessment is not required, and a noise assessment has now been carried out and report submitted. Environmental Health are therefore satisfied providing a number of conditions are imposed.

1.2 With the inclusion of relevant and necessary conditions, the application is recommended for approval.

2. **Site and Surrounding Area**

2.1 The application relates to a retail premises located on the eastern side of Station Road in Bamber Bridge. The site is immediately adjacent the railway line and was part of the former Lancs and Yorks public house which was sub-divided and converted to retail and a car hire premises following permission in 2015.

2.2 The site is within the Existing Built-up Area of Bamber Bridge and lies some 50m to the south of the Bamber Bridge District Centre.

3. **Planning History**

07/1993/0406 Externally Illuminated Signage Scheme. CONS 16/07/1993

07/1993/0284 New Porch, Altered Entrance and Disabled Access Ramp. APV 11/06/1993

07/2001/0057 Rear extension that includes kitchen and disabled WC facility APV 09/03/2001

07/2013/0599/COU Change of use from (Class A4 Drinking Establishment) to (Class A1 Retail) APC 02/12/2013

07/2014/0026/FUL Erection of part single and part two storey detached building to create a Convenience store (Class A1) following demolition of existing Public house (Class A3) APC 28/04/2014

07/2015/0797/FUL Change of Use of part of ground floor from public house to vehicle hire centre office together with the erection of a vehicle valeting bay to rear car park (amended description) APC 19/05/2015

07/2020/00103/FUL Change of use from residential flat to Beauticians APC 17/04/2020

4. **Proposal**

4.1 The application proposes the change of use from A1 retail to a bar with food provision within the Sui Generis Use Class together with alterations to the front elevation.

4.2 The layout has been amended since originally submitted and will include fixed bench seating against the eastern wall, a bar area for serving drinks and bar snacks a lobby and wc's. The lobby will link the inside to the existing enclosed rear yard to be used as a smoking area.

4.3 The proposed opening times are 08:00am until 12:00 midnight Monday to Saturday and 09:00 to 12:00 midnight on Sundays

4.4 The proposal also includes the formation of aluminium bi-fold doors to the front with a ramp access with handrail and support all in grey. Distressed timber cladding will surround the new doors with signage above.

5. Summary of Publicity

5.1 Neighbouring properties were notified, and a site notice posted with 2 letters of representation being received, objecting to the proposals on the following grounds:

- Former use as public house caused a 'living hell'
- Patron drinking on car park until 2 in the morning
- If allowed, residents will have to put up with drunken chants
- Enough bars in the area
- Since previous public house closed, the area has been much more peaceful
- Previously had to put up with noise, litter, people urinating at rear of residential properties

6. Summary of Consultations

6.1 **County Highways** make comments based on all the information provided by the applicant to date and after undertaking a site visit. They have no objections to the planning application and is of the opinion that the proposals should have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site.

6.2 **Environmental Health** comment that, as the premises is in close proximity to residential dwellings and is applying to operate until midnight each day of the week, it has the potential to adversely affect the amenities of these neighbouring properties by virtue of noise and odour arising from the proposed use of the food business. The use of this premises as a public house previously resulted in noise complaints to the Environmental Health service.

6.3 The service must therefore view this application with caution. The view of the Environmental Health service is that an application of this nature at this location must include a noise and odour assessment as part of the application. The limited information within this application cannot provide assurance of the protection of local amenities.

6.4 Without this additional information the Environmental Health service would recommend refusal of this application.

6.5 A Noise Assessment was therefore carried out and a report submitted. Environmental Health were re-consulted and advised that the noise assessment considers the impact of noise upon local residents, including after 17.00 hours, and this part of the assessment has been undertaken on the basis that the bi-fold doors will be closed. To allow them to be used in an open position after 17.00 hours will nullify the findings of the noise assessment, with likelihood of resulting noise adversely affecting the amenity of neighbouring properties.

6.6 Environmental Health, having regard to the findings of the Noise Assessment (Peak Acoustics Ltd., dated 29.04.21, Reference Number: NM0804217NR) and in order to protect the amenity of nearby residents, a number of conditions are required in respect that any external areas shall not be available to use by the public / patrons after 23.00 hours on any day; that the hours of construction works and deliveries be restricted; that details be submitted prior to the installation of any future external fixed mechanical plant, equipment, air conditioning units and/or condenser units or extraction systems; that the proposed bi-fold doors to the front of the premises shall be restricted to use as an emergency exit only and remain closed after 17.00 hours; that all other external doors shall be kept closed after 17.00 hours, apart from allowing for access or egress from the building; that all windows serving the ground floor shall be kept closed after 17.00 hours; that live music shall not be permitted before 17.00 hours and there shall be no live or recorded music played within external areas; that the development shall not open to the public outside the hours of 08:00 and 00:00; that

external courtyard shall be provided with a 1.8m high, close boarded wooden fence around the perimeter of the courtyard; that there shall be no flood lighting or heaters installed in the outside areas; that waste collections shall not occur outside the hours of 07:00 to 21:00 Monday to Friday and 09:00-13:00 Saturdays; and that prior to the commencement of any future hot food preparation on site an odour assessment shall be undertaken and submitted

6.7 Network Rail initially placed a holding objection on the proposal. Network Rail noted that the car park at the back does provide access to a pedestrian access gate where signallers cross to get the signal box. This needs further investigation.

6.8 However, Network Rail were advised that the car park did not form part of the application site and Network Rail reviewed the proposal and the additional comments and confirmed they have no comments and no objections.

7. Policy Background

7.1 Policy B1: Existing Built-Up Areas permits development proposals for the re-use of undeveloped and unused land and buildings, or for redevelopment, provided that the development complies with the requirements for access, parking and servicing; is in keeping with the character and appearance of the area; and will not adversely affect the amenities of nearby residents

7.2 Policy G17: Design Criteria for New Development permits new development, including extensions and free standing structures, provided that, the proposal does not 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. Furthermore, the development should not cause harm to neighbouring property by leading to undue overlooking, overshadowing or have an overbearing effect; the layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and will provide an interesting visual environment which respects the character of the site and local area; the development would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Policy F1, unless there are other material considerations which justify the reduction such as proximity to a public car park. Furthermore, any new roads and/or pavements provided as part of the development should be to an adoptable standard; the proposal would sustain, conserve and where appropriate enhance the significance, appearance, character and setting of a heritage asset itself and the surrounding historic environment. Where a proposed development would lead to substantial harm or loss of significance of a designated heritage asset, planning permission will only be granted where it can be demonstrated that the substantial public benefits of the proposal outweigh the harm or loss to the asset; and the proposal would not have a detrimental impact on landscape features such as mature trees, hedgerows, ponds and watercourses. In some circumstances where, on balance, it is considered acceptable to remove one or more of these features, then mitigation measures to replace the feature/s will be required either on or off-site.

8. Material Considerations

8.1 The application property is within the Existing Built-Up Area where Policy B1 permits the re-use of unused buildings provided that the development complies with the requirements for access, parking and servicing; is in keeping with the character and appearance of the area; and will not adversely affect the amenities of nearby residents

8.2 Access, parking and servicing

8.2.1 The application property has no dedicated off-road parking provision. The former Lancs and Yorks Public House was sub-divided and the car park to the rear is now part of

the Enterprise car rental premises and is enclosed with secure metal gates and fencing. The car park does not form part of this application site.

8.2.2 Although there is no parking provision, Policy G17 allows for the adopted car parking standards to be relaxed where there are other material considerations which justify the reduction in parking provision such as proximity to a public car park. There is a public car park to the north to the rear of the Morrisons supermarket. There is a parking layby to the north for a limited parking period. Additionally, the site is within a highly sustainable location and on a main bus route and directly adjacent a railway line, with Bamber Bridge train station on the opposite side of Station Road.

8.2.3 County Highways have no objections to the planning application and is of the opinion that the proposals should have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site.

8.2.4 Therefore, it is considered that the proposal is acceptable in terms of parking

8.3 Character and appearance

8.3.1 The proposal includes alterations to the front elevation. The existing window is to be replaced with aluminium bi fold doors and a ramp formed with steel handrail and supports. The front elevation will be finished in reclaimed distressed timber cladding with a new signage area above the new doors.

8.3.2 The existing building has a render finish with other buildings in the area have a mix of brick, stone or render finishes. The railway station signal box is finished in wood cladding.

8.3.3 It is considered that there is no overriding character, style or design to buildings along this section of Station Road and therefore the proposal would not be particularly out of keeping with the area.

8.4 Residential Amenity

8.4.1 In terms of residential amenity, the proposal has the potential to create noise and disturbance to neighbouring residential properties, particularly late into the evening. The proposal is for use between the hours of 08:00am and 12 midnight Monday to Saturday and from 09:00am until 12 midnight on Sunday and Bank Holidays. The proposal use is as a bar with food provision but operating in the day serving coffee, teas, and food but mainly a bar serving local craft ales and beers.

8.4.2 To the north along Station Road are a terrace of residential cottages with further residential properties to the rear on Princess Street. Station Road to the south and opposite is more mixed with commercial properties together with residential properties.

8.4.3 Neighbouring residents have objected, commenting on the former use of the premises as a public house, The Lancs and Yorks, and the noise and disturbance experienced at that time. Since the public house closed and the property became a car rental and retail premises, residents have advised the area has been much more peaceful.

8.4.4 It must be noted that the rear car park does not form part of this planning application and is in use by Enterprise car rental and is secured by metal gates. Therefore, some of the points of objection are not particularly relevant to this current application. For example, patrons drinking on car park until 2 in the morning as previously experience will not be an issue. Additionally, a condition can be imposed to ensure that there is no public access to the rear of the premises.

8.4.5 Environmental Health also raise concerns, advising that, as the premises is in close proximity to residential dwellings, and is applying to operate until midnight each day of the week, it has the potential to adversely affect the amenities of these neighbouring properties by virtue of noise and odour arising from the proposed use of the food business.

8.4.6 The view of the Environmental Health service is that an application of this nature at this location must include a noise and odour assessment as part of the application. The limited information within this application cannot provide assurance of the protection of local amenities. Without this additional information Environmental Health recommend refusal of this application.

8.4.7 The applicant confirmed that there would be no cooking at the premises and only bar snacks would be sold. The applicant is not preparing any meals and therefore there is no cooking facility or extraction.

8.4.8 However, a Noise Assessment was carried out and a report submitted which advised that: *"A background noise survey was undertaken to derive representative background sound levels at the nearest noise sensitive receptors, which were identified as a housing on Station Road and Princess Street.*

19.3 A review of standard glazing details has enabled the assessment of noise breakout through the front façade.

19.4 The proposed front façade construction is of glazed panels with assumed brick & block construction. Calculations found that the noise breakout at both NSR 2 & NSR 3 would achieve a low impact in regard to the IOA guidance and council specific criteria.

19.5 External seating is proposed at both the front and rear of the property. Assessment of both areas identified a low impact is achievable, complying with licencing laws. When considering 15dB attenuation through a partially open window, internal noise levels are within desirable daytime limits with regard to BS8233:2014.

19.6 A sound insulation test was conducted by Peak Acoustics in 2017 between ground and first floor spaces. This enabled the assessment of internal transmission from likely noise levels set out in Table 5 of the report. The outcome was below the recommended internal noise level for office spaces with further analysis falling within NR30 noise rating curves.

19.7 Further guidance on noise control has been recommended.

19.8 So long as the recommendations in this report are adhered to, and maintained throughout the life of the development, the proposal would be unlikely to give rise to adverse impacts."

8.4.9 This report was considered by Environmental Health. They advised that the proposed development has the potential to adversely affect the amenity of the local area if noise arising from the use is not adequately controlled. These premises have previously operated as licensed premises, resulting in complaints to the Environmental Health service about noise arising from music, operating with open doors and from patrons drinking outside of the premises. Therefore, having regard to the findings of the Noise Assessment (Peak Acoustics Ltd., dated 29.04.21, Reference Number: NM0804217NR) and in order to protect the amenity of nearby residents, conditions are requested as follows:

8.5 External areas

8.5.1 The external areas to be used by patrons for drinking, smoking, etc., shall be restricted to those areas detailed within the planning application.

8.5.2 These external areas of proposed development shall not be available to use by the public / patrons after 23.00 hours on any day

8.5.3 These are required as the noise assessment only considers external noise arising from use by patrons, and the effect upon nearby residents, up to 23.00 hours.

8.6 Hours of construction

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

8.6.2 No deliveries of construction materials or removal of construction waste shall be undertaken outside the hours of 09:00 to 17:00 Monday to Friday. No deliveries or removal of waste shall be carried out at weekends or nationally recognised Bank Holidays.

8.7 Mechanical Plant

8.7.1 Prior to the installation of any future external fixed mechanical plant, equipment, air conditioning units and/or condenser units or extraction systems being installed on the premises full details of the siting and noise levels to be experienced at the nearest properties and the fixings to be used shall be provided to the local planning authority for written approval. The approved system shall then be installed as agreed and thereafter maintained as approved. Any changes to the system shall first be agreed with the local planning authority in writing.

8.7.2 Any external fixed mechanical plant system shall be so designed to ensure the following standards are achieved:

8.7.3 The proposed development shall be designed so the rating levels for cumulative noise from all noise sources shall not exceed, 10 dB(A) below the existing LA90, at the nearest noise-sensitive premises to the proposed development; or
LAeq 50 dB 16 hours – gardens and outside living areas (for example balconies)
LAeq 35 dB 16 hours – indoors daytime
LAeq 30 dB 8 hours – indoors night-time (23.00-07.00)
LAFmax 45 dB 8 hours – indoors night-time (23.00-07.00)
LAFmax 45 dB 4 hours – indoors evening (19.00-23.00)
Whichever is lower.

8.7.4 This is to allow for the protection of the amenity of nearby residents should the business operator wish to prepare hot food on site in the future.

8.8 External Doors

8.8.1 The proposed bi-fold doors to the front of the premises shall be restricted to use as an emergency exit only (remaining closed at all other times) after 17.00 hours on any day.

8.8.2 All other external doors shall be kept closed at all times after 17.00 hours on any day, apart from allowing for access or egress from the building.

8.8.3 All windows serving the ground floor of the proposed development shall be kept closed after 17.00 hours each day

8.8.4 The noise assessment report has been undertaken on the understanding that live music shall not take place prior to 17.00 hours on any day, and it is on this basis that the impact upon workers using the first floor office space above the proposed development has been assessed.

8.8.5 The noise assessment also considers the impact of noise upon local residents, including after 17.00 hours, and this part of the assessment has been undertaken on the basis that the bi-fold doors will be closed. To allow them to be used in an open position after

17.00 hours will nullify the findings of the noise assessment, with likelihood of resulting noise adversely affecting the amenity of neighbouring properties.

8.9 Music

8.9.1 As per the noise assessment accompanying the application, live music shall not be permitted before 17.00 hours on any day.

8.9.2 As previously, the noise assessment report has been undertaken on the understanding that live music shall not take place prior to 17.00 hours on any day, and it is on this basis that the impact upon workers using the first floor above the proposed development has been assessed.

8.9.3 As per the noise assessment accompanying the application, there shall be no live or recorded music played within external areas of the proposed development.

8.10 Operating Hours

8.10.1 As per the application, the proposed development shall not open to the public outside the hours of 08:00 and 00:00

8.11 Courtyard fence

8.11.1 As per the noise assessment accompanying the application the external courtyard shall be provided with a 1.8m high, close boarded wooden fence around the perimeter of the courtyard. The courtyard fence shall be constructed prior to the first use of the development. The fence shall be constructed to have no cracks or gaps and be continuous to the ground. Once constructed, the fence shall be maintained as per this specification.

8.11.2 If the fence must to include a gate to provide an emergency exit then the gate shall be constructed to the same specification. The gate must remain closed at all times other than for use as an emergency exit.

8.12 Lighting and Heating

8.12.1 There shall be no flood lighting or heaters installed in the outside areas without prior consent from the Local Planning Authority.

8.13 Waste

8.13.1 Waste collections shall not occur outside the hours of 07:00 to 21:00 Monday to Friday and 09:00-13:00 Saturdays. There shall be no collections on Sundays and nationally recognised Bank Holidays.

8.14 Odour

8.14.1 Prior to the commencement of any future hot food preparation on site an odour assessment shall be undertaken and submitted to the local planning authority for approval. The odour assessment shall consider the impact from the proposed development on surrounding premises, together with detailed information on any proposed mitigation measures to minimise the impact of odour from the development. Until the odour assessment and proposed mitigation measures are agreed in writing there shall be no hot food preparation permitted as part of the proposed development.

8.14.2 It is noted that the applicant has advised the Planning Authority that there is no intention to provide hot food at this time, the above requested condition is to affirm this and

ensure the protection of the amenity of nearby residents should hot food preparation be requested at a future date.

9. Conclusion

9.1 For the reasons set out above, it is considered that, with the inclusion of conditions to protect the residential amenity of nearby residents, the proposal is acceptable, and the application is recommended for approval.

10. Recommendation

10.1 Approval with Conditions.

11. Recommended Conditions

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg ASH/PL/03 Existing and Proposed Plans
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
3. The external rear yard to be used by patrons shall be restricted to the area detailed within the approved plan Dwg ASH/PL/03. The external areas shall not be available to use by the public / patrons after 23.00 hours on any day
Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy
4. During the site preparation and construction of the development no machinery, plant or powered tools shall be operated outside the hours of 08:00 to 18:00 Monday to Friday 09:00 to 13:00 on Saturdays. No construction shall take place at any time on Sundays or nationally recognised Bank Holidays.
Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy
5. No deliveries of construction materials or removal of construction waste shall be undertaken outside the hours of 09:00 to 17:00 Monday to Friday. No deliveries or removal of waste shall be carried out at weekends or nationally recognised Bank Holidays.
Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy
6. Prior to the installation of any external fixed mechanical plant, equipment, air conditioning units and/or condenser units or extraction systems being installed on the premises full details of the siting and noise levels to be experienced at the nearest properties and the fixings to be used shall be provided to the local planning authority for written approval. The approved system shall then be installed as agreed and thereafter maintained as approved. Any changes to the system shall first be agreed with the local planning authority in writing.
Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy
7. The proposed bi-fold doors to the front of the premises shall be restricted to use as an emergency exit and shall remain closed after 17.00 hours on any day. All other

external doors shall be kept closed at all times after 17.00 hours on any day, apart from for access or egress from the building.

All windows serving the ground floor of the proposed development shall be kept closed after 17.00 hours each day

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

8. As per the noise assessment accompanying the application, live music shall not be permitted before 17.00 hours on any day.

Reason: In the interests of the amenity and to safe guard the living conditions of the nearby residents in accordance with Policy 17 in the Central Lancashire Core Strategy

9. As per the noise assessment accompanying the application, there shall be no live or recorded music played within external area of the proposed development.

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy

10. The proposed development shall not open to the public outside the hours of 08:00 and 00:00

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy

11. As per the noise assessment accompanying the application the external courtyard shall be provided with a 1.8m high, close boarded wooden fence around the perimeter of the courtyard. The courtyard fence shall be constructed prior to the first use of the development.

The fence shall be constructed to have no cracks or gaps and be continuous to the ground. Once constructed, the fence shall be maintained as per this specification.

If the fence must include a gate to provide an emergency exit, then the gate shall be constructed to the same specification. The gate must remain closed at all times other than for use as an emergency exit.

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

12. There shall be no flood lighting or heaters installed in the outside area without prior consent from the Local Planning Authority.

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy

13. Waste collections shall not occur outside the hours of 07:00 to 21:00 Monday to Friday and 09:00 to 13:00 Saturdays. There shall be no collections on Sundays and nationally recognised Bank Holidays.

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy

14. Prior to the commencement of any future hot food preparation on site an odour assessment shall be undertaken and submitted to the local planning authority for approval. The odour assessment shall consider the impact from the proposed development on surrounding premises, together with detailed information on any proposed mitigation measures to minimise the impact of odour from the development.

Until the odour assessment and proposed mitigation measures are agreed in writing there shall be no hot food preparation permitted as part of the proposed development.

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy

12. Relevant Policy

B1 Existing Built-Up Areas
G17 Design Criteria for New Development

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Agenda Item 10

Application Number 07/2021/00391/FUL

Address Runshaw College
Langdale Road
Leyland

Applicant Claire Russell

Agent Maria Buenaventura
Day Architecture
Studio 1
77 Deansgate
Manchester

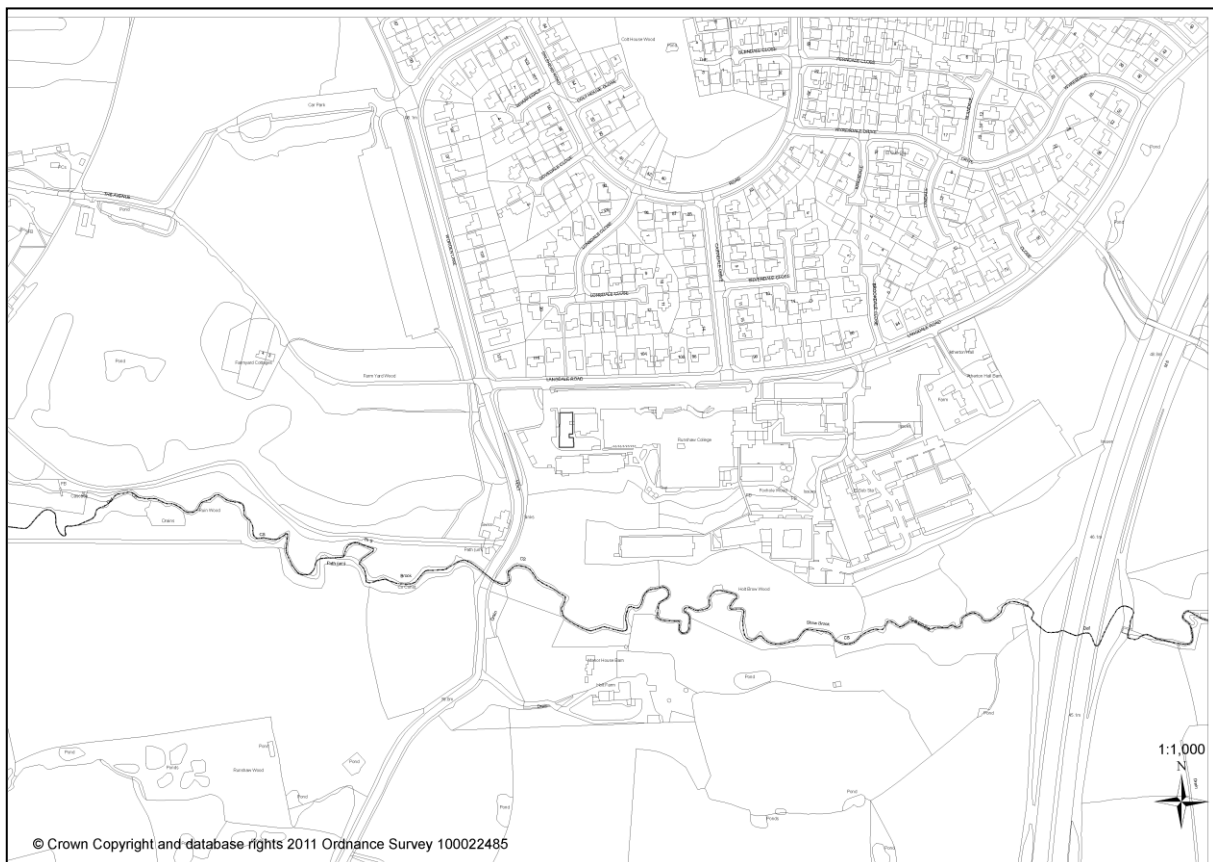
Development Erection of a new building to accommodate T level teaching space, with ancillary works

Officer Recommendation **Approval with Conditions**

Date application valid 08.04.21

Target Determination Date 08.07.21

Extension of Time None



1. Report Summary

1.1. The application refers to an area of land to the west of the Runshaw College buildings, Langdale Road, Leyland. The site as a whole is designated as 'existing built up area' by Local Plan Policy B1

1.2. The proposal seeks permission to erect a two-storey teaching block designed and placed to align with existing college buildings. The proposal is described in full at Section 4 below, but would allow the college to undertake T level (vocational) training in line with Government direction.

1.3. A small parking area is proposed on site which should accommodate users of the new facility; the applicant suggests that the scheme will relocate rather than increase student numbers. LCC Highways have no objection subject to a number of conditions Trees would remain and would be unaffected, and access would be from the existing frontage.

1.4. In response to publicity two letters of representation have been received in objection. Comments raised by statutory consultees have been dealt with either by amendments to the scheme or by condition

1.5. In policy and spatial separation terms the proposal is considered compliant, and having regard to the comments of statutory bodies and the above commentary, it is recommended that the application should be **approved subject to the imposition of conditions**

2. Application Site and Surrounding Area

2.1. The application refers to an area of land to the west of the Runshaw College buildings, Langdale Road, Leyland. The site as a whole is designated as 'existing built up area' by Local Plan Policy B1

2.2. The 0.24ha development site is currently used as a small car park. To the north is an exit point facing residential properties across Langdale Road. In the east is the Patterdale college building with others beyond running parallel with Langdale Road, and to the west is a wooded area, with Holt Brow and Worden Park across Worden Lane which runs parallel with the site. South is an area of soft landscaping; similar shrubbery surrounds the site on all sides

2.3. Primary access into the site is further along Langdale Road (east) where other parking areas and formal car parks are present. A watercourse runs in an east to west direction some 50m south of the buildings, and Wade Brook is around 150m distant. The site slopes very gradually from east to west.

2.4. Leyland campus currently has 12 buildings, a student service centre, 3 sports courts and a number of cafes and restaurants. A mix of single, two and three storey buildings with flat and pitched roofs are constructed in brick (older stock) or with glazed curtain walling, composite panel and stone finish (more recent buildings). In combination these provide a strong focal point for the colleges frontage with Langdale Road.

3. Site Context / Planning History

3.1. There are over 70 applications on this campus site but none relate directly to this plot of land apart from application 07/2013/0914/FUL approved for erection of two storey building and formation of car park (20 spaces to rear of site) following demolition of Borrowdale

building. Plans for this approved scheme show the area proposed for this application as 'grass area for future extension'

4. Proposal

4.1. Runshaw College is recognised as one of England's highest performing colleges for 16-19 year olds. Open since 1974, around 5000 6th form students attend the Leyland campus, with many more being registered at the Euxton Lane adult education campus. There has been a national Governmental shift towards alternative educational provision – the aim being to provide for an increased technical and vocational education which the Department of Education (DofE) suggests will '*boost resilience and ultimately aid the economy*'.

4.2. Delivery of accommodation for teaching of these 'T level' vocational courses at Runshaw is part of a funding bid for capital monies from the DofE to realise this aim. As such, the application proposes erection of a single teaching block to be known as the Buttermere block, with a rectangular footprint of 15.5m x 35m, and a maximum flat/parapet roof style in line with adjacent buildings to 9m high. The narrow edge of the proposed building would face Langdale Road to minimise visual impact, but does extend the overall aspect of the wider site. The block would incorporate 12 classrooms over 2 floors, with plant, staff and ancillary storage space. Access would be on the eastern side facing the Patterdale building so as to be less visible from, or impactful to facing residential properties. The new building would be set back 24m from the Langdale Road frontage to consolidate the elevation facing Langdale Road. This area has been chosen to minimise disruption during construction, but also mitigates against foundation anomalies on this and other identified parts of the college grounds.

4.3. The Buttermere block would be constructed using white, mid grey and buff coloured aluminium and zinc cladding panels. The eastern elevation facing the Patterdale building would include a large area of glazed curtain walling and main entrance, whilst other elevations accommodate only windows but are styled in the same way. Photovoltaic panels would be installed onto the flat roof. It is a DofE requirement that the project achieves a minimum 'very good' BREEAM (Building Research Establishment Environmental Assessment Method) construction standard; although DofE do not require certification of the standard. This complies with the minimum standards of Core Strategy Policy 27 (Sustainable Resources and New Developments), but as Policy 27 does require certification this would be secured by condition if approved.

4.4. An area south-west of the building would be re-designed to provide for an additional 18 parking spaces. Transport, parking and travel methods are discussed in more detail later in this report. Surface water would pass through attenuation tanks into the watercourse in the south, whilst foul water would be discharged into the existing system. External lighting would comprise of 3 five meter column lights to the rear away from the road, wall mounted conical LED lights along the longer and rear elevations and surface mounted LED downlights around the eastern entrance. Existing lighting columns at the front would be relocated forwards, but light both within and outside of the site has been kept to a minimum to avoid light pollution to both residents and the adjacent natural environment.

4.5. 'Runshaw College' text signage is shown on the western elevation facing Holt Brow. Existing bike storage and smoking shelters would be retained, and the proposal will be well away from the adjacent telecommunications mast

5. **Summary of Supporting Documents**

5.1. The application is accompanied by the following:

- ☐ BREEAM Summary Statement (Hydrock)
- ☐ Design & Acces Statement (Day: March 2021)
- ☐ Diversity Impact Assessment (Network Rail: 3.9.18)
- ☐ Drainage Statement (Curtins 07836-CUR-00-XX-RP-C-00001-V01)
- ☐ Energy Statement (Future Serve P97086-1-FS-MEP-001/P1)
- ☐ Materials Schedule within application form
- ☐ Phase 1 Preliminary Site Assessment (Curtins 078536-CUR-00-XX-RP-GE-001 V1 25.3)
- ☐ Preliminary Ecological Appraisal/Roost Assessment (Arbtech 18.3.21)
- ☐ Transport Plan (Curtins 078536-CUR-00-XX-RP-TP-002-V01)
- ☐ Transport Statement (Curtins 078536-CUR-00-XX-RP-TP-001 Final)

Proposal Drawings

- ☐ Artists impressions 1 thru 5 (29.3.21)
- ☐ Drainage layout (Curtins 07836-CUR-00-XX-DR-C-92001)
- ☐ Existing elevations (Day 1163-21-10200 and 20202)
- ☐ Existing site plan (Day 1163-21-10000)
- ☐ Location Plan (Day 1163-21-00000)
- ☐ Lighting (Future Serve P7086-63-X-001/P1)
- ☐ Proposed elevations (Day 1163-21-20200)
- ☐ Proposed floor plans (Day 1163-21-20100)
- ☐ Proposed sections AA (Day 1163-21-20300)
- ☐ Proposed site plan (Day 1163-21-20000)
- ☐ Proposed street elevations sheet 1 (Day 1163-21-20201)
- ☐ Proposed street elevations sheet 2 (Day 1163-21-20202)

6. **Representations**

6.1. Summary of Publicity

6.1.1. A site notice has been posted, and 14 neighbouring properties consulted. Ward Councillors Moon and Ogilvie have also been notified

6.2. Letters of Objection or Support

6.2.1. Two letters of objection has been received. Comments in summary are:

- ☐ Light pollution from the property which will directly face respondents' home – like '*living on the strip in Las Vegas*'
- ☐ Loss of privacy
- ☐ Difficulty exiting Langdale Road driveways
- ☐ Continuous nature of development at Runshaw
- ☐ Existing light pollution from college buildings
- ☐ Existing traffic issues from the college and houses to be constructed along Langdale Road – Langdale Road wasn't built for such traffic
- ☐ Delays with consultation
- ☐ Infrastructure in Leyland already overstretched
- ☐ Loss of '*lovely green open space*'
- ☐ Election promise that pavements would be re-dressed. This development will affect pavements again

7. Summary of Responses

7.1. South Ribble **Arborist** has no objection or comments to make. Proposals will not impact on adjacent trees

7.2. **Lancashire County Council Highways** has no objections to the proposal. Comments in summary are:

'Comments are given with reference to the Transport Statement (Curtins 078536-CUR-00-XX-RP-TP-001- Final 30 March 2021 , and Site layout 20000 P1.

Proposed Access - *There is no new, or altered public highway access with vehicular access provided via existing junctions on Langdale Road. Similarly, pedestrians and cyclists will access the site from the local highway network as they do currently.*

Car parking - *The proposal includes redesign of car parking area south-west of the building to provide 18 extra parking spaces above what is currently on site. This uplift is considered sufficient to accommodate new staff or visitor trip parking associated with the new building. A suitable condition to secure re-arrangement of the existing car park, prior to construction commencing is recommended.*

Development Principles/Highway Impacts - *proposed development is within an area of established educational uses and reasonably close to the town centre and a wide range of sustainable transport modes. While proposals are anticipated to lead to an increase of circa 80 students it is acknowledged that the majority of existing students use public transport to travel to the site, I would expect this pattern to continue with active travel planning support. It is therefore unlikely that the development will have severe highway impacts given the existing use of sustainable transport by students. In this circumstance proposed development is acceptable in principle to the highway authority.*

Travel Planning - *Submissions include an Interim Travel Plan (ITP) by Curtins Reference: 78536-CUR-00-XX-RP-TP-002-V01. Curtins claim this will foster sustainable modes of travel from the outset. Further it is intended as an update to the wider TP for Runshaw College's Langdale Road Campus, but includes contradictions, There is no update on existing measures/results and looks like the travel plan coordinator has not been involved in the exercise. As an active Travel Plan update LCC is disappointed at the actions in Table 4.4. Most items are 'Not considered necessary for the site/proposal', these should be active matters of the existing TP. LCC would expect that the site is included in the updated campus wide college travel plan, updated to reflect the T-level building and associated amendments to on-site car parking once the new facility becomes operational. This should be subject to a suitable condition*

Construction - Traffic Management Plan - *Due to parking and access restrictions on surrounding roads the applicant should provide a Traffic Management Plan for construction and staff vehicles accessing site during construction to minimise impact during construction. A Pre-Construction Highway Condition Survey of the condition of the adopted highway should also be submitted to and approved by the Highway Authority to ensure that any damage to the adopted highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer.*

Proposed development is unlikely to have a severe impact on highway safety or capacity on the local highway network and there are no highway objections to the application'

A number of conditions suggested by LCC are recommended

7.3. Lancashire Constabulary have offered a number of comments with regards to proposed security on site. Where appropriate these would be included as informative notes should permission be granted.

7.4. Ecology Consultant has assessed the accompanying ecology survey but notes that the report overlooks the presence of Holt Brow and Foxholes Wood Biological Heritage Site to the south of the college. Survey results however are not invalidated although the applicant has been asked to confirm that there is no need to upgrade drainage systems in the BHS. Further information has been supplied and the ecologist is now satisfied with the drainage approach

7.5. A number of conditions relating to tree protection, external lighting (directional and timers controls), pre commencement landscape detail and location of swift and tree sparrow boxes

7.6. Environmental Health have assessed the applicant's noise impact, air quality and land investigation reports and subject to a number of conditions have no objection due to the sites distance from adjacent properties, and assessment by other drainage bodies. Standard conditions are proposed relating to construction management

7.7. Lead Local Flood Authority confirm that they have no comment and did not wish to be consulted

7.8. United Utilities have no objection subject to development in line with approved drainage proposals

7.9. LCC Archaeology – a Historic Environment Record shows potential archaeological finds adjacent to the site. The proposed development site is considered however to have negligible archaeological potential, and archaeology does not need to be assessed further for this application.

7.10. LCC Education have been contacted on a number of occasions but have not commented. This is not unusual where they have no concerns with the proposal

7.11. South Ribble Economic Development request that an Employment Skills Assessment is secured by condition

8. Material Considerations

8.1. Site Allocation Policy

8.1.1. The site is designated as existing built up area by Local Plan Policy B1

8.1.2. Policy B1 allows for development which would be in keeping with the character and appearance of the area and would not adversely affect the amenity of nearby residents.

8.2. Additional Policy Background

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

8.2.1. Central Lancashire Core Strategy

☐ Policy 1 (Locating Growth) focusses growth and investment in the key service centres of the borough including Leyland

☐ Policy 3 (Travel) seeks to improve pedestrian facilities, opportunities for cycling and public transport through a number of measures

- ☐ Policy 14 (Education) supports the growth and development of higher and further education through close working relationships with relevant institutions
- ☐ Policy 17 (Design) expects new buildings to take account of the character and appearance of the local area in terms of siting, layout, massing, scale, design and materials. Development should be sympathetic to surrounding land users and uses
- ☐ Policy 26 (Crime and Community Safety) – developers should work with the police and other agencies to reduce crime and improve community safety.
- ☐ Policy 27 (Sustainable Resources and New Developments) requires minimum energy efficiency standards for new buildings and registration under the Building Research Establishments Environmental Assessment Method.

8.2.2. South Ribble Local Plan

- ☐ Policy F1 (Parking Standards) requires all developments to provide car parking and service space in accordance with adopted parking standards.
- ☐ Policies G13 (Trees, Woodland & Development) and G16 (Biodiversity/Nature Conservation) both seek to conserve and enhance the natural environment, and protect site biodiversity. G13 states that development will not be permitted where it affects trees and woodland, but where loss of non-protected trees is unavoidable this may be accepted where suitable mitigation is offered.
- ☐ Policy G17 (Design) of the same document attaches great importance to the design of the built environment, requiring proposals to take account of the character, appearance and amenity of the local area, and to highways and pedestrian safety.

8.3. Other Material Considerations

8.3.1. Character and Appearance, and Impact Upon Neighbouring Properties

- 8.3.1..1. The area is characterised by mainly two storey, 1970's style detached properties in large plots (facing), whilst college buildings on the same side of Langdale Road are typically modern and constructed in materials which would complement this proposal. These materials which tend to be pale in colour would sit well with both residential and educational buildings, and it is considered that the proposal would be in keeping with the character and appearance of the locale.
- 8.3.1..2. Two windows at each of ground and first floor would face properties across Langdale Road. These would benefit from a little under 50m spatial separation with hedgerow screening and circulation space between. At such a distance and with the benefit of partial screening from either other buildings (east) or trees in the west, it is not considered that any loss of residential amenity in terms of lost privacy would occur to nearby residents.
- 8.3.1..3. Noise for the site and ancillary equipment is assessed as acceptable by Environmental Health

8.3.2. Sustainable Transport, Highways Impact and Parking Provision

- 8.3.2..1. The applicants statement says that *'the college is well provided for in terms of parking and existing provision will be retained'* which the applicant considers *'sufficient to accommodate vehicle trips associated with the new building, and prevent overspill onto the local highways network'*. Currently there are 24 spaces with a proposed 18 more should this scheme be approved. The applicant also states that there is no anticipated net gain in

student numbers; rather a shift in provision means a need for new accommodation instead of refurbishment of old teaching stock.

8.3.2..2. There are relatively good public transport links to the site from surrounding areas. Dedicated college buses have manoeuvring space within the site and there are bus routes on Church Road, Wigan Road and Towngate. Euxton (1 mile), Leyland and Buckshaw Village (1.2 miles) railway stations are within easy reach, and there are cycle routes directly off Langdale Road. Off road parking is also possible at a private car park on Holt Brow – albeit a difficult walk along a road without pavements, and at the pay and display car park inside Worden Park. Traffic Regulation Orders are also in place during college hours on all of the residential areas facing the college which prevents loss of amenity to neighbouring residents.

8.3.3. Concerns have been raised relating to the impact of increased traffic and lack of parking which already causes problems, but LCC Highways have confirmed that the proposal should not impact adversely on highways safety and capacity.

8.3.4. Natural Environment

8.3.4..1. *Ecology* - The accompanying site survey finds no evidence of protected species, and that the site has limited potential for use by such species. Subject to conditions as detailed above ecology on site should not be a bar to development. Further surveys are not recommended, trees on site will not be affected and in line with the Councils ecologist and arborists comments (above) proposals to protect biodiversity of the site are acceptable.

8.3.3.2. *Sustainable Energy* – the energy statement provided summarises the energy requirements for the proposed development to respond to carbon emission reduction aspirations, the Building Regulations and BREEAM credits. The proposed development will incorporate passive energy techniques to reduce the need for energy to heat, ventilate and light the building, this is achieved by improved efficient fabric design in excess of the thermal properties set out within the Building Regulations. Energy efficiency measures reduce the carbon footprint of the site using highly efficient heat generation plant. The development will make use of renewable and Low Carbon energy techniques comprising a PV Panel and air to water source heat pumps. Overall, the Carbon emissions from the proposed development show potential for a total emission reduction from the level set by current Building Regulations by 15%. This strategy will make a significant contribution to reducing annual CO₂ emissions .

9. Conclusion

9.1.1. The proposal is a well-designed, cohesive scheme which will undoubtedly complement the existing campus street scene, and will harmonise with residential properties opposite. In the context of the overall campus however it is a fairly small addition. There is to be no loss of shrubbery or trees bordering the site, but the scheme includes supplementary landscaping, and loss of amenity as a result of the proposal is considered limited. Some comments have been made regarding parking issues, but the benefits of the proposal are considered to far outweigh the impact of increased numbers on the site. Central Governments directive that vocational studies should be prioritised should also carry some weight in the decision making process.

9.2. In policy and spatial separation terms the proposal is considered compliant, and having regard to the comments of statutory bodies and the above commentary, it is recommended that the application should be **approved subject to the imposition of conditions**

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. The development, hereby permitted, shall be carried out in accordance with the approved plans
 - o BREEAM Summary Statement (Hydrock)
 - o Design & Access Statement (Day: March 2021)
 - o Diversity Impact Assessment (Network Rail: 3.9.18)
 - o Drainage Statement (Curtins 07836-CUR-00-XX-RP-C-00001-V01)
 - o Energy Statement (Future Serve P97086-1-FS-MEP-001/P1)
 - o Materials Schedule within application form
 - o Phase 1 Preliminary Site Assessment (Curtins 078536-CUR-00-XX-RP-GE-001 V1 25.3)
 - o Preliminary Ecological Appraisal/Roost Assessment (Arbtech 18.3.21)
 - o Transport Plan (Curtins 078536-CUR-00-XX-RP-TP-002-V01)
 - o Transport Statement (Curtins 078536-CUR-00-XX-RP-TP-001 Final)

Proposal Drawings

- o Artists impressions 1 thru 5 (29.3.21)
- o Drainage layout (Curtins 07836-CUR-00-XX-DR-C-92001)
- o Existing elevations (Day 1163-21-10200 and 20202)
- o Existing site plan (Day 1163-21-10000)
- o Location Plan (Day 1163-21-00000)
- o Lighting (Future Serve P7086-63-X-001/P1)
- o Proposed elevations (Day 1163-21-20200)
- o Proposed floor plans (Day 1163-21-20100)
- o Proposed sections AA (Day 1163-21-20300)
- o Proposed site plan (Day 1163-21-20000)
- o Proposed street elevations sheet 1 (Day 1163-21-20201)
- o Proposed street elevations sheet 2 (Day 1163-21-20202)

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. Prior to commencement of works on site, details of future employment and skills associated with the approved building as explained by, and in line with the Central Lancashire Employment and Skills SPD and Appendix 1 of the same document shall be submitted to, and approved in writing by the Local Planning Authority.
REASON: To identify skills shortages, and to ensure that there are the necessary employment and skills opportunities in local areas in accordance with Central Lancashire Core Strategy Policy 15
4. On completion of the development the applicant is to demonstrate that a BREEAM "Very Good" rating has been achieved. A BREEAM tracker is to be submitted and approved by the Local planning Authority as a means of demonstrating that this standard is attained.

REASON: To be in accordance with Policy 27 in the Central Lancashire Core Strategy

5. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Drainage Strategy (ref 078535-CUR-XX-XX-RP-C-00001, Revision V01, dated 25/03/2021). For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, no surface water will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in accordance with the approved details.

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

6. No machinery shall be operated, no process carried out and no deliveries taken at or dispatched from the site during construction, demolition or clearance of 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.

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

7. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority.

The approved plan/statement shall provide:

- o 24 Hour emergency contact number;
- o Details of the parking of vehicles of site operatives and visitors;
- o Details of loading and unloading of plant and materials;
- o Arrangements for turning of vehicles within the site;
- o Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measure;
- o Measures to protect vulnerable road users (pedestrians and cyclists);
- o The erection and maintenance of security hoarding including decorative displays and facilities for public viewing facilities;
- o Wheel wash facilities;
- o Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
- o Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
- o Construction vehicle routing;
- o Delivery, demolition and construction hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

REASON: To ensure before development commences that construction methods will safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17

Note: Construction Management Plan.

- o There must be no reversing into or from the live highway at any time - all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.

- o There must be no storage of materials in the public highway at any time.
 - o There must be no standing or waiting of machinery or vehicles in the public highway at any time.
 - o Vehicles must only access the site using designated vehicular access point.
 - o There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations - all of which must be managed within the confines of the site.
 - o A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing Ihsstreetworks@lancashire.gov.uk
 - o All references to public highway include footway, carriageway and verge
8. For the full period of construction, facilities shall be available on-site for the cleaning of the wheels of vehicles leaving the site. Such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.
REASON: In the interests of highway safety and other highway users in accordance with Policy G17 in the South Ribble Local Plan 2012-2026
9. Should the development not have commenced within 24 months of the date of this permission, a re-survey be carried out to establish whether bats or other protected species are present at the site shall be undertaken by a suitably qualified person or organisation. In the event of the survey confirming the presence of such species details of measures, including timing, for the protection or relocation of the species shall be submitted to and agreed in writing by the Local Planning Authority and the agreed measures implemented.
REASON: To ensure the protection of schedule species protected by the Wildlife and Countryside Act 1981 and so as to ensure work is carried out in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
10. 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
11. No tree or hedgerow 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
12. Before any site activity (construction or demolition) is commenced in association with the development, barrier fencing shall be erected around all trees to be retained on the site as detailed in the Tree Protection Plan which has been agreed by the Local Planning Authority. The fencing shall be constructed and located in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant, removal or addition of soil may take place. This includes ground disturbance for utilities. The fencing shall not be moved in

part or wholly without the written agreement of the Local Planning Authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.

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

13. External lighting associated with the development shall be directional and designed to avoid excessive light spill and shall not illuminate bat roosting opportunities within 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 Professionals guidance Bats and Artificial Lighting in the UK 08/18).
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
14. External illumination hereby approved shall be set to a timer and shall only be turned on 30 minutes before first daily use of the college. They shall be turned off no later than 30 minutes after daily closure of the college. Other than these 30 minute grace periods external lights shall not be illuminated at any time during store closing hours.
REASON: To safeguard the amenity and character of the area and to safeguard the living conditions of nearby residents and to accord with Policy 17 in the Central Lancashire Core Strategy
15. Prior to commencement of work on site, details of the landscaping of the site including the retention of existing trees and hedges, or mitigation where trees are removed have been submitted to, and approved in writing by, the local planning authority. The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest. The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of 5 years to the satisfaction of the local planning authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the local planning authority. The replacement tree or shrub must be of similar size to that originally planted.
Details submitted shall be compliant with 'BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations' and shall include details of trees and hedges to be retained or removed, root protection zones, barrier fencing, and a method statement for all works in proximity to those trees or hedges to be retained during the development and construction period. Details shall also indicate the types and numbers of trees and shrubs, their distribution on site, those areas seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.
REASON: In the interests of the amenity of the area and to ensure appropriate levels of landscaping, in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G8 in the South Ribble Local Plan 2012-2026
16. Development shall be undertaken in line with the provisions of the approved ecological assessment. Swift and sparrow roosts noted in Chapter 4 of the assessment shall be erected before first use of the building hereby approved but shall not be mounted on trees. Once installed these shall be retained thereafter
REASON: To ensure adequate provision is made for these protected species in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

17. No building or use hereby permitted shall be occupied or use commenced until an updated Full Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall be implemented, monitored and reviewed in accordance with the agreed Travel Plan Targets to the satisfaction of the Local Planning Authority.
Reason: In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking & cycling.
18. The car park shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before construction of the development hereby permitted commences and permanently maintained thereafter.
REASON: To ensure the provision and retention of adequate on-site parking facilities and to accord with Policy F1 and Policy G17 in the South Ribble Local Plan 2012-2026
19. No development shall take place including investigation, demolition, siting of site compound or welfare facilities until a survey of the condition of the adopted highway has been submitted to and approved in writing by the local planning authority. The extent of the area to be surveyed must be agreed by the Highway Authority prior to the survey being undertaken.
The survey must consist of
a) A plan to a scale of 1:1000 showing the location of all defects identified
b) A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey.
c) No building or use hereby permitted shall be occupied or the use commenced until any damage to the adopted highway has been made good to the satisfaction of the Highway Authority.
Reason: To ensure that any damage to the adopted highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer.

RELEVANT POLICY

National Planning Policy Framework

Central Lancashire Core Strategy

- 1 Locating Growth
- 14 Education
- 17 Design of New Buildings
- 26 Crime and Community Safety
- 27 Sustainable Resources and New Developments

South Ribble Local Plan

- B1 Existing Built-Up Areas
- F1 Car Parking
- G17 Design Criteria for New Development

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 £116. The forms can be found on South Ribble Borough Council's website www.southribble.gov.uk

2. The applicant is advised that under the terms of the Wildlife and Countryside Act 1981, and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds, roosting birds or other protected species. The work hereby granted does not override the statutory protection afforded to these species and you are advised to seek expert advice if you suspect that any aspect of the development would disturb any protected species

3. Lancashire Constabulary Security Recommendations - Educational establishments are vulnerable to crime and anti-social behaviour, therefore a security strategy should be integrated into the scheme at the design stage.

Secured by Design - In order to keep people safe the new building should be built to Secured by Design security standards.

Lighting - All entrances and walkways should be well illuminated with correct levels of uniformity and colour rendition. Lighting and landscaping should be co-ordinated with CCTV installation to avoid any conflicts and to ensure that lighting is sufficient to support a CCTV system. Light fittings should be protected where vulnerable to vandalism, and as the building will be unoccupied for long periods of time external illumination is recommended for entrance gates and routes to main entrance and doors.

Deny Unauthorised Access - Preventing access onto the roof should be considered during the design phase. External rainwater pipes can be used as climbing aids and should be either square or rectangular in section, flush fitted against the wall or ideally contained within a wall cavity or covered recess. Bends in pipes and horizontal runs should be minimised. Accessible pipework should be fire-resistant.

Physical Security - All external door sets and high-risk internal doors e.g. rooms housing valuable items such as CCTV equipment should be certified to LPS 1175 Issue 7/8, PAS24/2016; STS 201 or STS 202: Issue 3, BR2 or another equivalent/higher security standard. Glazing should include one pane of securely fixed laminated glass and certified to BS EN 356 2000 rating P1A.

Please take into consideration the high frequency of operation of some door sets within educational establishments. BS 6375 sets out door set performance requirements to ensure that door sets can adequately meet the demand placed upon them. Required standards - LPS 2081 (stealth attack).

Ground floor and other accessible windows should meet the requirements of LPS 1175 Issue7/8, PAS 24/2016, or an equivalent/higher security standard, incorporate laminated glazing and be fitted with 'restrictors' to prevent 'sneak-in' type offences.

Access control arrangements should be in place on internal door sets to prevent unauthorised access into private areas. These doors must incorporate an electronic access control system, with an electronic lock release or keypad 'Digi-locks'. Codes should be changed on a regular basis to reduce opportunist crime when the building is open and slows down offender movement when closed.

Staff entrances should be fitted with anti-tamper proof access control system, well illuminated and covered by CCTV. Door sets should be tested and certified to LPS 1175 Issue7/8, PAS 24/2016 or an equivalent/higher standard.

Security Bollards & Emergency Exits - Tested and certified security bollards should be installed to protect vulnerable areas, for example the buildings front elevation. These can be retractable where necessary.

Emergency exit doors should be free from external hardware and kept clear at all times. They should be illuminated to promote natural surveillance and linked into the intruder alarm system to deter crime and anti-social behaviour.

CCTV - The extension should be added onto the existing CCTV scheme. Cameras must be located where they cannot be easily disabled or tampered with, or housed in a casing or mounted on anti-climb poles to protect them from damage.

CCTV recording equipment must be stored securely and only accessed by authorised trained staff. Recorded data should be stored for a 30-day period, before deletion and where not required for evidential purposes. Adequate clear signage should inform users of the site that CCTV is present and in operation. The CCTV system should also comply with the General Data Protection Regulation 2018 and be registered with the Information Commissioner's Office.

Intruder Attack Alarm - The building should be added onto the existing intruder attack alarm system. The alarm installation company should be certified by the National Security Inspectorate (NSI) or Security Systems Alarm Inspection Board (SSAIB), as both organisations promote high standards of service within the security sector.

Arson and Fire Protection - Ensure adequate arson and fire protection systems have been integrated into the design. Further guidance can be obtained from the Secured by Design New Schools design guide.

Construction Site Security - The site must be secured throughout the construction phase with adequate security measures, including a;

- o Robust 2m high anti-climb weld mesh perimeter fence with matching lockable gates;
- o Monitored alarm system (with a response provision) for site cabins where tools, materials and fuel could be stored;

- o Monitored and/or recorded HD digital colour CCTV system, accredited with either National Security inspectorate (NSI) or Security Systems & Alarm inspection Board (SSAIB) approval. Any onsite CCTV recording equipment must be stored securely and located within an alarmed building/cabin.

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Agenda Item 11

Application Number 07/2021/00334/FUL

Address Taps & Wine Bar,
2 Chorley Road, Walton Le Dale, Preston

Applicant Mr Sean o Hagan

Development Retrospective change of use of external front area to part of drinking establishment, and to provide for seating, outdoor heating, lighting, canopy attached to fence screen, retractable awning and 1.5m high screen to front boundary.

Officer Recommendation **Approval with Conditions**

Date application valid 26.03.21
Target Determination Date 21.05.21
Extension of Time 14.06.21



1. Report Summary

1.1 This application is brought before Committee as previous development of this site has been determined in the same way

1.2 The application refers to the former Walton le Dale Conservative Club; a semi-detached drinking establishment (former Class A4 now 'Sui Generis') property located at the junction of Chorley and Victoria Roads. The site and its surroundings are mixed use in nature and designated as a Local Retail Centre by Local Plan Policy E5

1.3. The application proposes retrospective change of use of external front area to part of drinking establishment, and to provide for seating, outdoor heating, lighting, canopy attached to fence screen, retractable awning and 1.5m high screen to front boundary. The scheme is detailed in full below

1.4. Lancashire County Council Highways have no objections subject to the use being curtailed within private land and not on any part of the highway. None of the proposal sits within the public highway.

1.5. Lancashire Constabulary have no objection but offer standard security advice should permission be granted

1.6. Only two letters of representation have been received – one in objection and one which does not object subject to appropriate noise measures.

1.7. Environmental Health initially objected to the proposal on the grounds of uncertainty relating to noise from the premises to adjacent properties. A professional noise assessment has since been provided but has not at the time of writing this report been fully assessed. On that basis under normal circumstances the proposal would either be deferred to a later committee or refused, but unprecedented times call for unprecedented measures. This Council is committed to ensuring the survival of local business and maintains that it will do whatever it lawfully can to ensure upkeep of the local economy and its designated retail centres. The Governments Business and Planning Bill ('Covid Regulations') echoes these sentiments, and whilst there are a number of measures within the Bill employed by many of the Boroughs establishments which the applicant could have taken advantage of, his location with its lack of pavement or car parking space to use for outdoor seating prevents these. Internal space is also very limited.

1.8. Premises are without question close to residential properties, but this type of relationship occurs throughout South Ribble and has been successfully managed where noise mitigation measures have been established. Also surrounding the dwellings are businesses in a range of size and nature, and the noise generated from these must be given some consideration as ambient noise from the site regardless of outside use is already high. Having regard to the Councils economic aspirations in such uncertain times therefore Officers request a compromise option which would allow the applicant to continue to trade – the business currently being completely closed, but would give time for noise assessment to be completed, any mitigation required in addition to the measures noted below to be installed, and for more realistic noise readings to be taken during trading hours rather than from outside a closed business.

1.9. This proposal is recommended for approval subject to the imposition of conditions including a temporary trading period until the end of January 2022. The applicant would then need to re-apply to have the condition removed, but the Council will be in a much better position to be able to justify its recommendation either for, or against a permanent position. The site will be monitored during this busy grace period which is crucial to the business's survival.

2. Application Site and Surrounding Area

2.3. The application refers to the former Walton le Dale Conservative Club; a semi-detached property located at the junction of Chorley and Victoria Roads. The site and its surroundings are designated as a Local Retail Centre by Local Plan Policy E5

2.4. Adjacent in the west are two pairs of semi-detached dwellings; beyond which is a car sales business. To the rear is Riverside Medical Centre accessed off Victoria Road, and attached on the eastern side are 196 and 198 – 202 Victoria Road - currently a dentist and hairdressers.

2.5. Facing across Chorley Road are terraced residential and commercial premises, with a haulage yard beyond, whilst across Victoria Road is a petrol filling station. The area is very mixed use in nature. Properties in all uses are mainly accessed directly off the pavement and within close proximity of each other.

3. Site Context / Planning History

- ② 07/1986/0688 and 07/1987/0374 – Fire escape. Approved Dec 1986 and July 1987
- ② 07/2018/6511/FUL - Change of use from Private members club (Sui Generis) to Drinking establishment (Class A4). Timber cladding, canopy and disabled access ramp to front. Alterations to windows, new door opening and fire escape to rear. Approved January 2019
- ② 07/2018/7506/ADV – Advertisement consent. Granted Dec 2018
- ② 07/2019/2642/FUL - Erection of raised decking area with ramp and level access and erection of 2.5m high fence to side and partial to front. Refused May 2019 for the following reasons:

The proximity of the stair access to the western side of the proposed area of raised decking to the ground floor habitable room window on the eastern side elevation of 8 Chorley Road would lead to a loss of privacy by way of overlooking which would be detrimental to the residential amenity of neighbouring residents. As such, the proposed development is contrary to Policy G17 (a) of the South Ribble Local Plan.

The height and proximity of proposed fencing along the western side of the proposed area of raised decking to the ground floor habitable room window on the eastern side elevation of 8 Chorley Road would result in overshadowing and an overbearing effect which would be detrimental to the residential amenity of neighbouring residents. As such, the proposed development is contrary to Policy G17 (a) of the South Ribble Local Plan.

The area of raised decking will encourage patrons to congregate outside the drinking establishment resulting in increased noise and disturbance which will have a detrimental impact on the residential amenities of the locality, particularly the two habitable room windows on the eastern side elevation of 8 Chorley Road. The proposal is therefore considered to be contrary to paragraph 170 of the National Planning Policy Framework, Policy G17 (a) of the South Ribble Local Plan and Policy 17 (c) of the Central Lancashire Core Strategy.

4. Proposal

4.3. Application 07/2018/6511/FUL was approved for Change of use from Private members club (Sui Generis) to Drinking establishment (Class A4) with new timber cladding, canopy and disabled access ramp to front, alterations to windows, new door opening and fire escape to rear, but was subject to a number of conditions including:

Condition 5: The smoking shelter/canopy must not be used by customers to consume food or drink to ensure that patrons do not cause nuisance to nearby residential properties.

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and NPPF.

Condition 6: No seating or tables shall be provided externally without prior consent from the Local Planning Authority.

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

Condition 8: There shall be no external floodlighting or patio heaters installed in the outside area without prior consent from the Local Planning Authority.

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

4.4. This permission appears to have been implemented in full, but the applicant has also erected a run of 4 no: small, outdoor seating 'booths' to the western side of the front courtyard. Each booth comprises a table and two benches, with partial canopied roof and screen fencing to both sides of reportedly acoustic insulation on the side adjacent to no: 8 Chorley Road; a short alley/access way remains between the neighbour's side elevation but within the applicant's ownership. The canopy aims to deflect noise from the occupant's windows and is also said to be insulated in line with feedback from the earlier application. Privacy loss from users of the booths is considered to be limited by their construction.

4.5. These works do not benefit from planning permission but use of this seating area also now sees the applicant in breach of conditions 5 and 6 (above) which he seeks to regularise.

4.6. As such, permission is now sought for retrospective change of use of the external front area to part of drinking establishment, and to provide for seating, outdoor heating, lighting, canopy attached to fence screen, retractable awning and 1.5m high screen to front boundary. The applicants statement says that '*a 2m high fence away from the boundary and within a property boundary does not need permission*'. This would be true on some sites but is not correct in this case (the fence is within 2m of the pavement which also constitutes highway). Permission for the side fence therefore has also been added to the application.

4.7. The applicant justifies erection of the side fence by stating that '*the planning committee at the time [of the original change of use] recommended reapplying with a dividing fence between the proposed drinking area and the window at no: 8*'. This permission was refused having regard to noise assessment and recommendations made by the Councils Environmental Health team. Measures since do appear however to have taken into account comments made during previous determinations.

4.8. *Outdoor heating* – as portable heaters are less energy efficient, the proposal provides for slimline infrared heaters which would be placed under the canopy – one per seating bay and fitted to a timer device which will turn off in accordance with permitted hours.

4.9. *Lighting* - festoon, low level luminosity lighting is also proposed under the booth/canopy roofs and along the entrance ramp.

4.10. *Retractable awning* – this would be attached to the partial roof of the seating booths to provide for weather protection but would also offer additional noise screening. The electric canopy would be roughly 6m deep but would be cantilevered (without legs or support)

4.11. *1.5m high screen to front boundary* – to further assist with noise issue, the applicant suggests erection of a 1.5m high fence to the southern end of the booths, and partially along

the frontage with Chorley Road. The fence would be double layered trellis with Ivy screen and acoustic rubber between to provide a visual & sound barrier to terraced properties opposite

4.12. On site security would be managed as per the inside of the pub, but use, and any abuse of the seating area is likely to be limited by its own relatively compact size. CCTV and security measures expected of such an establishment would also be required but outside of the planning process.

4.13. An e mail was sent to the applicant on the 19th April 2021 from the Councils Licensing Team as confirmation of revised opening hours. It states

'You are now unrestricted in the area at the front of the premises, as per these other premises you have mentioned who are using their car parks. As requested by yourself I am happy to grant you the extra hour for the evening before a bank holiday. The condition has been changed to;

The outside seating areas to the front of the premises shown on the plan attached to this licence, shall only be used by patrons until the following times, after this all patrons not using the designated smoking area will be asked to move inside of the premises.

(a) Sunday to Thursday 8pm

(b) Friday and Saturday 9pm

(c) Any evening before a bank Holiday 9pm

10. Open containers must not be taken outside of the premises after 9pm.

Please note that planning permission still has not been granted for the use of the outside seating area'

The applicants statement says *'the owners would like to extend outside use to 10.30pm on any night prior to the days local schools are not open'... Increasing the time to 10pm in line with other bars ... will help business with required customer numbers during the Covid regulations'*

If Members are minded to approve the application, to provide consistency and for ease of enforcement, Officers request that hours of use of the front outside space are aligned by condition with those included in the premises licence rather than the extended hours requested by the applicant.

4.14. In line with earlier permissions conditions to restrict internal areas where relevant would also be carried forward to cover the front seating area

4.15. The application is accompanied by a suite of documents identified by proposed condition 2

5. Representations

5.3. Summary of Publicity

5.3.1.A site notice has been posted, and 16 neighbouring properties consulted. One letter of objection and one who does not object support subject to noise mitigation have been received. A social media, online petition also appears to include over 500 signatures, but Officers have not seen this and as such the validity of content cannot be verified. Comments are:

Highways

☐ Reduction in parking - Officer comment: parking at the front other than in the alleyway (service access) between no: 8 and seating is already prevented by crash barriers

located at this junction. There is no car park for this property, but public parking is available at the rear, and arguably use of vehicles by customers of such premises should not be encouraged

Residential Amenity

- ☐ No objection to physical development but concerns about noise and general disturbance
- ☐ Loss of privacy – the proposed screen fence wont screen bedroom windows – *privacy is discussed late in this report*
- ☐ Publican cannot make clients use the seats so it will ‘spill over onto the pavement’ – *Officer comment: Space is limited on the pavement, and use of the outside area would be separately controlled by the applicant’s premises licence*
- ☐ Trespass onto the seats and roofs is not a police matter, and residents would be expected to police the site for the applicant – *Officer comment: if such issues arise then it would be for the owner to address with assistance from the Police where appropriate*

Other

- ☐ Fire hazard and smoke inhalation from outside heaters
- ☐ Fire escape isn’t possible when vehicles park in the alley/service entrance

Comments which are not material planning considerations and as such have not been taken into account are:

- ☐ Road noise is also too high
- ☐ The pub is going to be a restaurant so smells, noise and activity associated with that would be unacceptable – *Officer comment: the proposal does not request, or imply the need for permission for such a use, but if changes require permission in the future these issues would be addressed at that time*

6. Summary of Responses

6.3. **Lancashire County Council Highways** has no objections to the proposal in principle, however no encroachment onto the highway will be permitted as part of the change of use. All seating and barrier equipment associated with the development shall remain within the confines of the application site. During a site visit SRBC officers noted that all development was within the site boundaries

6.4. **Lancashire Constabulary** provided information relating to security measures. Comments refer to moveable seating, but Lancashire Constabulary have since confirmed that they also apply to fixed seating and retrospective permissions, and that the police licensing team have already discussed opening times with the applicant through the licencing process. There are no objections and comments would be added as an informative note if permission is granted.

6.5. **Environmental Health** initially objected on the grounds that proposed development has the potential to adversely affect the neighbouring residential properties. The applicant has since provided professional noise assessment for consideration, but as this arrived late in the planning process, at the time of writing this report Environmental Health have not been able to give due consideration to data provided. A verbal update where available will be provided at committee but if this is not possible, and to allow the applicant to re-open during a trying period for the entertainment industry, a temporary period of grace until the end of January 2022 secured by condition is recommended by officers. During this time the noise report may be assessed, mitigation where required may be installed and trading noise tests will provide more conclusive evidence for Members to re-assess when the applicant seeks to remove the temporary use condition. The reasoning behind this approach is explored in Para’s 1.7 to 1.9 above. Environmental Health have been approached and are satisfied with this compromise.

7. Material Considerations

7.3. Site Allocation Policy

8.1.2. The site sits within Higher Walton Local Centre as allocated by Local Plan Policy E5. Within the Local Centre A1 (Retail) uses will be protected and enhanced wherever possible in order to maintain the vitality and viability of the centre and to prevent the over proliferation of non-retail uses at the expense of the retail offer. For this reason, applications for other local centre uses including A2 (Financial and Professional Services), A3 (Cafés and Restaurants) and A4 (Drinking Establishments), and B1 (Offices) may be appropriate where it does not undermine the sustainability of the shopping area.

8.1.3. As this property is already in A4 use and does not involve loss of a retail unit it is considered that proposed change of use and cosmetic alterations would be of benefit, rather than detrimental to the health of the local centre and its economy.

8.2 Economic Standpoint

8.2.1 National Planning Policy Framework - The overarching theme of the NPPF is one of presumption in favour of sustainable development; this includes building a strong and competitive economy. The NPPF states that *'planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development'* (Para 80).

8.2.2 The premises sit within an established local centre, and the proposal would support rather than impact upon local business by attracting people into the area. The smaller drinking establishment market is new and innovative, and although not specifically considered within the Development Plan itself, external works have already upgraded a very dishevelled premises whilst offering a level of protection to the applicant during uncertain times when internal areas are not fully in use

8.2.3 Core Strategy Policy 12 (Culture & Entertainment Facilities) seeks to *'promote cultural and entertainment facilities within key centres'* which *'are important in attracting visitors and investment to the area'*. Para 9.29 of this policy states that *'healthy sustainable communities should have ample cultural and leisure opportunities for all'*.

8.3 Design / Highways

8.3.1 Local Plan Policy G17 (Design) supports development where design and siting are of a high quality, car parking and servicing provision are acceptable and there is no impact upon surrounding land use. Although the proposal does not accord to adopted parking standards as set down in Policy F1 (Parking Standards) of the same document, the principle of premises use is already established, and public parking facilities are readily available. The property is also within a relatively short walk of Preston Town Centre and on a well-served bus route. Taking into account this sustainable location and the Highways Authority comments (above) this proposal only to change the use of the outside space appears to accord well to the sentiments of the above.

8.3.2. In design terms, although the retrospectively applied development is considerable in what is a small forecourt, undoubtedly works have upgraded what was a tired building to the visual benefit of the wider area.

8.4 Neighbouring properties

8.4.1 Directly facing across Chorley Road are terraced commercial and residential properties at between 13m and 20m distance. These properties would be partially screened by proposed trellis fencing and the side elevation of the seating booths, and loss of privacy is considered to be limited as a result. Only one resident from these dwellings has made representation. The petrol filling station lies 26m east across the adjacent roundabout but would be unaffected, as would properties to the rear.

8.4.2. The closest properties on the application site side of Chorley Road are those attached in the east which are commercial premises, and no 8 whose side elevation sits alongside the access way which separates the seating booths from the neighbouring property. No 8 has 2 windows in the side elevation; the ground floor being a secondary living room window and the first floor appearing to be a secondary bedroom window. The back of the seating booths is approximately 2m from the ground floor window, but seating faces away from the property and is screened by the fence and roof which are reportedly fitted with acoustic materials. Privacy to the ground floor window is therefore more protected than it would have been from the former open forecourt access. Direct, level view into the first-floor window would not be possible from the outside space, but it is acknowledged that the window is present within close proximity. On balance however loss of privacy to this window is also felt to be similar to the former, long standing situation where users could stand rather than sit outside with the same viewpoint.

8.4.3. At such proximity regardless of material construction, it is likely that there will be an increase in noise and general activity arising from the premises. The property has been in use as a drinking establishment however for many years – as confirmed in 2018 when this Committee gave consent for a change from a private members club to an open A4 use. Conditions imposed on that permission sought to restrict use of the frontage where possible to prevent any loss of amenity to neighbouring residents, but if customers of the Taps & Wine wished to stand rather than sit outside of the property (other than in the smoking shelter), this has been affirmed by the premises licence as perfectly acceptable. Previous use, more recent constraints and proposed and existing mitigation measures therefore must all be weighed against each other when considering the planning balance.

8.4.5 Proposed opening times would be restricted by the existing premises licence and are, for outside space, fairly limited. Other premises in the same retail area benefit from either almost unrestricted historic opening hours (Sir Robert Peel, Black Bull, adjacent petrol filling station and Yew Tree pub (just outside retail area) for example) or more flexible hours where permission has been recently granted (Bar 47, Cann Street 12am – 11pm Monday to Sunday)

8.5. Character and appearance

8.5.1 Changes to the frontage are significant in the context of the site; almost to the point of being excessive on such a small site. Proposed trellis is not something which will sit easily with the areas character, but it is the lesser part of the scheme which is primarily constructed from timber. Changes are limited to land in the applicant's ownership but abut the adopted highway, although LCC Highways have no objection subject to no expansion onto pavement areas. Proposed and existing changes which are applied for retrospectively however have been finished to a high standard, have upgraded the property – and as a result the wider area – and help to support an established business during a period of uncertainty. There is no reason therefore why this scheme would warrant refusal on design grounds.

8.6 Flood Risk

8.6.1. The site sits within Flood Zones 2 and 3 but as the proposal seeks permission for external works only, and the area benefits from flood defences a Flood Risk Assessment is not felt necessary.

9. CONCLUSION

9.1 This is a finely balanced proposal. On one hand the property has a long-standing relationship with its neighbours as a private club. Members saw fit to widen that use to a drinking establishment regardless of the presence of windows immediately adjacent or surrounding dwellings. Ambient noise is already considerable, and the former club was visually detrimental and in need of considerable modernisation

9.2. Works to the property have upgraded the external appearance; offering some privacy by their construction and orientation to the occupants of Chorley Road. Proposed and licenced operating hours are limited but there will undoubtedly be some noise. Assessment of that noise is however difficult when there is no business open to assess

9.3. The former club had an open forecourt, and the current premises licence allows for use of that forecourt as noted above. If customers of the Taps & Wine wished to stand rather than sit outside of the property (other than in the smoking shelter), this has been affirmed by licencing as perfectly acceptable. It was within the Councils gift to refuse the extended drinking establishment use but Members on that committee chose not to do so.

9.4. The living conditions and general amenity of neighbouring residents of course must be given considerable weight in the planning balance. This must be balanced however having regard to the much wider opening hours of other pubs within the same retail area (as noted Para 8.4.5 above), and the need to protect the applicant from any competitive disadvantage. In addition, Members should take into account the communication of 15th April 2021 from Robert Jenrick (Secretary of State for Housing, Communities and Local Government) to Council Chief Executive Officers and Leaders. Extracts from this letter which refers to the safe opening of hospitality venues state:

'Among the restrictions eased on 12 April was the reopening of outdoor hospitality, including pubs, cafes and restaurants. To support these businesses to reopen safely, the government legislated to enable them to set up outdoor shelters and marquees without planning permissions. We have published clear guidance on GOV.UK for how these structures can be set up safely and what conditions they need to meet ... I would encourage you all to ensure that this guidance is applied proportionately and consistently in your areas to support businesses to reopen safely and to avoid overzealous interpretations of the rules. It is in the public interest that local residents can socialise in a licensed and controlled environment outside, where Covid-19 risks are lower. If a disproportionate regulatory approach is taken, it risks driving residents into unregulated activity and premises which may be far less covid-secure and/or illegal.

...The Government has supported the hospitality sector throughout the pandemic. In July 2020, we introduced provisions to allow for fast track pavement licences in the Business and Planning Act [as referred Para 1.7 above] to provide a quicker and cheaper route for pubs, restaurants and cafes to obtain a temporary pavement licence to place furniture including outdoor tables and seating on the highway, allowing them to safely maximise their capacity in a timely and cost-effective manner. ... I would encourage you to redouble your efforts to promote the use of these provisions with your local hospitality businesses. Cutting red tape in this way is a lifeline for businesses as they look to bounce back from a uniquely challenging year. We need your support to ensure the measures are known, made use of and not impeded unnecessarily – jobs and enterprises depend on it. I would urge you to show

pragmatism and proportionality at all times, doing everything you can to help businesses prosper again’.

9.5. The proposal complies in the main with adopted policy, but the compromise recommendation of approval subject to conditions including a temporary period of use until the end of January 2022 is felt to offer certainty to both applicant and the Council. The applicant is aware that there is no guarantee of approval of any future application to have this condition removed if noise assessment proves that Environmental Health’s concerns about noise impact were founded.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. The development, hereby permitted, shall be carried out in accordance with the submitted approved documents
 - o Design & Access Statement
 - o Thermal Economics Technical Data Sheet
 - o Linear bar heater technical specification sheet (Infrared Heating Supplies)
 - o Festoon lighting specification sheet (Festivelights.com)
 - o Electric cassette awning specification sheet (Primrose Awnings)Proposal Drawings
 - o External Alterations (TW010 R1)
 - o Proposed elevations (TW002-21/0)REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
3. Use of the external seating area hereby permitted shall be discontinued and the land restored to its former condition on or before the end of January 2022 unless otherwise agreed in writing with the Local Planning Authority following approved noise assessment/mitigation where required in consultation with the Councils Environmental Health Department.
REASON: To enable the Local Planning Authority to retain control over the use of the land.
4. The external seating area shall not be used by visiting members of the public outside of the hours of 8am and 8pm Sunday to Thursday, and 8am and 9pm Friday, Saturday and any evening before a bank or nationally recognised holiday unless otherwise agreed in writing with the Local Planning Authority
REASON: in the interest of the amenity of nearby residents in accordance with Policy 17 of the South Ribble Local Plan
5. The external lighting and heating hereby approved shall be fitted with a timer and shall be turned off automatically outside of approved trading hours unless with the prior written agreement of the Local Planning Authority.
REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy and Local Plan Policy G17

6. Any construction works associated with the development shall not take place except between the hours of: 0800 hrs to 1800 hrs Monday to Friday and 0800 hrs to 1300 hrs Saturday
No construction works shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing with the Local Planning Authority
REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy
7. No additional or moveable seating or tables shall be provided externally without prior consent from the Local Planning Authority.
REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy
8. There shall be no amplified or live music played within the outside area hereby approved unless with the written agreement of the Local Planning Authority
REASON: In the interest of the amenity and to safe guard the living conditions of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and G17 of the South Ribble Local Plan

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

12 Culture and Entertainment Facilities

South Ribble Local Plan

E5 Local Centres

F1 Car Parking

G17 Design Criteria for New Development

Note:

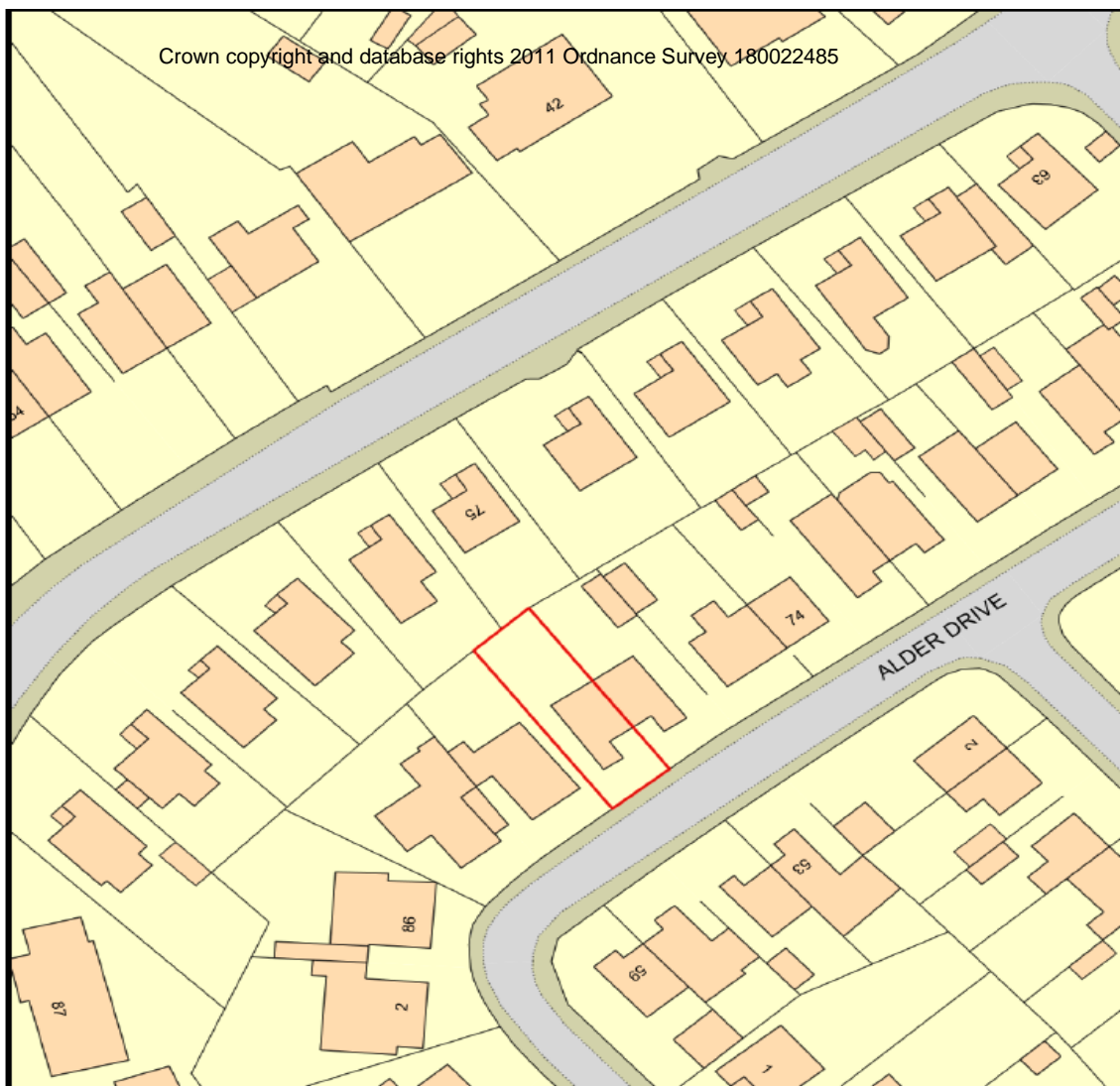
Other application Informative

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 £116. The forms can be found on South Ribble Borough Council's website www.southribble.gov.uk
2. Lancashire Constabulary Note: The following measures are recommended to prevent crime and disorder in accordance with Section 17 of the Crime and Disorder Act 1998 (as amended by the Police and Justice Act 2006)
 - o Natural surveillance should be promoted, and more formal surveillance installed, such as monitored and recorded CCTV, which covers the external area;
 - o All moveable furniture should be removed and stored in a secure location when the area and business is closed;
 - o Furniture or other external structures should not be situated where they can be used as informal climbing aids, which could facilitate access to low roof areas;
 - o Vandal resistant LED lighting should cover the external area;
 - o Staff should regularly monitor the area for detritus and ensure all used drinking receptacles are removed as soon as possible;
 - o To reduce theft, customers should be
3. The applicant is advised that the planning process can take up to two months, and in any steps to preserve this permission shall be taken with due regard to that time period.

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Agenda Item 12

Application Number	07/2021/00155/HOH
Address	80 Alder Drive Hoghton PR5 0AE
Applicant	Mrs Laura Walmsley
Development	Single storey extension to rear.
Officer Recommendation	Approval with Conditions
Date application valid	15.04.2021
Target Determination Date	10.06.2021
Extension of Time	None



1 Introduction

1.1 This application is presented to Committee because the applicant is a serving Council Officer.

2 Report Summary

2.1 The applicant seeks permission to erect a small domestic extension to rear of their residential property.

2.2 The scheme has been well designed, relates well to both the main dwelling and wider environment, yet the property retains acceptable levels of amenity and parking spaces. The proposal complies with the relevant policies of the South Ribble Local Plan and Residential Extensions Supplementary Planning Document and is recommended for approval subject to conditions.

3. Application Site and Surrounding Area

3.1 The application refers to a dormer bungalow located on Alder Drive, Hoghton; a wholly residential area allocated as Existing Built Up Area by South Ribble Local Plan Policy B1

4 Site History

4.1 There is no planning history for this site

5. Proposal

5.1 Description of works

5.2 The application proposes a single storey extension to rear which would project 4m off the rear of the property by 6.6m wide with a flat roof measuring 2.8m in height and a roof lantern projecting a further 0.6m.

5.3 The construction will be of materials to match the existing property namely; red brick

6 Representations

6.1 Summary of Publicity

6.2 Five neighbouring properties consulted but representation has not been made.

7 Summary of Responses

7.1 On this occasion consultation was not necessary/required

8 Material Considerations

8.1 Policy Background

8.2 The site is situated within an Existing Built-Up Areas where Policy B1 in the South Ribble Local Plan is relevant. Development will be permitted within existing built up areas provided the proposal is in keeping with the character and appearance of the area and will not adversely affect the amenities of nearby residents. The proposed development does not result in a loss of off-street parking and also does not propose to increase the number of bedrooms within the dwelling.

8.3 In addition, the South Ribble Residential Design Guidance SPD notes that all extensions shall remain visually subservient to the parent building, should enjoy adequate setbacks

to ensure visual subservience, shall not result in an unacceptable loss of light or privacy to neighbouring properties, or have an overbearing or over dominant impact on neighbouring residents.

8.4 The proposal complies with Policy B1 and G17 of the Adopted Local Plan, the South Ribble Residential Extensions SPD and Policy 17 of the Central Lancashire Core Strategy and therefore recommended for approval.

9. Relationship to Neighbours

9.1 The proposed rear extension would be 0.3m from the common boundary with no: 78 Alder Drive which is the adjoining semi-detached dwelling. No part of the proposal will overhang onto neighbouring land and has an existing 1.8m high boundary fence separating the two properties. No. 82 Alder Drive sits some 1.6m from the common boundary and 4.4m from the proposal itself with a 1.6m high fence separating the two properties.

To the rear are no's: 75 and 77 Bank Head Lane. The proposal would sit some 12m from the common boundary to both properties and approximately 26m to the properties themselves. Due to the separation distance between the two properties it is considered that there will be no undue impact upon residential amenity.

10. Design

10.1 This development proposal relates well to neighbouring buildings and the extended locality, including a high-quality design with appropriate materials to match the existing dwelling.

11 Parking Arrangements

11.1 The front of the property has more than adequate parking areas for a property of this size. The proposed development does not result in a loss of off-street parking and also does not propose to increase the number of bedrooms within the dwelling.

12 CONCLUSION

12.1 The scheme has been well designed, relates well to both the main dwelling and wider environment, and the property retains acceptable levels of amenity and parking spaces. The proposal complies with the relevant policies of the South Ribble Local Plan and Residential Extensions Supplementary Planning Document and is recommended for **approval subject to conditions.**

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. All external facing materials shall match in colour, form and texture to those on the existing building.
REASON: In the interests of the visual amenity of the area and so that the Local Planning Authority shall be satisfied as to the details in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

3. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg Location Plan, Proposed Site Plan and 002 Proposed REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

RELEVANT POLICY

National Planning Policy Framework

Central Lancashire Core Strategy

17 Design of New Buildings

South Ribble Local Plan

B1 Existing Built Up Area

F1 Car Parking

G17 Design Criteria for New Development

South Ribble Residential Extensions Supplementary Planning Document

Report to	On
Planning Committee	Thursday, 10 June 2021

Title	Report of
South Ribble Validation Checklist - Updated 2021	Director of Planning and Development

Is this report confidential?	No
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Purpose of the Report

1. The purpose of this report is to seek approval of the Validation Criteria for Planning Applications document, which has recently been updated. Since the previous document was adopted in 2016, there have been a number of legislative changes, which are reflected in the updated document.

Recommendations

2. That the document be endorsed by Planning Committee and used for Development Management validation purposes.

Reasons for recommendations

3. The document outlines the supporting information required for different types and scales of development, therefore making it clear to all applicants and/or agents what they are expected to submit. The review of the document will ensure that more applications are valid on submission, removes uncertainty about which documents are relevant or not and assists officers in determining planning applications, resulting in a more efficient and effective service,

Other options considered and rejected

4. None considered as an update to the previous document was considered to be the most appropriate way forward.

Corporate outcomes

5. The report relates to the following corporate priorities: *(tick all those applicable)*:

An exemplary council	X	Thriving communities	
A fair local economy that works for everyone	x	Good homes, green spaces, healthy places	x

Background to the report

6. In 2008 the Government introduced a new standard electronic planning application form and introduced new information requirements for the validation of planning applications. The guidance outlined the information that must be supplied with planning applications by way of a National List of core requirements. Details of what is required at a National level are now available on the Planning Practice Guidance website. The Government also recommended a list of local requirements from which Local Planning Authorities could choose from to create their own 'Local List' setting out specific requirements for different types of application. A local list was prepared setting out South Ribble Borough Council's requirements and adopted in August 2011. The original document had three sections plus an explanation of the validation process. Section 1 outlined the National List of information requirements, Section 2 outlined the Local List of Information Requirements and Section 3 was a series of Check Lists to assist applicants.
7. The Government recommended that the Validation Criteria document be reviewed regularly. This is the third review that this Council has undertaken. The document formatting has changed into table format to allow for ease of use, and check-lists have been added to the back of the document for quick reference.

Consultation

8. Two periods of consultation have been carried out. The first, ran during September and October 2020. There were two responses to the consultation, one from a member of the Development Management team with some further information to include, and another from Environmental Health. Any changes necessary were incorporated in to the document and a revised version was published for four weeks at the end of 2020.
9. The Lead Local Flood Authority provided some comments on the flood risk and drainage sections during this publication period. After discussion, it was felt that significant changes to these sections should be made, and these were then subject to another four week consultation period during early 2021. No comments were received.
10. The final document therefore takes into account all appropriate recommendations from the consultations. Once approved by Committee it shall be published on the Council website and used for the validation of Planning Applications.

Risk

11. None

Equality and diversity

12. None

Air quality implications

13. Air Quality and the wider Climate agenda pose significant risks and opportunities to the borough, and its residents. The Planning system has a duty to ensure that development is sustainable and appropriate and can significantly impact on the air quality and climate agenda in both a positive and negative way.

14. The review of the Validation Checklists provides an ideal opportunity to ensure potential developments provide the minimum measures to help tackle these two significant public health issues.

Comments of the Statutory Finance Officer

15. There are no financial implications associated with this report.

Comments of the Monitoring Officer

16. The Town and Country Planning (Development Management Procedure) (England) Order 2015 sets out various matters which must be submitted with an application. Local authorities may draw up their own local list of supporting information which is required from applicants drawn from a recommended national list of local requirements under the power contained in section 62(3) of the Town and Country Planning Act 1990. The list must be published on the Council's website.

Background documents

There are no background papers to the report.

Appendices

Appendix A – Validation Criteria for Planning Applications Document 2021.

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1. National Validation Requirements

Details of the National Information requirements for the validation of planning applications can be found on the Planning Practice Guidance website <http://planningguidance.planningportal.gov.uk/blog/guidance/making-an-application/validation-requirements/national-information-requirements/>

Essentially the minimum information required to validate a planning application includes the relevant application forms; the application fee; an ownership certificate which includes an agricultural land declaration; in some cases, a Design and Access Statement; a location plan; any other plans and drawings to describe the proposal. Further details on each of these can be found on the PPG website at the above link but a brief description is given below.

2. Application Form

- a) The correct Application Form for the type of application must be submitted with all relevant questions completed on the form. The Government encourages planning applications to be submitted electronically via the Planning Portal. However, forms can be downloaded for manual completion at this link <http://www.southribble.gov.uk/content/application-forms-and-certificates>.

3. The Fee

- a) This must be provided in accordance with the statutory fee scale applicable at the time of making the application. An application cannot be validated without the appropriate fee. If, however, no fee is required because the application is a resubmission of a previously refused or withdrawn proposal, the planning reference number of the previous application should be provided. The fee can be calculated when submitted via the Planning Portal or a scale of fees is available at this link: https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf.

4. Ownership Certificates including Agricultural Holdings Certificate

- a) These are certificates that provide certain details about the ownership of the application site and confirm that an appropriate notice has been served on any other owners and/or agricultural tenants. It is an offence to complete a false or misleading certificate, either knowingly or recklessly, with a maximum fine of up to £5,000. There are four Certificates:
 - i. Certificate A – Sole Ownership and no agricultural tenants. This should only be completed if the applicant is the sole owner of the land to which the application relates and there are no agricultural tenants.
 - ii. Certificate B – Shared Ownership - All other owners/agricultural tenants known. This should be completed if the applicant is not the sole owner, or if there are agricultural tenants, and the applicant knows the names and addresses of all the other owners and/or agricultural tenants.
 - iii. Certificate C – Shared Ownership - Some other owners/agricultural tenants

known. This should be completed if the applicant does not own all the land to which the application relates and does not know the name and address of all the owners and/or agricultural tenants.

- iv. Certificate D – Shared Ownership - None of the other owners/agricultural tenants known. This should be completed if the applicant does not own all the land to which the application relates and does not know the names and addresses of any of the owners and/or agricultural tenants.

Further details on ownership certificates and agricultural holding certificates can be found on this link <http://planningguidance.planningportal.gov.uk/blog/guidance/making-an-application/validation-requirements/national-information-requirements/>

5. A Design and Access Statement

- a) This is a concise report accompanying certain types of applications for planning permission and listed building consent. They provide an opportunity for applicants/agents to explain how the proposed development is suitable for the site and its setting and demonstrates that it can be adequately accessed. D & A Statements can aid decision-making by enabling the local planning authorities and other parties to better understand the analysis that has underpinned the design of a development proposal. The level of detail in a D & A Statement should be proportionate to the complexity of the application. The type of applications that must be accompanied by a D & A Statement are:
 - b) Applications for major development as defined in [Article 2 of the Town and Country Planning \(Development Management Procedure \(England\) Order 2015](#);
 - c) Applications for development in a designated area, where the proposed development consists of one or more dwellings or a building(s) with a floor space of 100 square metres or more.
 - d) Applications for listed building consent - must include an explanation of the design principles and concepts that have been applied to the proposed works, and how they have taken account of the special architectural or historic importance of the building; the particular physical features of the building that justify its designation as a listed building and the building's setting.

6. Plans and Drawings

A number of plans and drawings will be necessary to describe the proposed development for the majority of applications, as required by the legislation (see [article 7\(1\)\(c\)\(ii\) of the Town and Country Planning \(Development Management Procedure \(England\) \(Order\) 2015](#). The type of plans and drawings required include the following but as a minimum a location plan is required.

Note: the scale and size of paper to be printed on should be included on all plans. Should also not have the usual paragraph about 'the plan is not to be scaled off' which contradicts a scale shown. Plan can include a 'linear' scale but this is not 'compulsory'

Main dimensions should be included i.e. width, length, height to eaves and height to ridge.

a) Location Plan

should be based on an up-to-date map. The scale should typically be 1:1250 or 1:2500, but wherever possible the plan should be scaled to fit onto A4 or A3 size paper. A north point should be included. A location plan should identify sufficient roads and/or buildings on land adjoining the application site to ensure that the exact location of the application site is clear. The application site should be edged clearly with a red line on the location plan. It should include all land necessary to carry out the proposed development. For example, any land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings. A blue line should be drawn around any other land owned by the applicant, close to or adjoining the application site.

b) Existing and Proposed Site Layout Plan

at a scale of 1:500 or 1:200 which includes the direction of North and must have a plan reference number. The site layout plan should demonstrate the proposed development in relation to the site boundaries and other existing buildings on the site, with written dimensions including those to boundaries and the following, unless these would not influence or be affected by the proposed development: - all the buildings, roads and footpaths on land adjoining the site including access arrangements; all public rights of way crossing or adjoining the site; the position of all trees on the site and those on adjacent land that could influence or be affected by the development; the extent and type of any hard surfacing; boundary treatments including walls or fencing where these are proposed.

c) Existing and Proposed Floor Plans

at a scale of 1:50 or 1:100 must be submitted. Where existing buildings or walls are to be demolished these must be clearly shown. New buildings should also be shown in context with adjacent buildings, including property numbers where applicable. If the application is for a Change of Use, with no external changes to the building, floor plans should still be submitted. All plans must have a reference number and be dated. Any revision must be clearly marked and dated.

d) Existing and Proposed Elevations

at a scale of 1:50 or 1:100 must be submitted showing clearly the proposed works in relation to what is already there. All elevations of the proposal must be shown, and these should indicate where possible the proposed building materials and the style, materials and finish of windows and doors. The elevations MUST correspond exactly with the plan drawings. Blank elevations must also be included, if only to show that this is in fact the case. Where a proposed elevation adjoins an existing building or is in close proximity to one, the drawings must clearly show the relationship between the buildings and detail the positions of the openings on each building. All plans must have a reference number and be dated. Any revision must be clearly marked and dated.

Note: In respect of householders where rooms are proposed in a roof space which involve windows/roof lights the height from the floor level to the window cill level is shown.

e) Existing and Proposed site sections and finished floor and site levels plans

drawn at a scale of 1:50 or 1:100 must be submitted and should show a cross section(s) through the proposed building(s). In all cases where a proposal involves a change in ground levels, illustrative drawings should be submitted to show both existing and finished site and floor levels to include details of foundations and eaves and how encroachment onto adjoining land is to be avoided.

Full information should also be submitted to demonstrate how proposed buildings relate to existing site levels and to neighbouring development. The plans should show existing site levels and finished floor levels (with levels related to a fixed datum point off site) and also show the proposals in relation to adjoining buildings. This will be required for all applications involving new buildings.

In the case of householder development, the levels may be evident from floor plans and elevations, but particularly in the case of sloping sites it will be necessary to show how proposals relate to existing ground levels or where ground levels outside the extension would be modified. Levels should also be taken into account in the formulation of design and access statements. All plans must have a reference number and be dated. Any revision must be clearly marked and dated.

f) Roof plans

at a scale of 1:50 or 1:100 should be submitted. A roof plan is used to show the shape of the roof and is typically drawn at a scale smaller than the scale used for the floor plans. The details such as the roofing material and vents and their locations are typically specified on the roof plan. All plans must have a reference number and be dated. Any revision must be clearly marked and dated.

7. Local Planning Validation

Validation Requirement	National & Local Policy Drivers	Types of application that requires this information	What information is required?
Delivering Infrastructure			
1.	Community Infrastructure Levy (CIL)	<p>Development involving new or additional gross internal area for residential and non-residential buildings, including extensions, annexes and new dwellings.</p> <p>Applicants for full planning permission, reserved matters following an outline planning permission and applicants for lawful development certificates.</p> <p>Householder applications involving new floorspace over 100 sqm will be subject to a CIL liability. We understand many householder applications will not be applicable to CIL, therefore, to aid the validation process CIL Form 1 is not required for householder applications at the validation stage. Any applications for extensions over 100sqm will instead need to be managed between the applicant, case officer and CIL officer during the application process.</p>	<p>Guidance on CIL can be found on the Ministry of Housing, Communities & Local Government website and the Planning Portal website</p> <p>Information on our charging schedule and advice for applicants</p> <p>All applications for a development that will be or may be liable for CIL must submit Form 1: CIL Additional Information. This can be found on the Planning Portal website.</p> <p>This form will enable the Council to determine if your application is liable and calculate the CIL chargeable amount.</p> <p>It is important the information provided on Form 1, particularly the floor space on sections 6 and 7, is accurate as this will be the basis for calculating the CIL liability.</p> <p>In some instances, more information and further clarification may be required for large or complex applications. For applications that include phases we will request during the planning process a schedule detailing plot numbers, house types and floor areas.</p> <p>Several additional CIL forms may be required throughout the process and these are available on the Planning Portal website. These include forms for assuming liability as well as forms to apply for exemptions and relief. These are not</p>

Validation Requirement		National & Local Policy Drivers	Types of application that requires this information	What information is required?
				<p>validation requirements as they can be submitted throughout the process, although it is advisable that they are submitted as early in the process as possible.</p> <p>If your application is CIL liable it is important that you ensure the requirements of CIL Regulations are followed to ensure you avoid any unnecessary surcharges and that any relevant relief or exemption is applied.</p>
Homes for All				
2.	Affordable Housing Statement	<p>National Planning Policy Framework</p> <p>Paragraphs 34, 62-64, and Annex 2 Glossary.</p> <p>Planning Practice Guidance Housing and Economic Development Needs assessment section.</p> <p>Development Policy: Core Strategy Policy 7: Affordable and Special Needs Housing;</p>	<p>For residential developments of 15 dwellings or more in urban areas where a 30% affordable provision is required, and residential developments of 10 dwellings or more in rural areas where a 35% affordable provision is required.</p> <p>On 'Exception' sites or those in the Green Belt, a 100% provision is required.</p>	<p>This is required to demonstrate how a residential development meets the Council's requirements for affordable housing.</p> <p>The statement should include the number and mix of units and floor space of habitable areas of residential units. Plans showing the location, type, floor space of units and number of bedrooms should also be submitted. Any variation from policy should be well justified.</p> <p>If different levels or types of affordability or tenure are proposed for different units this should be clearly and fully explained and details of any Registered Social Landlords</p>

Validation Requirement		National & Local Policy Drivers	Types of application that requires this information	What information is required?
				<p>acting as partners in the development.</p> <p>Where Vacant Building Credit is being claimed, details of period vacancy and the last known date of the use of the building should be included within the application.</p> <p>Where a contribution is proposed for off-site affordable housing, the statement should include a financial viability report of the site.</p>
3.	Construction Management Plan	<p>Core Strategy Policy 17: Design of New Buildings; Core Strategy Policy 27: Sustainable Resources and New Developments; Local Plan Policy G17: Design Criteria for New Development; Design SPD and Residential Design SPD.</p> <p>South Ribble Planning Policy.</p>	Full and Reserved Matters Major applications within residential areas	<p>The statement should include details of the following as a minimum: parking of vehicles of site operatives and visitors; loading and unloading of plant and materials; storage of plant and materials on site; details and the location of the site compound; details of wheel washing facilities and site run-off water; measures to control the emission of dust and dirt during construction including mitigation measures; measures to control the emission of noise during construction; details of all external lighting to be used during the construction; a scheme outlining the recycling/disposing of waste resulting from demolition and construction works.</p> <p>This should aim to encourage the identification of the volume and type of material to be demolished and/or excavated, opportunities for the re-use and</p>

Validation Requirement		National & Local Policy Drivers	Types of application that requires this information	What information is required?
				<p>recovery of those materials and to demonstrate how off-site disposal of waste will be minimised and managed. The scheme should also demonstrate that consideration has been given to on site segregation and storage of construction and demolition waste, the use of recycled materials and the on-site re-use of construction and demolition waste.</p> <p>PLEASE NOTE THIS IS NOT A HEALTH AND SAFETY PLAN.</p> <p>Further details: Guidance of Information Required to Comply with the Construction Management Condition can be found at Appendix 1</p>
4.	Landscaping Details (Residential)	South Ribble Planning Policies	All new residential development	<p>In plan form, and, where appropriate, statement form, to include a survey of existing site features of landscape, amenity or nature conservation interest to be retained and identifying that which is intended for removal as part of the proposals. The survey should include the location of any existing or proposed underground or overhead services which could affect existing or proposed planting.</p> <p>The proposed landscaping should include details of both 'hard' and 'soft' landscape proposals to include pathways and other surfacing such as hard standing areas for</p>

Validation Requirement		National & Local Policy Drivers	Types of application that requires this information	What information is required?
				driveways or turning areas; any mounding or earth contouring proposals and boundary treatments. Details are also required of the proposed planting scheme for the finished development and should include details of the size, species and location of trees, shrubs and other plants on a scale plan. For development which includes open space provision, details of a management and maintenance schedule will be required.
5.	Planning Obligations/Draft Heads of Terms	National Planning Policy Framework NPPF Paragraph 54-56 provide further context Planning Practice Guidance South Ribble Planning Policies	For developments of 10 or more dwellings in relation to public open space; for major developments of 10 or more dwellings in relation to affordable housing	Planning Obligations/Draft Heads of Terms or Section 106 agreements are negotiated between the Council and persons with an interest in a piece of land, and are intended to mitigate the impact of the proposed development. Where guidance notes give details of likely Section 106 requirements, either a draft Section 106 obligation based on the Council's precedent or a detailed statement of the proposed Heads of Terms should be submitted with the application, together with confirmation that the Local Planning Authority's fees in dealing with the matter will be met. These agreements have previously been a major cause of delay in the delivery of planning permissions relating to major schemes. It is therefore essential that the need for such agreements is identified at an early stage

Validation Requirement		National & Local Policy Drivers	Types of application that requires this information	What information is required?
				in proceedings. The likely content of S106 agreements should be discussed and agreed prior to a planning application being submitted.
6.	Rural Workers Dwelling Statement	National Planning Policy Framework Protecting Green Belt Land, Paragraph 79 and 83 South Ribble Planning Policies	For applications proposing new dwellings in the Green Belt that are to serve a rural worker	<p>Rural Workers Dwelling Statement which robustly justifies the essential need for the rural worker to live permanently at or near their place of work in the countryside.</p> <p>New permanent dwellings can only be allowed to support existing agricultural activities on well-established agricultural units.</p> <p>Therefore the Statement should include details of the clearly established existing functional need; details of the rural worker hours and nature of work; details of the unit and the agricultural activity with evidence that it has been established for at least three years, has been profitable for at least one of them, is currently financially sound, and has a clear prospect of remaining so; evidence that the functional need cannot be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the worker concerned; and any other planning requirements, for example, in relation to access, or impact on the Green Belt/countryside, are satisfied. Information from ADAS on what is required for this type</p>

Validation Requirement		National & Local Policy Drivers	Types of application that requires this information	What information is required?
				of application can be found at Appendix 6
7.	Viability Statement	National Planning Policy Framework Paragraph 34, 62-64, and Annex 2 Glossary Planning Practice Guidance: Housing and economic development needs assessment section South Ribble Planning Policies	Commercial schemes; for residential schemes, viability will vary with housing type, including housing for sale or rent; Brownfield sites	This statement may be required where the deliverability of the development may be compromised by the scale of planning obligations and other costs. This should be informed by the particular circumstances of the site and proposed development in question. A site is considered viable if the value generated by its development exceeds the costs of developing it and also provides sufficient incentive for the land to come forward and the development to be undertaken.
Delivering Economic Prosperity				
8.	Employment Assessment	South Ribble Planning Policies	For development or re-development on existing employment premises and sites last used for employment with additional details required for residential development.	<p>Should indicate whether there would be a reduction on the type, quality, or quantity of employment land supply; the provision and need for the proposed use; the suitability of the site for employment and for the alternative use; the location of the site and its relationship to other uses; whether the ability to accommodate smaller scale requirements would be compromised and whether there would be a net improvement in amenity.</p> <p>Additionally, residential development proposals will also need to provide evidence of a lack of demand through a</p>

Validation Requirement		National & Local Policy Drivers	Types of application that requires this information	What information is required?
				rigorous and active 12-month marketing period for employment re-use and redevelopment and an assessment of the viability of employment development including employment re-use and redevelopment. Additionally, evidence that the Council's Economic Development team have been notified of the site's availability must also be included.
9.	Noise Impact Assessment	National Planning Policy Framework Paragraph 170, 180 and 182. Planning Practice Guidance Noise South Ribble Planning Polices Information: Contact Environmental Health for further information on 01772 625340.	Change of use applications to Class EB, EC (ii and iii) ED, EF, EG (ii and iii) F2b, F2c and Sui Generis, depending on proximity to residential properties; New residential development adjacent to classified roads, railway or existing industrial uses; New residential premises near to licensed premises; New commercial development within use class B2 or B8 and other noise sensitive uses such as schools, care homes etc adjacent to existing residential development, extension to existing premises	This must identify the potential impact of the development on the surrounding environment and the potential impact on the development from the present noise climate. The assessment should contain detailed mitigation measures to ensure the development is acceptable. The first principle is to consider the design of the development prior to the use of noise barriers. In additional a vibration assessment may be required if the development is located adjacent to a railway line or involves an industrial or commercial use containing equipment likely to result in excess vibration. A consideration of noise impacts should also be made for the construction phase of all developments.
10.	Employment and Skills Statement	South Ribble Planning Polices Employment and Skills SPD	For all applications for residential development over 30 units. For all commercial floorspace	The Employment and Skills statement should cover the following areas: Creation of apprenticeships/new

Validation Requirement		National & Local Policy Drivers	Types of application that requires this information	What information is required?
			applications over 1000sqm.	<p>entrants/graduates/traineeships</p> <p>Recruitment through Job Hub and Job Centre plus and other local employment vehicles.</p> <p>Work trials and interview guarantees</p> <p>Vocational training (NVQ)</p> <p>Work experience (14-16 years, 16-19 years and 19+ years) (5 working days minimum)</p> <p>Links with school, colleges and university</p> <p>Use of local supplies</p> <p>Supervisor Training</p> <p>Management and Leadership Training</p> <p>In House training schemes</p> <p>Construction Skills Certification Scheme (CSCS) cards</p> <p>Support with transport, childcare and work equipment</p> <p>Community based projects.</p> <p>The statement should be submitted with the planning application.</p>
11.	Ventilation/ Extraction	National Planning Policy Framework Paragraphs 128 -132 and	For all applications for the change of use of premises for purposes within use Classes A3 Restaurants and Cafes, A4 Drinking Establishments	Details the position and design of any ventilation and extraction equipment, including odour abatement techniques and acoustic noise characteristics. Details

Validation Requirement		National & Local Policy Drivers	Types of application that requires this information	What information is required?
		181-182; Planning Practice Guidance – Noise, Design Contact Environmental Health for further information on 01772 625340	and A5 Hot Food Takeaways, significant retail, business, industrial or leisure or other similar developments where ventilation or extraction equipment is proposed to be installed.	should include plans, elevation drawings and external materials will be required for all external flues and equipment.
12.	Regeneration and Economic Statement	South Ribble Planning Policies	Applications for new employment development and employment generating uses, those involving the loss of land or buildings last used for employment purposes or for partial redevelopment of employment sites.	To provide an assessment of the existing provision of the proposed use and clearly identify a need, backed up by evidence, details of any new jobs that might be created or supported, the relative floorspace totals for each proposed use, an assessment of the location of the site and its relationship to other land uses, an assessment of any community benefits or improvements in amenity in the area and reference to any regeneration strategies that might lie behind or be supported by the proposal. For schemes proposing partial re-development or mixed use development, including live-work units, an assessment of the suitability of site for employment and for the alternative use, the site's ability to accommodate smaller scale employment, an assessment of the location of the site and its relationship to other uses

	Validation Requirement	National & Local Policy Drivers	Types of application that requires this information	What information is required?
13.	Retail Impact Assessment	<p>National Planning Policy Framework</p> <p>Paragraph 85, 86, 87 and 88</p> <p>Planning Practice Guidance</p> <p>Ensuring the Viability of Town Centres</p>	<p>For planning applications for retail, leisure and office development outside of the centres, which are not in accordance with the development plan and are over the default threshold of 2,500 sq m.</p>	<p>Retail Impact Assessment is a an assessment of the likely impacts of additional retail floor space upon the vitality and viability of Leyland Town Centre, the District Centres of Penwortham, Bamber Bridge, Tardy Gate and Longton and the Local Centres of Kingsfold, Earnshaw Bridge, Farington, Gregson Lane, Higher Walton, New Longton, Seven Stars, Walmer Bridge and Walton le Dale. Applications for main town centre uses should be located firstly in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre.</p> <p>Applicants and the local planning authority should demonstrate flexibility on issues such as format and scale. The assessment must demonstrate the need for additional floor space, the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area</p>

	Validation Requirement	National & Local Policy Drivers	Types of application that requires this information	What information is required?
14.	Sequential Assessment	<p>National Planning Policy Framework</p> <p>Paragraph 88. 85, 86, 87 and 88</p> <p>Planning Practice Guidance</p> <p>Ensuring the Viability of Town Centres</p> <p>South Ribble Planning Polices</p>	For retail, leisure and office development outside of town centres; those which are not in accordance with an up-to-date Local Plan, if the development is over a proportionate, locally set floorspace threshold (the default threshold is 2,500 sq m)	Sequential Assessment for applications for main town centre uses proposed to be located in out of centre locations. Main town centre uses should first be in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. The sequential assessment should consider the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.
Catering for Sustainable Travel				
15.	Access Details	Government publication Manual for Streets	For any application involving new access arrangements to a site from the highway or changes to existing access. For major applications, written details should also be	This should be in plan form to demonstrate the access arrangements to the development site from the highway. The access provided should ensure that works to accommodate the development include

Validation Requirement		National & Local Policy Drivers	Types of application that requires this information	What information is required?
		South Ribble Planning Polices	included in the Design and Access Statement.	all necessary information to support the proposed design of the access. This may include micro-modelling analysis and a Stage 2 Road Safety Audit where access is served via a traffic signalised junction, a roundabout or a priority junction with a dedicated right turn facility. Where access only involves a simple priority junction or a dropped crossing, details of the existing and proposed visibility splays are required together with details of speed surveys where relaxations to normal visibility requirements are being sought.
16.	Parking, Servicing and Manoeuvring Scheme	National Planning Policy Framework: Paragraphs 108-110 South Ribble Planning Policies Government Publication Manual for Streets	For applications involving new parking provision or changes to existing parking provision. Developments would typically include new residential developments, householder extensions, new commercial development, change of use of existing premises, car park developments. Applications for extensions to buildings or for changes of use where no changes to existing parking or access arrangements are proposed should provide details of existing parking provision arrangements.	This must demonstrate appropriate levels of car parking, servicing and manoeuvring areas, to be shown on a site layout plan. The plan should provide details of existing and proposed parking provision, manoeuvring areas demonstrated by swept path analysis and servicing arrangements. The proposed parking details should provide information of the level of provision linked to the type of development proposed, provide for cycling facilities, motorbike parking and disabled parking. The details of the materials to be used for the car parking areas should also be included.
17.	Transport	National Planning Policy	The thresholds for submission are	It should identify what measures will be

Validation Requirement	National & Local Policy Drivers	Types of application that requires this information	What information is required?
Assessment	<p><u>Framework:</u> Paragraph 111</p> <p><u>Planning Practice Guidance</u> Transport Assessments</p> <p><u>South Ribble Planning Policies</u> – Cpre Strategy Policy 3</p> <p>The proposed parking provision should be adequately justified and linked to the type of development. The level of information supporting the application should be commensurate with the scale of the development proposed.</p>	set out in the table in Appendix 2	<p>taken to deal with the anticipated transport impacts of the scheme in relation to all forms of travel.</p> <p>It should also outline the improvement of accessibility and encouragement to use sustainable travel. These should take precedent over measures to increase traffic capacity and use of vehicles. Depending on the scale of the development, a Transport Scoping Study may also be required. Transport Assessments, and to a lesser extent Transport Statements, are required to identify the impact on the entire transport system in the vicinity of the development.</p> <p>This means trips by all modes of transport to and from the development not just vehicle trips on the local road network. Of particular importance is the impact on the Railway network. This requires a multi-model assessment which can involve the use of the TRICS database for different modes of travel. For example, where an extension to an existing use is proposed or new housing development in a residential area, it may be the case that a survey of the present levels of traffic generation or those of an adjacent site with a similar use is required.</p>
18.	<u>National Planning Policy</u>	The thresholds for submission are	Transport Statement is a simplified

Validation Requirement	National & Local Policy Drivers	Types of application that requires this information	What information is required?
	<p>Statement</p> <p>Framework: Paragraph 111</p> <p>Planning Practice Guidance Transport Statement</p>	set out in the table in Appendix 2	<p>Transport Assessment and is required where transport issues arising from the proposed development may not require a full Transport Assessment. Transport Statements cover the smaller scale developments where the traffic impact is limited in both volume and area impact.</p> <p>The Transport Statement will generally include an audit and appraisal of the site's existing condition; baseline traffic data and the existing site use and means of access.</p> <p>It should then outline the proposed development and include details of the scale of development; means of access; person trip generation and distribution of trips by mode of transport; a qualitative and quantitative description of the proposed travel characteristics of the development; any proposed improvements to site accessibility by sustainable modes of travel; a parking and servicing strategy; vehicle trip impact; transport implications of construction traffic; and the net level of change in traffic flows that might arise from the development should be calculated and considered.</p>
19.	National Planning Policy Framework	All residential applications	Householder applications will be required to provide details of existing and proposed off street parking provision and access

Validation Requirement		National & Local Policy Drivers	Types of application that requires this information	What information is required?
		Paragraph 108 – 110 Department of Transport Publication Manual for Streets		arrangements. These details should be shown on a site layout plan. For householder developments which result in additional bedroom accommodation adequate parking should be provided within the curtilage of the site in accordance with the above requirements
20.	Travel Plan	National Planning Policy Framework Paragraph 111 Planning Practice Guidance Travel Plans	All developments which generate significant amounts of movement.	To outline the way in which the transport implications of the development are going to be managed in order to ensure the minimum environmental, social and economic impacts. The Travel Plan should have a strategy for its implementation that is appropriate for the development proposal under 5 consideration. It should identify the Travel Plan Co-ordinator, the management arrangements for the plan e.g. a steering group and the development timetable. The strategy should also include activities for marketing and promoting the plan to occupiers, users, visitors and residents of the site.
Protecting and Enhancing the Quality of the Natural and Built Environment				
21.	Agricultural Buildings Statement	ADAS Requirements	For all new agricultural buildings	This should satisfy the requirements set out by ADAS relating to what information is required for these applications can be found at Appendix 7.
22.	Contaminated Land	National Planning Policy	Where the proposed development is particularly sensitive to land	This should address the nature, degree and distribution of contamination and

Validation Requirement	National & Local Policy Drivers	Types of application that requires this information	What information is required?
Assessment	<p>Framework</p> <p>Paragraphs 178 and 179</p> <p>Planning Practice Guidance</p> <p>Land affected by contamination</p> <p>South Ribble Planning Policies G14 and G15</p> <p>Additional information: Council's Environmental Protection Team, DEFRA and the Environment Agency</p> <p>DEFRA – Land Contamination: Technical Guidance</p>	contamination. For example residential, education, health facilities and children's play areas; and/or where the proposed development is located on top, or within 250 metres of a former landfill site.	ground gases. Where contamination is known or suspected, or the proposed end use is particularly sensitive to contamination, the applicant/agent should provide such information with the application as is to determine whether the proposed development can proceed. This information must be sufficient to demonstrate that the site cannot be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990. This information may also include details of the measures incorporated into the proposed development that mitigate landfill gas risks.
23. Ecological/ Geological Assessment and Survey	<p>Core Strategy Policy 22: Biodiversity and Geodiversity, Local Plan Policy G16: Biodiversity and Nature Conservation, Biodiversity and Nature Conservation SPD.</p> <p>Additional Information</p>	Where a development is likely to have an impact on an internationally or nationally designated area, for example a Site of Special Scientific Interest or Special Protection Area (SPA), or a priority habitat; on Greenfield sites or sites where natural features exists; on locally designated Biological Heritage Sites and Local Nature Reserves – see	Should be undertaken and prepared by a suitably qualified person and must be carried out at an appropriate time and month of year, in suitable weather conditions and using nationally recognised survey guidelines. The survey may be informed by the results of a search for ecological or geological data from a local environmental records centre.

Validation Requirement	National & Local Policy Drivers	Types of application that requires this information	What information is required?
	<p>Natural England www.naturalengland.org.uk</p> <p>South Ribble Planning Policies</p> <p>Planning Practice Guidance: http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/biodiversity-ecosystems-and-green-infrastructure/</p>	<p>Priority Habitat Trigger List in Appendix 3</p>	<p>The survey must be to an appropriate level of scope and detail and must record which habitats and features are present on and around the development site, must identify the extent/area/length present and map their distribution on site and/or in the surrounding area shown on an appropriate scale plan. Following the Survey, the Assessment should identify and describe potential development impacts likely to harm designated sites, priority habitats, other listed biodiversity features or geological features and include direct and indirect effects both during construction and afterwards.</p> <p>Where harm is likely, evidence must be submitted to show how alternatives designs or locations have been considered, how adverse effects will be avoided wherever possible, how unavoidable impacts will be mitigated or reduced and how impacts that cannot be avoided or mitigated will be compensated. In addition, proposals that enhance, restore or add to designated sites priority habitats, other biodiversity features or geological features will be encouraged.</p> <p>The Assessment should give an indication of likely change in the area, in hectares, of priority habitat on the site after</p>

Validation Requirement		National & Local Policy Drivers	Types of application that requires this information	What information is required?
				development, for example whether there will be a net loss or gain. An ecological/geological survey and assessment may form part of a wider Environmental Impact Assessment.
24.	Environmental Impact Assessment	South Ribble Planning Policies Core Strategy Policy 17 Local Plan Policy G17	Major applications, residential developments, commercial development.	To enable the Council to give proper consideration to the likely environmental effects of a proposed development. Where an EIA is required, an Environmental Statement in the form set out in Schedule 4 to the regulations must be provided. An applicant may request a 'screening opinion' to determine whether and EIA is required and a 'scoping opinion' to determine the scope and content of the EIA, from the Council prior to submitting an application.
25.	Landscaping Details	National Planning Policy Framework Paragraph 127 and 170 National Planning Practice Guidance South Ribble Planning Policies	Major applications, residential developments, commercial development.	Including scaled plans showing hard and soft landscaping details, details of levels, paving treatment and materials, plant species, position, number and/or densities per square metre with the area given, and the size and specification of the plant material. The scheme should demonstrate how it relates to the wider ecological network. The details should also include proposals for long term maintenance and landscape management including the configuration of the planting pits, method of staking or guying, the position of existing and proposed underground services,

Validation Requirement		National & Local Policy Drivers	Types of application that requires this information	What information is required?
				drainage, overhead services, tree/shrub protection/mulching and a five year planting and maintenance schedule including watering. Existing trees and other features of ecological importance such as ponds and hedges should be retained and protected during construction of the development. For sites that are particularly sensitive, in landscape or visual terms a Landscape and Visual Impact Assessment (LVIA) should be undertaken by a qualified landscape professional.
26.	Heritage Statement	<p>National Planning Policy Framework</p> <p>Chapter 16; Paragraphs 189 – 202</p> <p>Planning Practice Guidance</p> <p>Conserving and Enhancing the Historic Environment</p> <p>South Ribble Planning Policies</p> <p>Historic England www.historicengland.org.uk;</p>	For all works affecting a Listed Building or structure; all works affecting unlisted buildings identified as heritage assets, all development with a Conservation Area; works affecting a Scheduled Monument; works affecting a Registered Park or Garden of Special Historic Interest, all development affecting an archaeological site.	<p>This should include an assessment of the significance of heritage assets which may be affected by a proposed development, including their setting. Significance is defined as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.</p> <p>The statement should also include an assessment of the likely impact of the proposed development on the heritage assets or their setting and a mitigation strategy outlining details to address any impacts of the proposed development on the significance of the historic asset. This might include modification of methods, materials or design and/or archaeological</p>

Validation Requirement		National & Local Policy Drivers	Types of application that requires this information	What information is required?
		Lancashire Historic Environment Record		<p>or architectural investigation and recording.</p> <p>Details to consider when compiling the Heritage Statement are the schedule of works proposed to a listed building; an analysis of the character and appearance of the building/structure; an analysis of the significance of archaeology, history and character of the building/structure; the principles of and justification for the proposed development and their impact on the special character of the Listed Building, the structure or special character of the area; its setting and the setting of adjacent Listed Buildings; a structural survey.</p> <p>The Heritage Statement may also include plans showing historic features that may exist on or adjacent to the application site including listed buildings and structures, historic parks and gardens, historic battlefields and scheduled ancient monuments</p>
27.	Open Space Assessment	National Planning Policy Framework Paragraphs 96-101 Planning Practice Guidance	For development on open space which serves the local community; for development within open spaces; for planning applications on existing sports fields or facilities or for new sports facilities	<p>This needs to be of existing or proposed open space within or adjoining the application site should be submitted, accompanied by plans showing the extent of the area.</p> <p>For existing open space and/or buildings,</p>

Validation Requirement		National & Local Policy Drivers	Types of application that requires this information	What information is required?
		<p>Open Space, sports and recreation facilities, public rights of way and local greenspace</p> <p>South Ribble Planning Polices</p> <p>Sport England Planning for Sport</p>		<p>in the absence of a robust and up-to-date assessment by the Council, an applicant may seek to demonstrate through an independent assessment that the land and/or buildings are surplus to local requirements and any such evidence should accompany the planning application. It should be noted however planning permission will rarely be granted for applications involving the loss of such area.</p> <p>The NPPF at Paragraph 74 affords protection to existing open space, sports and recreational buildings and land, including playing fields, which would cover school sites with such facilities. If there is to be a loss of accessible natural greenspace, that loss must be justified, and any proposed mitigation or compensation measures should be included.</p>
28.	Public Rights of Way Statement	<p>National Planning Practice Guidance</p> <p>Open Space, sports and recreation facilities, public rights of way and local greenspace</p> <p>South Ribble Planning Polices</p>	Where development affects a PROW or affects the setting of a PROW	A PROW is a route over which the public has the right to pass and repass at any time for the purposes of enjoyment and recreation. The impact of a proposal on a public right of way is a material consideration when a planning application is being decided. If a development is likely to affect a PROW, it is strongly recommended that Lancashire County Council's Countryside team is contacted at

Validation Requirement	National & Local Policy Drivers	Types of application that requires this information	What information is required?
			an early design stage for informal advice. This could help to avoid any objections and delays.
29.	<p>Protected Species Assessment and Survey</p> <p>National Planning Policy Framework</p> <p>Paragraphs 175 – 177 place particular importance on conserving and enhancing the natural environment and Paragraph 175 sets out the principles that should inform planning decisions</p> <p>Planning Practice Guidance Natural Environment section</p> <p>South Ribble Planning Polices</p> <p>Information: Natural England provide information on Protected Species in relation to the Planning System and provide useful standing advice through the Gov.UK website</p> <p>The Bat Conservation Trust has a wealth of information in</p>	Applications for development proposals which may affect protected species or their habitats	<p>Protected Species Assessment and Survey should be undertaken and prepared by a suitably qualified person and must be carried out at an appropriate time and month of year, in suitable weather conditions and using nationally recognised survey guidelines.</p> <p>The survey may be informed by the results of a search for ecological data from the Lancashire Environmental Records Network (LERN) or other information source. The survey must be to an appropriate level of scope and detail and must record which species are present and identify their numbers and map their distribution and use of the area (including impacts on any ecological networks), site, structure or feature, for example feeding, shelter, breeding.</p> <p>Following on from the Survey, the Assessment must identify and describe potential development impacts likely to harm the protected species and/or their habitats identified by the survey, including direct and indirect effects both during construction and afterwards. Where harm is likely, evidence must be submitted to</p>

Validation Requirement		National & Local Policy Drivers	Types of application that requires this information	What information is required?
		relation to bats on their website, at the following link		<p>show how alternatives designs or locations have been considered, how adverse effects will be avoided, how unavoidable impacts will be mitigated or reduced and how impacts that cannot be avoided or mitigated will be compensated for. In addition, proposals that enhance, restore or add to features or habitats used by protected species will be encouraged.</p> <p>The Assessment should also give an indication of how species numbers are likely to change after development, for example whether there will be a net loss or gain. The information provided in response to the above requirements are consistent with those required for an application to Natural England for a European Protected Species Licence, pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations 2017. A protected species survey and assessment may form part of a wider Ecological Assessment and/or part of an Environmental Impact Assessment.</p>
30.	Tree Survey and Arboricultural Implications Assessment	<p>National Planning Policy Framework</p> <p>– Paragraph 170 and 175</p> <p>South Ribble Planning Polices</p>	Where there are trees within the application site, trees on adjacent land within 15 metres of the boundary, and street trees between the site and the highway and/or carriageway Policy: Local Plan	Undertaken by a suitably qualified Arboriculturist in accordance with British Standard BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations.

Validation Requirement		National & Local Policy Drivers	Types of application that requires this information	What information is required?
		Information: The Town and Country Planning (Tree Preservation) (England) Regulations 2012, Arboricultural Association www.trees.org.uk ; Council's website	Policy G13: Trees, Woodlands and Development Information: Local Plan	<p>The Survey will provide a categorisation of the trees and will define which trees should be retained or removed. It will also quantify the volume of the Root Protection Areas of the retained trees and the means of protecting them during construction works. The information gathered from the survey on the trees that are being retained should then be used to create a Tree Protection Plan as part of the Arboricultural Impact Assessment (Section 5.4 BS 5837:2012).</p> <p>This Tree Protection Plan (Section 5.5 BS5837:2012) will consist of a scaled drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures. Full guidance on the Survey information, Protection Plan and Arboricultural Impact Assessment that should be provided with an application is set out in the current BS5837 2012 'Trees in relation to design, demolition and construction - Recommendations'. Using the methodology set out in the BS should help to ensure that development is suitably integrated with trees and that potential conflicts are avoided.</p>
Promoting Health, Wellbeing, Education and Other Community Services and Facilities				
31.	Community	Policy: South Ribble Borough	Major applications, those with wider	This needs to set out the nature and extent

Validation Requirement		National & Local Policy Drivers	Types of application that requires this information	What information is required?
	Involvement Statement	<p>Council Statement of Community Involvement</p> <p>Information: The Council's latest Statement of Community Involvement can be found here</p>	implications, community facilities.	of pre-application consultation with the local community, statutory consultees and the Council. The statement should demonstrate that the views of the local community have been sought and taken into account in the formulation of development proposals, that initial concerns of statutory bodies have been addressed and details of any discussions with the Council. It is expected that applicants work closely with those directly affected by their proposals to evolve designs that take account of the views of the community.
32.	Crime and Community Safety Statement	<p>South Ribble Planning Polices</p> <p>Information: www.securedbydesign.com</p>	Development in high crime or problematic areas; licensed premises; change of use applications for non-residential; commercial, education or medical premises; those likely to attract large groups of people; development where the end user may store high value goods, large amounts of cash or store drugs; ATMs	This outlines how the applicant has worked with the police, community safety partnerships or other agencies in developing the detailed design of the development. The statement should outline the inclusion of Secured by Design principles incorporated into the proposed development, particularly when developing in high crime areas. (See also Crime Impact Assessment).
33.	Noise/Odour Assessment	<p>Information:</p> <p>Environmental Health</p>	For all applications relating to A3 uses, including changes of use to A3 uses.	<p>Odour Assessment should be undertaken in line with the current EMAQ 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems (2018)'</p> <p>Noise Assessments should be undertaken</p>

Validation Requirement	National & Local Policy Drivers	Types of application that requires this information	What information is required?
			in line with BS4142: 2014+A1:2019
34.	<p data-bbox="277 341 416 400">Secure by Design</p> <p data-bbox="533 389 929 419">South Ribble Planning Polices</p> <p data-bbox="533 491 929 584">Secured by Design http://www.securebydesign.com</p>	<p data-bbox="958 341 1438 571">Major Residential development of 10 units or more; new Education facilities; Industrial/Retail development; recreation and sport facilities; public houses; restaurants/takeaways; HMOs/Student accommodation.</p>	<p data-bbox="1464 341 2033 842">Secure by Design is the official UK Police flagship initiative supporting the principles of 'designing out crime'. It focuses on crime prevention of homes and commercial premises and promotes the use of security standards for a wide range of applications and products. The principles have been proven to achieve a reduction of crime risk by up to 75%, by combining minimum standards of physical security and well-tested principles of natural surveillance and defensible space. The Police's objective is to reduce burglary and crime in the UK by designing out crime through physical security and processes</p>
Tackling Climate Change			
35.	<p data-bbox="277 916 443 975">Air Quality Assessment</p> <p data-bbox="533 916 929 1008">National Planning Policy Framework – Paragraphs 181 and 182.</p> <p data-bbox="533 1034 929 1093">Planning Practice Guidance – Air Quality Section</p> <p data-bbox="533 1118 929 1212">Information: Council's website on air quality can be found here</p> <p data-bbox="533 1238 929 1297">Environmental Health Planning Advisory Note</p>	<p data-bbox="958 916 1438 1161">Where the development is inside or adjacent to an Air Quality Management Area (AQMA) or where the development could result in the designation of an AQMA; Where a development will lead to an increase of 5%</p> <p data-bbox="958 1187 1438 1264">or more in traffic within an AQMA</p> <p data-bbox="958 1289 1438 1366">or 10% elsewhere; Where the Average</p>	<p data-bbox="1464 916 2033 1353">which demonstrates that full consideration has been given to both of the impact of the proposal on the air quality of the area where the proposed development is located, and the impact of the air quality in the area on any future site users. The assessment should assess the existing and proposed air quality with and without the development and also identify any mitigation measures or controls to avoid significant adverse impacts on air quality or mitigate any unavoidable impacts. It should include all permitted development within</p>

Validation Requirement	National & Local Policy Drivers	Types of application that requires this information	What information is required?
	Contact Environmental Health on 01772 625340	<p>Annual Daily Traffic (AADT) would exceed 10,000 vehicles (or 5,000 if narrow and congested);</p> <p>Where a development would increase the number of heavy goods vehicles by 200 or more per day; Where there would be an increase in car parking of 50 parking spaces within an AQMA and 100 parking spaces elsewhere;</p> <p>For development in excess of 10 dwellings/1,000m² floorspace within an AQMA; For development exceeding 75 dwellings or 10,000m² floorspace;</p> <p>Where the development includes a or combined heat and power plant; Proposals for industrial processes where there are direct emissions to the air.</p>	the area.
36.	Sustainable Drainage Sustainable Drainage Systems (SUDS) Strategy and	National Planning Policy Framework Paragraph 163 of the NPPF requires that developments should not increase flood risk and incorporate sustainable drainage systems unless	This must consider how the development will relate to existing foul and surface water drainage systems in the area. Consideration should be given with regards to any previous history of any type of flooding to the area. For foul water

Validation Requirement	National & Local Policy Drivers	Types of application that requires this information	What information is required?
Profroma	<p>evidenced that this would be inappropriate.</p> <p>Planning Practice Guidance Water Supply, Waste Water and Water Quality and Flood Risk and Coastal Change.</p> <p>Technical Standards for Sustainable Drainage Systems</p> <p>South Ribble Planning Policies Information: Building regulations Approved Document H – Drainage and Waste Disposal</p> <p>Sustainable drainage systems: non-statutory technical standards - GOV.UK (www.gov.uk)</p>		<p>drainage discharging into a public sewer, the statement should include a load/flow assessment by a suitably qualified professional to demonstrate the impact of the development on the public sewer infrastructure.</p> <p>Sustainable Drainage System (SuDS) must be proposed unless demonstrated, through accepted evidence, to be inappropriate through the SuDS pro-forma.</p> <p>For surface water drainage the strategy is required to demonstrate a satisfactory standard, in line with the Technical Standards for SuDS and The SuDS Manual C753, of surface water drainage design and construction, and clear maintenance arrangements should be outlined for the proposed drainage system to minimise the risk of surface water flooding.</p> <p>If any part of the sustainable drainage system will be offered to United Utilities for adoption, you must design and construct all parts of the SuDS in line with the Sewerage Sector Guidance-approved documents Water UK.</p> <p>For non-mains drainage systems, in order to demonstrate that the development can be effectively served by a non-mains drainage system without inadvertently affecting the environment, amenity or</p>

Validation Requirement	National & Local Policy Drivers	Types of application that requires this information	What information is required?
			<p>public health, a foul drainage assessment should be carried out by a drainage specialist or surveyor. If a non-mains drainage system is proposed its position and any associated soak away must be shown within the application site on a 1:1250 and 1:2500 scale site location plan. The use of a soak away will require satisfactory percolation tests to have been undertaken to demonstrate compliance with current British Standards.</p> <p>A SuDS Strategy and SuDS Pro-forma are both a requirement for any application for major development. As a minimum, the SuDS Strategy must include your overall approach to SuDS and is where you will evidence your approach to surface water management. E.g. plans, drawings, calculations etc. It must set out the details of your drainage design, construction phases, management of SuDS during and after development, maintenance schedule for SuDS components and any adoption arrangements. The SuDS Strategy take account of any requirements identified in the Site Specific Flood Risk Assessment. The SuDS Proforma for South Ribble has been adapted for use from a regionally endorsed template which is used throughout the North West. This endorsement is from the Environment</p>

Validation Requirement	National & Local Policy Drivers	Types of application that requires this information	What information is required?
			<p>Agency, Lancashire County Council as Lead Local Flood Authority and Highway Authority, and United Utilities.</p> <p>The SuDS Proforma supports applicants in summarising and confirming how surface water from a development will be managed sustainably under current and future conditions, and evidencing their approach. A copy of South Ribble's SuDS Pro-forma and supporting guidance to help you complete this is available on South Ribble Borough Council's website.</p> <p>United Utilities have implemented the sewerage sector guidance, the Design and Construction Guidance (DCG), as a requirement of Ofwat's Adoption Code in April 2020. A major change in the new guidance is that, for the first time, guidance on the type of SuDS that will be adoptable by United Utilities is provided.</p> <p>It should be noted in most circumstances surface water will not be permitted to be connected to public foul sewers. Should the developer adopt this as the means of surface water drainage, written confirmation is required from United Utilities confirming their agreement to this means of drainage.</p> <p>The SuDS Strategy and Pro-forma should form part of an Environmental Statement when one is required by the Town and Country Planning (Environmental Impact</p>

	Validation Requirement	National & Local Policy Drivers	Types of application that requires this information	What information is required?
				Assessment) (England and Wales) Regulations 1999 as amended.
37.	Flood Risk Assessment	<p>National Planning Policy Framework Paragraphs 155-165</p> <p>Planning Practice Guidance Flood Risk and Coastal Change section.</p> <p>South Ribble Planning Polices</p> <p>Information: The Environment Agency's Flood Risk and Standing Advice</p> <p>Central Lancashire Strategic Flood Risk Assessment <i>Lancashire County Council, as Lead Local Flood Authority, offer a pre-application service (at cost) on local flood risk (surface water, ground water and</i></p>	<p>To be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an FRA should accompany all proposals involving:</p> <ul style="list-style-type: none"> • sites of 1 hectare or more; • land which has been identified by the Environment Agency as having critical drainage problems; • land identified in a strategic flood risk assessment as being at increased flood risk in future, or; • land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. 	<p>Renewable Energy Statement should include details specific to the proposed development. For example, an application for a wind turbine should include a line of sight survey, correspondence and/or evidence preapplication discussion with the Ministry of Defence (MOD), National Air Traffic Service (NATS) and Blackpool Airport;</p> <p>an assessment of environmental impacts and how they can be minimised/mitigated, particularly in relation to wildlife, bats, birds, nesting birds, migratory routes, Great Crested Newts (GCN);</p> <p>a landscape assessment taking into account visual impacts;</p> <p>a noise report to demonstrate no harmful effects, odour assessment report to demonstrate no harmful effects;</p> <p>a shadow flicker assessment; an assessment including details of traffic/transportation of the components to the site;</p>

Validation Requirement	National & Local Policy Drivers	Types of application that requires this information	What information is required?
	<p><i>flood risk from ordinary watercourses) and land drainage:</i> https://www.lancashire.gov.uk/business/business-services/pre-planning-application-advice-service/pre-planning-application-flood-risk-and-land-drainage-advice-service/</p> <p><i>Where flood risk is related to sewer flooding and reservoir inundation it is advisable that early contact is made with United Utilities</i> https://www.unitedutilities.com/builders-developers/pre-development/</p>		<p>an assessment of the social and economic benefits; details of the colour and finish of turbine; decommissioning proposals.</p>
38.	<p>Renewable Energy Statement</p>	<p>South Ribble Planning Polices</p> <p>Information on wind turbines in relation to bats and birds can be found on the following links here</p>	<p>For development of renewable and low carbon energy schemes, stand-alone renewable energy schemes, Solar panels and a Solar farms, Wind Turbines, hydro-power, ground source heat pumps, biomass</p> <p>to demonstrate how the development will achieve minimum Dwelling Emission Rates of 19% above 2013 Building Regulations. ASAP assessment (Standard Assessment Procedure), or other alternative proof of compliance such as an Energy Performance Certificate, will need to be submitted for approval once the development is complete. This must</p>

Validation Requirement		National & Local Policy Drivers	Types of application that requires this information	What information is required?
				<p>demonstrate that the dwelling has achieved the required Dwelling Emission Rate.</p> <p>Required for major non residential development as this needs to achieve the minimum energy efficiency standards equivalent to 'very good' of BREEAM. Planning Applications therefore need to be accompanied by a pre-assessment estimator showing the likely BREEAM rating to be achieved under a formal assessment. The Sustainability Statement should demonstrate compliance with these ratings, or, if not viable, demonstrate what level it can achieve and why.</p>
39.	Sustainability Statement	South Ribble Planning Polices	All residential development and all major non-residential development.	<p>is required to demonstrate how the development will connect to existing utility services, including electricity and gas supplies, telecommunications and water supply (a separate drainage statement is required, as outlined above). New development generally creates two planning issues.</p> <p>Firstly, whether the existing services and infrastructure have sufficient capacity to accommodate the supply/service demands which would arise from the completed development, and secondly, whether the provision of services on site would give rise to any environmental impacts, for example,</p>

Validation Requirement	National & Local Policy Drivers	Types of application that requires this information	What information is required?
			<p>excavations in the vicinity of trees or archaeological remains. The statement should demonstrate that:</p> <p>following consultation with the service provider, the availability of utility services has been examined and that the proposals would not result in undue stress on the delivery of those services to the wider community;</p> <p>proposals incorporate any utility company requirements for substations, telecommunications equipment or similar structures including proposals for the provision of new utility connections and/or the upgrading of existing utility services in the highway network where development fronts a traffic sensitive route;</p> <p>service routes have been planned to avoid as far as possible the potential for damage to trees and archaeological remains;</p> <p>where the development impinges on existing infrastructure, the provisions for relocating or protecting that infrastructure have been agreed with the provider.</p> <p>Consider regulation of the flow during peak times.</p> <p>All new buildings need separate connections to foul and storm water sewers and the statement should include a</p>

Validation Requirement		National & Local Policy Drivers	Types of application that requires this information	What information is required?
				<p>description of the type, quantities and means of disposal of any trade waste or effluent.</p> <p>Where the development involves the disposal of trade waste or the disposal of foul sewage effluent other than to the public sewer a more detailed foul drainage assessment will be required outlining the methods of storage, treatment and disposal.</p> <p>A foul drainage assessment should include a full assessment of the site, its location and suitability for storing, transporting and treating sewage. Where connection to mains sewer is not practical then the foul/non-mains drainage assessment will be required to demonstrate why the development cannot be connected to the public mains sewer system and that the alternative means of disposal is satisfactory.</p>
40.	Utilities Statement	<p>National Planning Policy Framework</p> <p>Paragraphs 8, 20 of the NPPF accepts that to achieve sustainable development and build a competitive economy the planning system must help build a strong economy by identifying and co-ordinating</p>	Major development involving connection to existing utilities.	<p>should include the number, design and location of bin stores and recycling facilities within the finished development and the capacity of the bins and recycling facilities provided and how this has been calculated. A recycling strategy should also be included together with details of how refuse vehicles and staff will access and service the site. Waste management plans will also</p>

Validation Requirement		National & Local Policy Drivers	Types of application that requires this information	What information is required?
		<p>the provision of infrastructure.</p> <p>South Ribble Planning Polices</p> <p>Information:</p> <p>United Utilities website can be found here</p> <p>Lancashire County Council (Highway Authority) -</p> <p>Pre planning advice page can be found here</p>		<p>be required for developments involving the homing of animals, either permanently or temporarily, and must contain details of odour abatement.</p>
41.	Waste Management Statement	<p>South Ribble Planning Polices</p> <p>Information: Government guidance on waste can be found here</p>	<p>For all construction projects with an estimated cost greater than £300,000; for development of residential apartments, retail, commercial and industrial developments; the storage of any hazardous, clinical waster, irrelevant of the size of the development</p> <p>Policy: Core Strategy</p>	<p>should include the number, design and location of bin stores and recycling facilities within the finished development and the capacity of the bins and recycling facilities provided and how this has been calculated. A recycling strategy should also be included together with details of how refuse vehicles and staff will access and service the site. Waste management plans will also be required for developments involving the homing of animals, either permanently or temporarily, and must contain details of odour abatement.</p>
Miscellaneous				

Validation Requirement

National & Local Policy Drivers

Types of application that requires this information

What information is required?



Validation Requirement	National & Local Policy Drivers	Types of application that requires this information	What information is required?
42.	Lawful Development Certificate	Where certainty is required that the existing use of a building is lawful or that proposed development does not require planning permission.	<p>The assessment should be accompanied by details of the location and height of the lighting columns; the details of the light fittings; the colour of the lights; details of louvers on the light fittings; levels of luminance/ the lux levels and the proposed hours when the lighting would be in use. Information relating to the types of lighting, eg light overspill, horizontal glare, upward light ratio etc. The assessment should also include details of potential impact on wildlife, particularly bats, and measures to avoid or mitigate against those impacts.</p> <p>The principles of relevant guidance should be followed, such as The Bat Conservation Trust and Institution of Lighting Professionals guidance – Bats and Artificial Lighting in the UK (08/18).</p>

Validation Requirement	National & Local Policy Drivers	Types of application that requires this information	What information is required?
43. Lighting Assessment	<p>National Planning Policy Framework</p> <p>Paragraph 180;</p> <p>Planning Practice Guidance</p> <p>Light Pollution</p> <p>South Ribble Planning Polices</p> <p>Information:</p> <p>Lighting schemes in relation to bats can be found here</p>	Where external lighting would be provided or made necessary by the development; development for the provision of new lighting; publicly accessible developments; those in the vicinity of residential properties; a Listed Building or Conservation Area; within the open countryside where it is likely to affect wildlife, such as bats.	Structural Survey required demonstrating that a building is capable of being converted into a dwelling or other use without demolition, re-building or any major structural alteration. The structural survey must be carried out by a qualified person and should include photographs as appropriate.
44. Structural Survey	<p>National Planning Policy Framework</p> <p>Paragraph 146 and paragraphs 189 – 199</p>	For applications for building conversion to residential such as barn, stable, piggery, outhouse, garage particularly those that are within the Green Belt; development involving heritage assets; re-use of buildings in Conservation Areas.	identifies the context and need for a proposed development and includes an assessment of how the proposed development accords with relevant national, regional and local planning policies. It should also include details of consultation with the Local Planning Authority and wider community and/or statutory consultees undertaken prior to submission. The purpose is to speed up the planning process by helping to get the applicant's concept across to the planning officer and public, ie what the applicant is trying to deliver, how they envisage the proposed works, the end product, the benefits to the borough/locality and how it

Validation Requirement		National & Local Policy Drivers	Types of application that requires this information	What information is required?
				relates to policy. In other words, it is the applicant's chance to sell the development to the Council and the general public.
45.	Supporting Statement	Government Policy or Guidance: Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that all applications for planning permissions be determined in accordance with the Development Plan unless other material considerations indicate otherwise.	Generally for development proposals that do not require a Design and Access Statement (See National List).	should include a range of information including the area of search, details of any consultation undertaken, details of the proposed structure, and technical justification and information about the proposed development. Planning applications should also be accompanied by a signed declaration that the equipment and installation has been designed to be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP).
46.	Telecommunications Development Supplementary Information		Planning applications for mast and antenna development by mobile phone network operators	should include a range of information including the area of search, details of any consultation undertaken, details of the proposed structure, and technical justification and information about the proposed development. Planning applications should also be accompanied by a signed declaration that the equipment and installation has been designed to be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP).

Validation Requirement

National & Local Policy Drivers

Types of application that requires this information

What information is required?

Other Requirements

Validation Requirement	National & Local Policy Drivers	Types of application that requires this information	What information is required?	
47.	Daylight/Sunlight Assessment	<p>Core Strategy Policy 17 – Design of New Buildings</p> <p>Local Plan Policy G17: Design Criteria for New Development</p> <p>South Ribble Planning Policies</p>	<p>In circumstances where there is a potential adverse impact upon the current levels of sunlight/daylight enjoyed by adjoining/adjacent properties or buildings, including associated gardens or amenity space</p>	<p>detailing how the application fee has been calculated by the applicant/agent</p>

Validation Requirement		National & Local Policy Drivers	Types of application that requires this information	What information is required?
48.	Fee Calculation Summary	http://ecab.planningportal.co.uk/uploads/english_application_fees.pdf	Major applications and applications of a complicated nature such as mixed use applications in the interests of providing an audit trail.	Which outlines the measures which are adaptable and flexible to changing circumstances of the owner/occupier. This should cover aspects of design, space standards and mobility impairment. The 16 criteria set by the Lifetime Homes Standards are: Parking (width or widening capability, approach to dwelling from parking (distance, gradients and width); approach to all entrances, entrances; communal stairs and lifts; internal doorways and hallways; circulation space; entrance level living space; potential for entrance level bedspace; entrance level WC and shower drainage; WC and bathroom walls; stairs and potential through floor lift in dwelling; potential for fitting of hoists in bedroom/bathroom; bathrooms; glazing and window handle heights; location of service controls.
49.	Lifetime Homes Statement	South Ribble Planning Policies Core Strategy Policy 6. Information can be obtained from www.lifetimehomes.org.uk	For new residential development, both new build and conversion.	Photographs and Photomontages provide useful background information and can help to show how a development can be satisfactorily integrated within the street scene. Photographs can also demonstrate points made in other supporting statements, for example the Design and Access Statement. It should be noted that any vehicles shown on a photograph should have their number plate obscured.
50.	Photographs and		Major development; development	

Validation Requirement	National & Local Policy Drivers	Types of application that requires this information	What information is required?
	Photomontages	involving the demolition of an existing building; development of infill plots; development affecting a conservation area or a listed building	

8. Householder application for planning permission for works or extension to a dwelling

Required Information	Check	Dwg/Doc Ref
Completed application form	<input type="checkbox"/>	<input type="text"/>
A signed and completed Ownership Certificate A, B, C or D as applicable	<input type="checkbox"/>	<input type="text"/>
A signed and completed Agricultural Holdings Certificate as applicable	<input type="checkbox"/>	<input type="text"/>
Up to date copy of a location plan to a 1:1250/1:2500 scale with the property boundary edged in red. The location plan should identify the names of two roads where possible and/or buildings on land adjoining the application site to ensure that the exact location of the application site is clear together with the scale and a north point identified thereon.	<input type="checkbox"/>	<input type="text"/>
A Site Plan to a 1:100/1:200 scale to show the relationship of the proposal to adjacent boundaries. The required off road parking spaces should also be detailed on this plan.	<input type="checkbox"/>	<input type="text"/>
Existing and proposed elevations at a scale of 1:50 or 1:100	<input type="checkbox"/>	<input type="text"/>
Existing and proposed floor plans at a scale of 1:50 or 1:100	<input type="checkbox"/>	<input type="text"/>
Existing and proposed site sections and finished floor and site levels at a scale of 1:50 or 1:100	<input type="checkbox"/>	<input type="text"/>
Roof plans at a scale of 1:50 or 1:100	<input type="checkbox"/>	<input type="text"/>
The appropriate fee	<input type="checkbox"/>	<input type="text"/>

	<input type="checkbox"/>	<input type="checkbox"/>
Parking Provision if 'Yes' to Question 8 of application form	<input type="checkbox"/>	<input type="checkbox"/>
Tree survey/Arboricultural implications if 'Yes' to Question 7 of application form	<input type="checkbox"/>	<input type="checkbox"/>
Planning Statement	<input type="checkbox"/>	<input type="checkbox"/>
Daylight/Sunlight assessment	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Statement (if within a Conservation Area)	<input type="checkbox"/>	<input type="checkbox"/>

Appendix 1: Guidance on information required to comply with the Construction Management Plan condition

General Guidance

- i. Prior to commencing any development, it is recommended that a letter drop is carried out to all neighbouring properties and those along the access road informing them of the timescale of the development and including the developer contact details, A notice should also be installed to the construction site entrance/frontage with contact details. Both should inform residents if any unusual construction methods are to be used during the development, for example, the use of piling machines, along with timescales for this work. Communication to local residents is key to preventing complaints and preventing any issues escalating.

The Condition

- ii. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The Plan shall provide for:
 - The proposed times construction works will take place
 - The parking of vehicles of site operatives and visitors
 - Loading and unloading of plant and materials
 - Storage of plant and materials used in constructing the development
 - The location of the site compound
 - Suitable wheel washing/road sweeping measures
 - Appropriate measures to control the emission of dust and dirt during construction
 - Appropriate measures to control the emission of noise during construction.
 - Details of all external lighting to be used during construction

A scheme for recycling/disposing of waste resulting from demolition and construction works

- iii. The submission to, and agreement of the Construction Management Plan by the Local Planning Authority is required prior to any development taking place, including demolition or site clearance works. It is essential for the CMP to be accurate as, once agreed, non-compliance with it may result in formal action being taken by the LPA. You are therefore advised to make the measures realistic.

Proposed times construction work will take place

- iv. Details should be provided on the timing of all construction work. Standard timings are 08:00 to 18:00 Monday to Friday, 09:00 to 13:00 on Saturdays with no construction work on Sundays, Bank holidays or other recognised national holidays. However noisy activities such as piling or some demolition activities should be undertaken during more restricted times. If any work is proposed outside of these normal hours then this needs to be detailed within the CMS. When unplanned work outside of these hours is necessary, the timing should first be discussed with the Environmental Health Team at SRBC. When working outside the standard times residents should be informed prior to activities commencing and given contact details for a named person in control of operations on site and an understanding of the duration of the activities.

The parking of vehicles of site operatives and visitors

- v. Parking arrangements for site operatives should ensure that no adverse impact is caused to surrounding properties. Details of the proposed parking arrangements should be detailed within any CMS and include details of the surfacing. Details of its size and location should be demonstrated on a site layout plan.

Loading and unloading of plant and materials

- vi. Deliveries of plant and materials have the potential to cause disruption to neighbouring residents, particularly during peak travel times and weekends. Preferably deliveries should not be received before 09:00 or after 17:00 on weekdays and no deliveries should be made at weekends or on Bank holidays. Further, delivery firms must be instructed not to wait outside or close to the site until the appropriate delivery time. Further restrictions may be required for some developments, for example, those near to schools.

Storage of Plant and Materials

- vii. Details of the location of the plant and material storage compound must be in plan form. To be acceptable these areas should be positioned away from neighbouring properties for the least impact. Any lighting to the storage area should be designed and installed to prevent overspill or nuisance to adjoining properties.

Wheel washing/road sweeping measures

- viii. Full details of the proposed wheel washing and/or road sweeping measures that are to be employed for the duration of the development. Wheel washing measures must include the type of wheel wash and its location, and how the water run-off will be dealt with. Road sweeping must include details on whether the road sweeper be used on set days; details of who will decide when to call in a road sweeper and what criteria will be used to determine whether the road sweeper is required. Details of monitoring of the road sweeping effectiveness should also be recorded and available for viewing by the LPA as and when necessary.

Measures to control the emission of dust and dirt during construction

- ix. A detailed and site specific assessment of the potential for the emissions of dust and dirt should be made in accordance to the following documents:
 - IAQM 'Guidance on the assessment of dust from demolition and construction' 2014
 - London Councils 'The control of dust and emissions from construction and demolition Best Practice guidance' 2006
 - ODPM 'Minerals Policy Statement 2: Controlling and Mitigating the Environmental Effects of Minerals Extraction in England – Annex 1: Dust' 2005
- x. The assessment should identify the likelihood of any problems arising, the mitigation measures to be incorporated and the monitoring and control measures to be undertaken. Details of who will have responsibility for monitoring and implementing the control measures, including a deputy should also be included. Use and control of emissions from silo's should also be considered in this section.

- xi. Measures to control the emission of noise during construction
 - A detailed and site specific assessment of the noise emissions from site and the likely impacts on neighbouring properties must be made. This should be based around the following documents:
 - BS 5228-1: 2009 'Code of Practice for noise and vibration control on construction and open sites'
 - BS4142: 2014 'Method for Rating industrial noise affecting mixed residential and industrial areas'
 - BS 7385-2:1993 'Evaluation and measurement for vibration in Buildings – Part 2: Guide to damage levels from ground-borne vibration'
 - BS6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings Part1: Vibration sources other than blasting'
 - BS8233:2014 'Guidance on sound insulation and noise reduction for buildings'
 - World Health Organisation 'Guidelines for Community Noise'
 - DEFRA 'Noise Policy Statement for England', 2010

- xii. The assessment should identify the likelihood of any adverse noise emissions from construction and demolition activities and the mitigation/control measures to be implemented. It should also detail who will be responsible for carrying out mitigation measures, the monitoring checks and controls in place and the training of the responsible person. It is further recommended that noise, and where necessary vibration (piling activities), monitoring is carried out for noisy activities.

- xiii. Details of all external lighting to be used during the construction

- xiv. A detailed and site specific plan of all external lighting to be used during the development, including security lighting. Details should include the amount of overspill lighting, upwardly directed lighting and the effect of glare on nearby properties. Further, if deemed necessary (subject to the surrounding environment and location of sensitive receptors) a full lighting design may be required. Guidance documents which will help design any external lighting scheme include:
 - Institute of Lighting Engineers 'Guidance Notes for the Reduction of Obtrusive Light'
 - Institute of Lighting Professionals 'Lighting Against Crime – A guide for crime reduction professionals'

- xv. A Scheme for recycling/disposing of waste resulting from demolition and construction works

- xvi. Details of how waste is to be treated, stored, transported and disposed of are required. This will include details of how any material is to be re-used on site. Please note, no burning is permitted on site.

Local Requirements for Designated Sites and Priority Habitats Criteria Trigger List for when a Survey and Assessment are required

DESIGNATED SITES

Internationally designated sites

Special Protection Area (SPA)
Special Area of Conservation (SAC)
Ramsar Site

Nationally designated sites

Site of Special Scientific Interest (SSSI)
National Nature Reserve (NNR)

Regionally and locally designated sites

Local Sites (e.g. Site of Nature Conservation Importance) Local Nature Reserve (LNR)

PRIORITY HABITATS (Habitats of Principal Importance for Biodiversity under S.41NERC Act 2006)

Ancient and/or species-rich hedgerows
Coastal saltmarsh, sand dunes, vegetated shingle and inshore sands, muds and gravels, saline lagoons
Floodplain grazing marsh
Fen, marsh, swamp and reedbeds
Purple moor grass and rush pastures
Lowland beech and yew woodland
Lowland calcareous grassland (e.g. species-rich chalk and limestone grasslands)
Lowland heathland and/or dry acid grassland
Lowland meadows (e.g. species-rich flower meadows)
Lowland mixed deciduous woodland (ancient woodland)
Lowland raised bog or Upland blanket bog
Lowland wood-pasture and parkland
Maritime cliffs and slopes and littoral and sub-littoral rock outcrops
Native pine woodlands or Upland woodlands (e.g. mixed ashwoods, oakwoods, and birchwoods)
Rivers and streams (e.g. chalk streams)
Standing open water and canals (e.g. lakes, reservoirs, ponds, aquifer fed fluctuating water bodies)

Upland calcareous grassland and upland hay meadows

Upland heathland

Wet woodland

OTHER BIODIVERSITY FEATURES (as identified by the Local Biodiversity Partnership - see paragraph 84 ODPM Circular 06/2005)

Secondary Woodland and Mature/Veteran Trees

Caves and disused tunnels and mines (e.g. roosts for bats)

Trees and scrub used for nesting by breeding birds

Previously developed land with biodiversity interest

Urban green space (e.g. parks, allotments, flower-rich road verges and railway embankments)

Other habitats and features identified in the Local Biodiversity Action Plan (to be specified by LPA)

Exceptions When a Full Survey and Assessment May Not Be Required

International and National Sites:

A survey and assessment will not be required where the applicant is able to provide copies of pre-application correspondence with Natural England, where the latter confirms in writing that they are satisfied that the proposed development will not affect any statutory sites designated for their national or international importance.

Regional and Local Sites and Priority Habitats:

A survey and assessment will not be required where the applicant is able to provide copies of pre-application correspondence with the Local Planning Authority's ecologist (where employed), or ecological advisor and/or the local Wildlife Trust that they are satisfied that the proposed development will not affect any regional or local sites designated for their local nature conservation importance or any other priority habitats or listed features.

Appendix 2: Ecological Geological Assessment

Local Requirements for Designated Sites and Priority Habitats Criteria Trigger List for when a Survey and Assessment are required	
DESIGNATED SITES	
Internationally designated sites	Special Protection Area (SPA) Special Area of Conservation (SAC) Ramsar Site
Nationally designated sites	Site of Special Scientific Interest (SSSI) National Nature Reserve (NNR)
Regionally and locally designated sites	Local Sites (e.g. Site of Nature Conservation Importance) Local Nature Reserve (LNR)
PRIORITY HABITATS (Habitats of Principal Importance for Biodiversity under S.41NERC Act 2006)	
<ul style="list-style-type: none"> ▪ Ancient and/or species-rich hedgerows ▪ Coastal saltmarsh, sand dunes, vegetated shingle and inshore sands, muds and gravels, saline lagoons ▪ Floodplain grazing marsh ▪ Fen, marsh, swamp and reedbeds ▪ Purple moor grass and rush pastures ▪ Lowland beech and yew woodland ▪ Lowland calcareous grassland (e.g. species-rich chalk and limestone grasslands) ▪ Lowland heathland and/or dry acid grassland ▪ Lowland meadows (e.g. species-rich flower meadows) ▪ Lowland mixed deciduous woodland (ancient woodland) ▪ Lowland raised bog or Upland blanket bog ▪ Lowland wood-pasture and parkland ▪ Maritime cliffs and slopes and littoral and sub-littoral rock outcrops ▪ Native pine woodlands or Upland woodlands (e.g. mixed ashwoods, oakwoods, and birchwoods) ▪ Rivers and streams (e.g. chalk streams) ▪ Standing open water and canals (e.g. lakes, reservoirs, ponds, aquifer fed fluctuating water bodies) ▪ Upland calcareous grassland and upland hay meadows ▪ Upland heathland ▪ Wet woodland 	
OTHER BIODIVERSITY FEATURES (as identified by the Local Biodiversity Partnership - see paragraph 84 ODPM Circular 06/2005)	
<ul style="list-style-type: none"> ▪ Secondary Woodland and Mature/Veteran Trees ▪ Caves and disused tunnels and mines (e.g. roosts for bats) ▪ Trees and scrub used for nesting by breeding birds ▪ Previously developed land with biodiversity interest ▪ Urban green space (e.g. parks, allotments, flower-rich road verges and railway embankments) ▪ Other habitats and features identified in the Local Biodiversity Action Plan (to be specified by LPA) 	
Exceptions When a Full Survey and Assessment May Not Be Required	
<p><i>International and National Sites:</i> A survey and assessment will not be required where the applicant is able to provide copies of pre-application correspondence with Natural England, where the latter confirms in writing that they are satisfied that the proposed development will not affect any statutory sites designated for their national or international importance.</p> <p><i>Regional and Local Sites and Priority Habitats:</i> A survey and assessment will not be required where the applicant is able to provide copies of pre-application correspondence with the Local Planning Authority's ecologist (where employed), or ecological advisor and/or the local Wildlife Trust that they are satisfied that the proposed development will not affect any regional or local sites designated for their local nature conservation importance or any other priority habitats or listed features.</p>	

TABLE 1
Local Requirement for Protected Species: Criteria and Indicative Thresholds (Trigger List) for when a Survey and Assessment is Required

Column 1 Proposals for Development That Will Trigger a Protected Species Survey	Species Likely To Be Affected And For Which A Survey Will Be Required																
	Bats	Barn Owls	Breeding Birds	Gt. Crested Newts	Otters	Dormouse	Red Squirrel	Water Vole	Badger	Reptiles	Amphibians	Plants	Other species ?	Other species ?	Other species ?		
Proposed development which includes the modification conversion, demolition or removal of buildings and structures (especially roof voids) involving the following: <ul style="list-style-type: none"> ▪ all agricultural buildings (e.g. farmhouses and barns) particularly of traditional brick or stone construction and/or with exposed wooden beams greater than 20cm thick; ▪ all buildings with weather boarding and/or hanging tiles that are within 200m of woodland and/or water; ▪ pre-1960 detached buildings and structures within 200m of woodland and/or water; ▪ pre-1914 buildings within 400m of woodland and/or water; ▪ pre-1914 buildings with gable ends or slate roofs, regardless of location; ▪ all tunnels, mines, kilns, ice-houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures; ▪ all bridge structures, aqueducts and viaducts (especially over water and wet ground). 	•	•	•														
Proposals involving lighting of churches and listed buildings or flood lighting of green space within 50m of woodland, water, field hedgerows or lines of trees with obvious connectivity to woodland or water.	•	•	•														
Proposals affecting woodland, or field hedgerows and/or lines of trees with obvious connectivity to woodland or water bodies.	•		•			•	•		•			•					
Proposed tree work (felling or lopping) and/or development affecting: <ul style="list-style-type: none"> ▪ old and veteran trees that are older than 100 years; ▪ trees with obvious holes, cracks or cavities; ▪ trees with a girth greater than 1m at chest height; 	•		•														
Proposals affecting gravel pits or quarries and natural cliff faces and rock outcrops with crevices, caves or swallets.	•		•							•							

Appendix 3: Travel Plan, Transport Assessment and Transport Statement

Developments requiring Transport Assessment (TA) Transport Statement (TS) and Travel Plan (TP)

Use Class	No Assessment m ² GFA unless stated	TS m ² GFA unless stated	TA and TP m ² GFA unless stated
A1 Food Retail	<250	>250<800	>800
A1 Non Food retail	<800	>800<1500	>1500
A2 Financial – Professional	<1000	>1000<2500	>2500
A3 Food and drink	<300	>300<2500	>2500
A4 Drinking establishments	<300	>300<600	>600
A5 Hot food take-away	<250	>250<500	>500
B1 (a) offices other than those within A2	<1500	>1500<2500	>2500
B1 (b) Research and development	<1500	>1500<2500	>2500
B1 (c) light industry	<1500	>1500<2500	>2500
B2 general industry	<2500	>2500<4000	>4000
B8 Storage and distribution	<3000	>3000<5000	>5000
C1 Hotels	<75 bedrooms	>75<100 bedrooms	>100 bedrooms
C2 Residential institutions,	<30 beds	>30<50 beds	>50 beds
C2 Hospitals	<30 beds	>30<50 beds	>50 beds
C2 Nursing homes	<30 beds	>30<50 beds	>50 beds
C2 Residential College and schools	<50 students	>50<150 students	>150 students
C2 Residential Institutions	<250 residents	>250<400 residents	>400 residents
C2 Institutional hostels	<250 residents	>250<400 residents	>400 residents
C3 Dwelling Houses	<50 units	>50<80 units	>80 units
D1 non-residential institutions	<500	>500<1500	>1500
D2 Assembly and leisure	<500	>500<1500	>1500
Other	As table below		

	Other considerations	TS	TA	TA & TP
1	Any development that is not in conformity with the adopted development plan			X
2	Any development generating 30 or more two-way vehicle movements in any hour		X	
3	Any development generating 100 or more two-way vehicle movements per day		X	
4	Any development proposing more than 100 car parking spaces		X	
5	Any development that is likely to increase accidents or conflicts among motorised users and non-motorised users, particularly vulnerable road users such as children, disabled and elderly people.			X
6	Any development generating significant freight or HGV movements per day, or significant abnormal loads per year.		X	
7	Any development proposed in a location where local transport infrastructure is inadequate – for example, substandard roads, poor pedestrian/cycle facilities and inadequate transport provision.		X	
8	Any development proposed in a location within or adjacent to an Air Quality Management Area (AQMA)		X	

North West Pro-form

completing your pro-form

d and recommended for use by:



Version	Date Agreed	Authors
Version 1	April 2020	Kevin Baker (Sefton Council) Philip Carter (Environment Agency) Francis Comyn (Rochdale Council) Laura Makeating (Merseyside FCERM Partnership) – Technical Lead Graham Perry (United Utilities) Helen Renyard (Cumbria County Council) Adam Sugden (Fylde Council) Dianne Taylor (Lancashire County Council) Sophie Tucker (United Utilities) - Technical Lead

Website: [The Flood Hub](#)

This website is an online resource which has been funded by the North West Regional Flood and Coastal Committee as a one stop shop for flood advice and information across the North West.

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WHAT DO I NEED TO SUBMIT WITH MY PLANNING APPLICATION?

It is important that your application can demonstrate the site can be sustainably drained; this is a principle of development. This should be demonstrated at the earliest opportunity.

If your development proposal is for major development¹, or in a Critical Drainage Area, regardless of your type of planning application, you must submit the following with your application for planning permission:

1. **Site Specific Flood Risk Assessment (FRA)** - Where one is required under the [National Planning Policy Framework](#) and applicable Local Plan policies. In some cases, these also require you to submit a Sequential Test and/or Exception Test.
2. **Sustainable Drainage Strategy** – This will include your overall approach and is where you will evidence your approach to surface water management. E.g. plans, drawings, calculations etc. It will also take account of any requirements identified in the FRA.
3. **Sustainable Drainage Strategy: Pro-forma** – The pro-forma summarises and confirms the details contained within your Sustainable Drainage Strategy and Site Specific Flood Risk Assessment. It is intended to ensure all aspects of sustainable drainage have been considered. The information supplied should be appropriate and proportionate to the planning stage, further information can be gained from contacting your Local Planning Authority or Lead Local Flood Authority.

This document may form part of the Local Planning Authority's 'Planning Validation Checklist.' Planning applications for major development and for sites of 0.5 hectares in Critical Drainage Areas that are not submitted with the above information will not be regarded as a 'valid' application.

This document contains information and guidance about what you need to submit in support of your major planning application.

¹ Major development is defined in Section 2 of [Statutory Instrument 2015 No. 595](#).

COMPLETING YOUR SUSTAINABLE DRAINAGE STRATEGY AND SUDS PRO-FORMA

What is a Sustainable Drainage Strategy?

The purpose of a Sustainable Drainage Strategy is to set out how surface water from a development site will be managed sustainably under both current and future conditions, and to support your proposed approach with appropriate evidence, such as drainage calculations and relevant plans and drawings.

The Sustainable Drainage Strategy must also set out how all sustainable drainage components are intended to be managed and maintained over the lifetime of the development to ensure that the sustainable drainage system will continue to perform throughout its design life.

How is a Sustainable Drainage Strategy different to a Site-Specific Flood Risk Assessment (FRA)?

A Site-Specific FRA assesses all sources of flood risk to and from the site and elsewhere, as a result of the development.

A Sustainable Drainage Strategy demonstrates how surface water from the development will be managed in line with national and local requirements for sustainable drainage systems and should incorporate the findings and address risks identified in the site specific FRA.

What is the purpose of the Pro-forma?

The pro-forma will support your planning application by ensuring that your sustainable drainage design, contained within your Sustainable Drainage Strategy, has considered and appropriately evidenced everything it needs to, reducing the risk of delays or refusal of your application as a result of a lack of information about sustainable drainage proposals.

What if I don't submit the pro-forma with my application?

The pro-forma may be a requirement of the planning validation checklist in the Local Planning Authority area your development proposal is in. This means if you do not submit a completed pro-forma your application will not be 'valid' and therefore will not be processed by the Local Planning Authority until a completed SuDS pro-forma has been received.

Where this pro-forma is not a requirement of the planning validation checklist it is strongly advised that a completed pro-forma is submitted as this will help to ensure that the minimum required information regarding your drainage proposals has been provided.

How do I complete the pro-forma?

You must fill in all white boxes in the pro-forma for the document to be accepted as complete. This guidance note will support you in completing the pro-forma.

FURTHER HELP AND ADVICE

It is advised that you employ an appropriately qualified drainage engineer to design all aspects of your site drainage, including taking account of in perpetuity maintenance of the system.

We would also encourage your drainage engineer to work with the landscape architect for the site.

Online tools and information

The [UK SuDS](#) and [Susdrain](#) websites are helpful in answering common questions on sustainable drainage design and also provide a range of tools, guidance and examples.

[UK Sustainable Drainage Guidance & Tools website](#), supported by HR Wallingford Ltd, provides a comprehensive list of frequently asked questions (FAQs).

The pro-forma can be completed using freely available tools such as [Tools for Sustainable Drainage Systems](#) or approved Industry Standard surface water management design software.

Pre-application service

Many Local Authorities offer a 'pre-application' service which enables applicants to obtain guidance and feedback from planning and other specialist officers before submitting their planning application, including from the Lead Local Flood Authority.

This service provides an opportunity for applicants to identify and discuss potential issues before submitting planning applications reducing the risk of applications being refused or delayed. There may be a charge for this service.

SECTION 1. APPLICATION AND DEVELOPMENT DETAILS

What is meant by 'Drained Area' of Development'?

Any area that may contribute to flows within the proposed drainage system. They may be either from permeable or impermeable areas and can also include areas from outside the proposed development area.

Do I need to submit a Site-Specific Flood Risk Assessment (FRA)?

Under Footnote 50 of Paragraph 163 of the [National Planning Policy Framework](#) a Site-Specific FRA is required if your development is:

- in Flood Zones 2 and 3 (this applies to all development types)
- in Flood Zone 1, for proposals involving: sites of 1 hectare or more
- on land which has been identified by the Environment Agency as having critical drainage problems
- on land identified in a strategic flood risk assessment as being at increased flood risk in future
- on land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use

If your development proposal meets any of these criteria, there are no exemptions to a Site-Specific FRA and you must submit one in order for your planning application to be validated by the Local Planning Authority.

What information does my Flood Risk Assessment need to include?

The information your Site-Specific FRA needs to include is contained within ['Flood risk assessment for planning applications'](#) and the [Planning Practice Guidance](#).

Reference should also be made to the Local Planning Authority's Strategic Flood Risk Assessment for locally specific guidance and information.

The detail and technical complexity of any Site-Specific FRA will reflect the scale, nature and location of your development proposal.

What if I am unable to complete a Site-Specific Flood Risk Assessment?

It is recommended that someone appropriately qualified is employed to undertake an FRA. If you meet the requirements for a Site-Specific FRA and you must submit one for your planning application to be validated by the Local Planning Authority.

How do I work out the expected lifetime of the development?

The [Planning Practice Guidance](#) states all residential developments have an expected minimum lifetime of 100 years, unless there is specific justification for considering a shorter period.

For non-residential development, you need to specify how long you expect the development to last taking account of the advice given in the [Planning Practice Guidance](#).

Development Type - What is classified as 'Greenfield' and 'Previously Developed'?

It is important that you are clear on the difference between 'Greenfield' and 'Previously Developed' sites in the context of drainage – not planning – and therefore the surface water drainage design standard expected for your development site.

Previously Developed / Brownfield

If you are proposing to use an existing drainage system for surface water management on your development site, your drainage system can be designed to 'previously developed' standards. For sites covered by buildings or impermeable hard surfaces this may require a reduction to existing rates to be applied in order to satisfy local planning policies – please check with your Local Planning Authority (LPA).

For the avoidance of doubt, 'use of an existing drainage system' means utilising the entirety of the existing drainage system on site and does not refer to simply the point of discharge.

- **Example:** If you are proposing to demolish an existing building and replace it with a new building but will use the existing means of surface water removal in entirety, this would be classified as 'previously developed.'

Greenfield

If you are proposing to install a new drainage system for surface water management on your development site then your drainage system must be designed to 'greenfield' standards, even if the land has been previously developed. It may be worth checking your Local Planning Authority's Local Plan for a local policy position.

- **Example 1:** If you are proposing to construct buildings on land which has been previously developed (i.e. brownfield) but are installing a new surface water drainage system connecting to the existing outfall, this would be classified as 'greenfield.'
- **Example 2:** If you are proposing to construct buildings on unbuilt 'green' land and will be installing a new surface water drainage system connecting to a new or existing outfall, this would be classified as 'greenfield.'

SECTION 2: IMPERMEABLE AREA AND EXISTING DRAINAGE

How do I work out the impermeable area?

Anything that has, or will have, impermeable surfaces within the curtilage of your development site must be included here. This includes impermeable roads, footpaths and buildings.

What should be considered as existing flow routes and flood risks?

Any flows that will enter and cross the development site. The catchment area above the site should also be considered and details of how these existing flow routes will be managed through the site so that flooding is not increased either within or outside the site.

Do I need to consider flows coming onto the site?

Yes, any flows that are likely to flow onto the site need to be considered as part of the planning submission. Details on how the flows enter the site and how they will be managed once the development is complete should be included.

For example, surface water from adjacent land may run overland across the development site. You must assess how best to deal with this runoff and ensure you do not block its path with the new development. You may need to mitigate against this potential flood risk by creating a flow path through the site or diverting the flow around the site.

What areas should be considered for the contributing areas in hydraulic models?

Any areas flowing into the drainage system should be considered as part of the contributing areas. These can be either permeable or impermeable areas. You should consider how you will achieve this if your software package only assumes runoff from impermeable areas.

SECTION 3: PEAK RUNOFF RATES

Why is this information required?

[Defra's Technical Standards for Sustainable Drainage Systems](#) require peak runoff rates from development sites to be restricted in line with Technical Standards S2, S3 and S6, unless S1 applies.

What is the 'peak runoff rate'?

This is the maximum flow rate at which surface water runoff leaves the site during the critical storm event.

How do I calculate Existing Runoff Rates from Previously Developed / Brownfield sites?

The available methods of calculating runoff rates from previously developed sites are outline in Chapter 24.5 of [The SuDS Manual \(C753\)](#). Discuss with the LLFA if you are unsure.

How do I calculate Greenfield Runoff Rates?

The available methods of calculating Greenfield runoff rates are outline in Chapter 24.3 of [The SuDS Manual \(C753\)](#). Discuss with the LLFA if you are unsure.

What about watercourses discharging to estuarial waters that are tidally affected?

Where the drainage system discharges to a surface water body that can accommodate uncontrolled surface water discharges without any impact on flood risk from that surface water body (e.g. the sea or a large estuary) the peak flow control standards and volume control technical standards need not apply.

Confirm with your LLFA prior to planning application submission.

Which methodologies should be used to calculate discharge rates?

Methodologies listed in Chapter 24 of [The SuDS Manual \(C753\)](#) are considered appropriate.

What values do I use for Q_{bar} ?

Q_{bar} is the peak rate of flow from a catchment for the mean annual flood, a return period of approximately 1:2.3 years. $Q_{bar_{rural}}$ should be used for this value.

What must I limit proposed post-development surface water discharge rates to?

That depends on the approach you take to limiting the amount of surface water discharged from the site.

Approach 1 (Long Term Storage) controls discharge rate and discharge volume by providing long-term storage, allowing an attenuated volume equivalent to the 1:100 year 6 hour greenfield event to be discharged at the greenfield 1:100 year rate for the 1 in 100 year 6 hour event (plus an allowance for climate change). Additional post-development runoff volume should be infiltrated into the ground or released at a rate no greater than 2 l/s/ha.

Therefore, in accordance with Standard S2 and S3 of [Defra's Technical Standards for Sustainable Drainage Systems](#) the following discharge rates from the development to any highway drain, sewer or surface water body must be achieved:

Greenfield Site: For greenfield developments, the peak runoff rate from the development to any highway drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event should never exceed the peak greenfield runoff rate for the same event.

Previously Developed Site:

For developments which were previously developed, the peak runoff rate from the development to any drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event must be as close as reasonably practicable to the greenfield runoff rate from the development for the same rainfall event, but should never exceed the rate of discharge from the development prior to redevelopment for that event.

Approach 1 is the preferred approach but is only appropriate when the volume of surface water discharged from the site for the 1 in 100 (plus climate change) 6 hour event is limited to the greenfield equivalent. This is achieved through the use of long-term storage (if the actual greenfield volume cannot be achieved) which will either be infiltrated into the ground or released at a rate no greater than 2 l/s/ha.

Approach 2 (Attenuation Only) provides an alternative where the greenfield runoff volume cannot be achieved/it can be demonstrated that long term storage is unachievable. In accordance with S6 of [Defra's Technical Standards for Sustainable Drainage Systems](#), which requires runoff volume to be discharged at a rate that does not adversely affect flood risk, rainfall events up to and including the 1:100 year (plus climate change) event should be attenuated and released at the greenfield Qbar rate.

For more information you can refer to the following:

- Chapter 3.3 of [The SuDS Manual \(C753\)](#)
- [Rainfall runoff management for developments](#) (Environment Agency)
- [Assessing attenuation storage volumes for SuDS](#) (CIRIA)

To mitigate for climate change the proposed 1 in 100 year (plus climate change allowance) rainfall event must be no greater than the existing 1 in 100 year rainfall event runoff rate. If this cannot be achieved, surface water flood risk increases under climate change.

To avoid delays or refusal it is advisable to confirm with your LLFA that your proposed discharge rate is acceptable prior to submission if the rate of discharge is higher than the greenfield equivalent. The proposed rate must be justified and appropriately evidenced as there is a presumption that greenfield rates are achievable for the majority of sites.

What volumetric and routing coefficients should I use?

You should not assume software package default values will be acceptable – you must be able to justify the parameters you have used. Refer to Chapter 24 of [The SuDS Manual \(C753\)](#) for more information

How can I restrict flow rates?

It is recommended that you refer to [The SuDS Manual \(C753\)](#) for options of how to restrict your flow rate(s), essentially the options available are:

- vortex control systems
- inlets, outlets and flow control systems

SECTION 4: DISCHARGE VOLUME

What is 'discharge volume' and why must I consider it?

Discharge volume is the total volume of water leaving the development site for a particular rainfall event.

Introducing new impermeable surfaces increases surface water runoff and therefore can increase flood risk within and outside the development. By understanding the increase in surface water runoff volume measures can be taken to attenuate flows and mitigate any potential flood risk outside of the development.

[Defra's Technical Standards for Sustainable Drainage Systems](#) require runoff volume from development sites to be restricted in line with Technical Standards S4, S5 and/or S6, unless S1 applies.

What must proposed post-development surface water discharge volume be limited to?

In line with Standard S4 and S5 of [Defra's Technical Standards for Sustainable Drainage Systems](#) the following discharge volumes from the development to any highway drain, sewer or surface water body must be achieved:

Greenfield Site: For greenfield development, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event should never exceed the greenfield runoff volume for the same event.

Previously Developed Site: For developments which have been previously developed, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event must be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event, but should never exceed the runoff volume from the development site prior to redevelopment for that event.

Where it is not reasonably practicable to constrain the volume of runoff to any drain, sewer or surface water body in accordance with the above, the runoff volume must be discharged at a rate that does not adversely affect flood risk (usually Q_{bar}). Discuss with your LLFA pre-application if this is not achievable.

Why do I need to calculate the runoff volume for the 100 year 6 hour storm event?

This is a simple method of calculating the volume of surface water discharging from a development site to determine whether there will be an increase in runoff volume discharging to the downstream catchment and subsequently whether there will be an increase in flood risk

By using a single specific storm event such as the 100 year 6 hour storm event, we are able to compare the volumetric runoff response from the existing site and the developed site.

The greenfield runoff volume generated by the 100 year 6 hour storm is the maximum volume that can be attenuated and discharged at the 1:100 year greenfield discharge rate. Additional volume generated as a result

of development for the 1:100 (plus climate change event) 6 hour storm should utilise long-term storage and either infiltrate into the ground or discharge at a rate of 2 l/s/ha.

For more information, refer to the FAQ section on [uksuds.com](https://www.uk-suds.com).

How can I demonstrate that the proposed post-development surface water discharge volume has taken account of climate change?

To mitigate for climate change, the volume discharge from site during the 1:100 year + climate change event should be no greater than the greenfield₁ in 100 year event.

The appropriate climate change allowance must be applied. See guidance under Section 5 for what climate change allowance you need to apply.

SECTION 5: STORAGE

Why is this information required?

[Defra's Technical Standards for SuDS](#) requires flood risk within the development to be considered and the sustainable drainage system designed to ensure flooding doesn't occur on-site or elsewhere during certain rainfall events in line with Technical Standards S7, S8 and S9.

How can I provide storage for surface water?

To slowly release surface water at a restricted (attenuated) rate you will need to provide storage where excess flows can be held.

Paragraph 165 of the [National Planning Policy Framework](#) encourages multifunctional benefits of sustainable drainage systems and opportunities to achieve this are encouraged, for example through the use of detention basins, ponds, wetlands and swales.

It can be more cost effective to store volumes of water across a site in sub-catchments as part of the SuDS management train rather than storing at one location prior to discharge ([Assessing attenuation storage volumes for SuDS, CIRIA fact sheet](#)).

Please note that regardless of the approach used, it is important to run a range of duration events to ensure the worst case condition is found for each drainage element on the site.

What climate change allowance do I need to provide?

The capacity of SuDS must provide effective drainage for the development, taking account of the likely impacts of climate change and the likely changes in impermeable area within the site over the lifetime of the development.

To establish the correct climate change allowance to apply to your sustainable drainage design, you must start by confirming the expected [lifetime of your development](#).

Taking this into account, most Lead Local Flood Authorities require you to apply the 'Upper End' allowance of 40% set out in Table 1 below. Discuss with the Lead Local Flood Authority if unsure.

Table 1: Climate change allowance to be applied

Maximum lifetime of the development	'2020s' (2015 to 2039)	'2050s' (2040 to 2069)	'2080s' (2070 to 2115)
Climate change allowance to be applied	10%	20%	40%

Source: Table 2 of ['Flood risk assessments: climate change allowances'](#).

What rates should I use for Urban Creep?

Urban creep is the conversion of permeable surfaces to impermeable over time e.g. surfacing of front gardens to provide additional parking spaces, extensions to existing buildings, creation of large patio areas.

The appropriate allowance for urban creep should be included in the design of the drainage system over the lifetime of the proposed development.

In accordance with Section 24.7.2 of [The SuDS Manual \(C753\)](#) and Section 8.3 of [BS 8582:2013 Code of practice for surface water management for development sites](#), to allow for future urban expansion within the development an increase in paved surface area of 10% is to be applied if there is no specified value stipulated by the Lead Local Flood Authority or Local Planning Authority.

SECTION 6: WATER QUALITY PROTECTION

Why do I need to consider water quality in my proposal?

All surface water runoff is, to some degree, contaminated. You are asked to identify the pollution hazard level associated with the proposed development. This is the first stage in identifying an appropriate surface water SuDS treatment train as part of your drainage design to consider the risks of pollution to controlled waters.

This information is required to satisfy Paragraph 170 of the [National Planning Policy Framework](#) and is therefore necessary to consider before a surface water drainage strategy can be agreed.

Why do I need to consider if the ground is contaminated?

The previous use of the site will also influence the type of sustainable drainage system proposed. For example, if the ground is contaminated the use of infiltration would not be appropriate.

This is acknowledged within Section 7b of the pro-forma as a reason why infiltration has been discounted '*Evidence to confirm that infiltration to ground would result in a risk of deterioration to ground water quality*'.

How can I demonstrate that I have considered water quality?

You can take measures to reduce contamination and therefore negative impacts on the water quality of receiving water bodies by including an appropriate treatment train as part of your sustainable drainage system in accordance with [The SuDS Manual \(C753\)](#).

The level of treatment required in the surface water drainage system will be dependent on the nature and scale of the proposed development. This is called the 'pollution hazard level' and once this is known [The SuDS Manual \(C753\)](#) provides detailed technical guidance on how to quantify which SuDS features will provide an appropriate level of treatment for a given land use.

What if my development poses a medium or high pollution hazard level?

For all high pollution hazard level developments, a more detailed assessment of the pollution risks from surface waters will be required as an appropriate surface water SuDS treatment train cannot be established without it. This information will be required before a surface water drainage strategy can be agreed.

For some medium pollution hazard level developments, further detailed assessment will be required to consider the risks of pollution to controlled waters and determine what SuDS features would be most appropriate. This information will be required before a surface water drainage strategy can be agreed.

Developments with a High and / or Medium pollution hazard potential may also require an [Environmental Permit from the Environment Agency](#). For proposals of this nature, it is advisable to undertake pre-application discussions with the Environment Agency. The Environment Agency charge for providing detailed planning guidance through their discretionary advice service. More information is available [here](#).

On contaminated sites, sufficient information should be submitted to demonstrate that the SuDS components proposed will not increase the risk of pollution to controlled waters through the mobilisation of contaminants and/or the creation of new pollution pathways.

What if my development poses a low pollution hazard level?

For low pollution hazard level developments, you should incorporate an appropriate surface water SuDS treatment train into the design of your sustainable drainage system. [The SuDS Manual \(C753\)](#) provides detailed technical guidance on how to quantify which SuDS features will provide an appropriate level of treatment for your given land use.

SECTION 7: DETAILS OF YOUR SUSTAINABLE DRAINAGE SYSTEM

Functions of your Sustainable Drainage System

Development often alters natural drainage by replacing free draining and/or vegetated ground with impermeable surfaces, gullies, pipes and channels. These changes result in an increase in the total volume and flow of runoff from a site.

For this reason, it is encouraged for applicants to consider how they can first utilise rainwater as a resource within their proposals, and to promote source control (managing rainfall close to where it falls) which promotes natural losses through soakage, infiltration and evapotranspiration.

This will help to reduce discharges of surface water from site in the smaller rainfall events, helping to retain it onsite similar to the pre-developed condition.

What is the SuDS Hierarchy?

The hierarchy of drainage options is outlined in the [Planning Practice Guidance](#).

Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable.

This is outlined as follows, in order of priority:

1. into the ground (infiltration);
2. to a surface waterbody;
3. to a surface water sewer or highway drain;
4. to a combined sewer.

Applicants must submit robust justification and appropriate evidence, to demonstrate how each level has been discounted. The evidence required at each stage of the hierarchy is specified in the 'Evidence Required' column of the pro-forma.

When can infiltration be used in drainage design?

Infiltration allows surface water runoff to infiltrate into the ground and should be used wherever possible. Infiltration is encouraged to be used alongside and in addition to other SuDS techniques, for example, to deliver interception for the upstream hardstanding areas, and can help reduce the amount of attenuation required for a site and replicate greenfield conditions for frequent rainfall events. Where ground conditions allow, discharge to ground via infiltration can be used as the effective outfall for surface water disposal (as per the above hierarchy).

Maximising infiltration, for example through source control measures, reduces the volume of runoff and can therefore reduce the volume of attenuation you need to provide as part of your sustainable drainage system.

Infiltration can also:

- be effective at pollutant removal via filtering through the soils
- be simple and cost-effective to construct and maintain

Why do I need to submit a 'Plan B' sustainable drainage design?

For proposals, particularly outline applications, where the effective outfall is to ground (via infiltration) the applicant should consider an alternative 'Plan B' sustainable drainage design utilising an alternative discharge method, for the event that infiltration proposals are not feasible upon site specific ground investigation.

What minimum evidence do I need to provide in this section for an outline application?

For both your Plan A and Plan B SuDS designs, the minimum information you should provide is a desktop study of the ground conditions on your development site.

If you have also undertaken ground investigations e.g. a geotechnical survey and/or infiltration testing you should also submit these in support of your application, in accordance with the 'evidence checklist'.

Where can I find information on indicative ground conditions?

British Geological Survey offers a 'SuDS Infiltration Map' service which will provide a comprehensive indication on whether infiltration will be feasible on your development site. This information can be submitted in support of your application and will support you in designing your sustainable drainage system:

<https://www.bgs.ac.uk/products/hydrogeology/infiltrationSuds.html>

Your Local Planning Authority may also have more local information on ground conditions in the area.

What level of detail do I need to provide in my Plan B SuDS design?

As this is an alternative SuDS design, the design should be based on assumptions that key variables (e.g. ground conditions) of your 'Plan A' design are unfeasible and provide:

- a description of how and where you intend to store and discharge surface water.
- a map showing where you intend to store and discharge surface water.

NOTE: The volume of storage and rate of surface water discharge for your Plan B design will remain unchanged.

What is a Watercourse Survey Report?

This survey and report details the condition of the watercourse to which the site drains including cross-sections of any adjacent watercourses for appropriate distance upstream and downstream of the discharge point (as agreed with the Lead Local Flood Authority and/or Environment Agency).

In cases of culverted watercourses a CCTV survey may be required to demonstrate its structural condition.

Under what circumstances will I need watercourse permission?

If your development proposals are within 8 metres of the top of the banks of a watercourse (16 metres of a main river if it involves quarrying or excavation or if it is a tidal main river) or make changes to a watercourse, you may need a Consent or Permit in addition to planning permission.

The requirement for a Consent or Permit is separate to and independent of any planning permission given by the Local Planning Authority. This means that the grant of planning permission does not guarantee that Consent or a Permit will be given.

What type of watercourse permission do I need and how do I apply?

Watercourses have two classifications – ‘ordinary’ and ‘main river’ – and this determines what type of permission you require.

- **Main Rivers** are watercourses which have been designated as a ‘Main River’ on the Environment Agency’s ‘Main River’ map. Works near to or on these watercourses may require a [Permit](#) from the Environment Agency.
- **Ordinary Watercourses** are watercourses which have not been designated as a ‘Main River’ on the Environment Agency’s ‘Main River’ map. Works to these watercourses require consent from the LLFA.

You can identify whether a watercourse is classified as a ‘main river’ or ‘ordinary watercourse’, by viewing the Environment Agency’s [‘Main River Map’](#).

When do I need to apply for watercourse permission?

It is strongly advised that you obtain any required Consent or Permit before or concurrently as you apply for planning permission to avoid delays. This is supported by Paragraph 42 of the [National Planning Policy Framework](#) which encourages parallel processing of other required consents.

You **must** obtain your Consent or Permit before undertaking any work on site. You are breaking the law if you carry out activity without one and may be subject to enforcement action if you do not obtain the necessary permission.

How can I obtain agreement to discharge to the sewer from the Water and Sewerage Company?

You must have written approval from the Water and Sewerage Company before you can connect to a public sewer.

United Utilities will advise a maximum rate of discharge. However, the final discharge rate is to be agreed with the Lead Local Flood Authority and is unlikely to be greater than greenfield runoff rates. Any discharge to the public sewer is on the condition that the other options, as outlined within the surface water hierarchy of discharge options (in order of priority) have been discounted.

Proposed SuDS component types

In this section, the applicant should identify the SuDS components proposed as part of their sustainable drainage system design that are:

- Within the property boundary
- Within the development site boundary
- Not within the boundary of the proposed development (off site).

[Susdrain website](#) provides a useful overview of different SuDS components.

What if part of the proposed SuDS is outside the curtilage of the development site?

If any part of your proposed sustainable drainage system is outside of the curtilage of the development site AND the applicant owns the land, you must submit a plan showing the amended curtilage of the development site to the Local Planning Authority.

If your point of discharge for your sustainable drainage system is through/via land that is NOT owned by the applicant, you must secure an appropriate legal agreement with the land owner for construction works, access, ownership and in perpetuity maintenance of the asset. Evidence of this must be supplied to the LLFA.

When would I need a Third Party Landowner Agreement?

If you are constructing any part of your sustainable drainage system on land that is NOT owned by the applicant i.e. 'off site' as indicated in Section 7c of the pro-forma.

You must secure an appropriate agreement with the landowner for construction works, access, ownership and in perpetuity maintenance of the asset. Evidence that this has been secured must be provided before the approval of your final confirmed sustainable drainage design.

What are the 'types' of pervious pavements?

You can find details of this in Chapter 20 of [The SuDS Manual C753](#).

Where can I find guidance on designing for exceedance?

[CIRIA Designing for exceedance in urban drainage - good practice \(C635\)](#).

SECTION 8: OPERATION AND MAINTENANCE

Why do I need to consider operation and maintenance of the sustainable drainage system?

Operation and maintenance of the SuDS system should be considered at an early stage. The Designer has an obligation to design for maintenance under The Construction (Design and Management) Regulations 2015.

Paragraph 165 of the [National Planning Policy Framework](#) requires maintenance arrangements to be put in place to ensure an acceptable standard of operation for the lifetime of the development.

[Sustainable Drainage Systems: Written Statement - HCWS161](#) states that *'in considering planning applications, local planning authorities should consult the relevant lead local flood authority on the management of surface water; satisfy themselves that the proposed minimum standards of operation are appropriate and ensure through the use of planning conditions or planning obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of the development'*.

[Defra's Technical Standards for Sustainable Drainage Systems](#) state:

S10 Components must be designed to ensure structural integrity of the drainage system and any adjacent structures or infrastructure under anticipated loading conditions over the design life of the development taking into account the requirement for reasonable levels of maintenance.

S11 The materials, including products, components, fittings or naturally occurring materials, which are specified by the designer must be of a suitable nature and quality for their intended use.

What do I need to provide to demonstrate maintenance arrangements are or can be put in place?

Applicants must provide the information listed within the 'Evidence Required' columns of the pro-forma to demonstrate to the Local Planning Authority (LPA) that clear arrangements will be in place for on-going management and maintenance over the lifetime of the development.

What are the maintenance options for sustainable drainage systems?

There are a range of viable maintenance options for the ownership and adoption of sustainable drainage systems, therefore the applicant should clearly state their proposed maintenance and management arrangements.

The applicant should identify any of the adopting bodies that you will be offering your sustainable drainage components for adoption.

What about SuDS components that are within a property boundary (e.g. roof garden)?

The applicant may be required to enter into a Section 106 agreement prior to the grant of planning permission, requiring that any sustainable drainage components on private property (e.g. individual houses) are maintained in perpetuity by the landowner enforced by a Deed of Grant and applied to the freehold title.

For any SuDS components proposed within the curtilage of a private property (e.g. individual houses) the developer should clearly set out any maintenance responsibilities for those SuDS components and potential implications of non-maintenance, and ensure this is communicated to the purchaser of such properties.

Developers are encouraged to provide details of SuDS components on the development site, both communal and private (property level), for inclusion within the Home Information Pack.

GLOSSARY

Combined Sewer	A sewer that drains both rainwater and foul water.
Curtilage	Land area within property boundaries
Culvert	A covered structure under a road, embankment etc, to direct the flow of water.
Evapotranspiration	The process by which the Earth's surface or soil loses moisture by evaporation of water and by uptake and then transpiration from plants.
Exceedance design	Designing a system to manage effectively events that exceed (i.e. are bigger and rarer than) the drainage system's required level of service.
Exceedance event	A rainfall or flow event that exceeds (i.e. is bigger and rarer than) the design event, not to be confused with an extreme event.
Exceedance flows	Flows in excess of those for which a system is designed
Four pillars of SuDS	The types of benefits that can be achieved by SuDS will be dependent on the site, but fit broadly into four categories: water quantity, water quality, amenity and biodiversity. These are also referred to as the four pillars of SuDS design.
Flood routing	Design and consideration of above-ground areas that act as pathways permitting water to run safely overland to minimise the adverse effect of flooding. This is required when the design capacity of the drainage system has been exceeded
Geohazard	A geologic hazard. In the case SuDS, this is particularly relevant for infiltration. See Chapter 25.2.3 of The SuDS Manual (C753) for more information.
Greenfield runoff	The surface water runoff regime from a site before development.
Home-zone	As a residential street where people and vehicles share the whole of the street space safely, and on equal terms, where quality of life takes precedence over the ease of traffic movement.
Infiltration	The passage of surface water through the surface of the ground / the entry of groundwater to a sewer.
Interception	The capture and retention on site of the first 5mm (or other specified depth) of the majority of all rainfall events
Management train	The sequence of drainage components that collect, convey, store and treat runoff as it drains through the site.

Modified flow routes	Flow routes that have been modified as a result of the development.
Ordinary Watercourse	Any watercourse that does not form part of a main river and is not classified as a main river.
Peak flow	The point at which the flow of water from a given event is at its highest.
Riparian landowner	A riparian landowner is the owner of land that is next to a watercourse or has a watercourse running through or beneath it. Riparian landowners have discrete legal rights and responsibilities in relation to the watercourse and its banks.
Source control	The control of runoff at or near its source, so that it does not enter the drainage system or is delayed and attenuated before it enters the drainage system.
SuDS component	An individual element of the drainage system that conveys, stores and/or treats surface water runoff. Susdrain website provides an overview of different SuDS components.
Treatment	Improving the quality of water by physical, chemical or biological means
Treatment train	Improving the quality of water by physical, chemical or biological means via a sequence of drainage components (see management train).
Urban creep	The increasing density of development, due to extensions, paving over of gardens and other permeable areas, and the addition or extension of roads or buildings, which increases the impermeability of developed areas and causes rates and volumes of runoff to rise.

Appendix 5: North west SuDS pro-forma

NORTH WEST SuDS PRO-FORMA

This pro-forma is a requirement for any planning application for major development¹.

It supports applicants in summarising and confirming how surface water from a development will be managed sustainably under current and future conditions.

Your sustainable drainage system should be designed in accordance with [CIRIA The SuDS Manual C753](#) and any necessary adoption standards.

HOW TO COMPLETE

Blue Box	Instruction/ Question
Orange Box	Evidence Required
White Box	To be completed by Developer / Consultant

1. Complete ALL white boxes
2. Submit this pro-forma to the Local Planning Authority, along with:
 - Sustainable Drainage Strategy
 - Site Specific Flood Risk Assessment (if required)
 - Minimum supporting evidence, as indicated in orange boxes of this pro-forma.

GUIDANCE TO SUPPORT YOU

The pro-forma should be completed in conjunction with 'Completing your SuDS Pro Forma Guide.'

The pro-forma can be completed using freely available tools such as [Tools for Sustainable Drainage Systems](#) or approved industry standard surface water management design software.

¹ as defined in Section 2 of [Statutory Instrument 2015 No. 595](#) or on sites of 0.5 hectares in Critical Drainage Areas.

SECTION 1. APPLICATION & DEVELOPMENT DETAILS

Planning Application Reference <i>(if available)</i>	
State type of planning application <i>i.e. Pre-application, Outline, Full, Hybrid, Reserved Matters*</i> <i>*Information only required if drainage is to be considered as part of reserved matters application</i>	
Developer(s) Name:	
Consultant(s) Name:	
Development Address <i>(including postcode)</i>	
Development Grid Reference <i>(Eastings/Northings)</i>	
Total Development Site Area (Ha)	
Drained Area (Ha)* of Development	
Please indicate the flood zone that your development is in. Tick all that apply. <i>Based on the Environment Agency Flood Map for Planning and the relevant Local Authority Strategic Flood Risk Assessment (to identify Flood Zones 3a/3b).</i>	Flood Zone 1 <input type="checkbox"/> Flood Zone 2 <input type="checkbox"/> Flood Zone 3a <input type="checkbox"/> Flood Zone 3b <input type="checkbox"/>
What is the surface water risk of the site? Tick all that apply. <i>Based on the Environment Agency Surface Water Flood Map.</i>	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/>
Have you submitted a Site Specific Flood Risk Assessment (FRA)? <i>See separate guidance notes for clarification on when a FRA is required</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Have you submitted a Sustainable Drainage Strategy?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Does your drainage proposal provide multi-functional benefits via SuDS?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Expected Lifetime of Development <i>(years)</i> <i>Refer to Planning Practice Guidance "Flood Risk and Coastal Change" Paragraph 026</i>	
Development Type:	State Proposed Number of Units
Greenfield Site <ul style="list-style-type: none"> Site is wholly undeveloped, and a new drainage system will be installed 	<input type="checkbox"/>
Previously Developed/ Brownfield Site <ul style="list-style-type: none"> Site is already developed, and the <u>entirety</u> of the existing surface water drainage system will be used to serve the new development (evidence must be provided to prove existing surface water drainage system is reusable); <u>OR</u> Where records of the previously developed system are not available so that the hydraulic characteristics of the system cannot be determined or where the drainage system is not in reasonable working order <i>i.e. broken, blocked or no longer operational for other reasons</i>, then one of the approaches outlined in Section 24.5 of The SuDS Manual (C753) should be adopted. 	<input type="checkbox"/>
Please list any relevant document and or drawing numbers (including revision reference) to support your answers to Section 1.	

SECTION 2: IMPERMEABLE AREA AND EXISTING DRAINAGE

	Existing (E)	Proposed (P)	Change (P – E)
State Impermeable Area (Ha)			
Evidence Required: Plans showing development layout of site with existing and proposed impermeable areas.			<input type="checkbox"/>
Are there existing sewers, watercourses, water bodies, highway drains, soakaways or filter drains on the site?			Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know <input type="checkbox"/>
Evidence Required: Plan(s) showing existing layout to include all: <ul style="list-style-type: none"> • Watercourses, open and culverted • Water bodies – ponds, swales etc. • Sewers, including manholes • Highway drains, include manholes, gullies etc. • Infiltration features - soakaways, filter drains etc. 			<input type="checkbox"/>
Drainage Design <i>Outline planning applications should be able to demonstrate that a suitable drainage system is achievable.</i> <i>All other type of planning application should provide full details or reference to previous planning application where drainage details have been submitted or approved.</i>			
Select which design approach you are taking to manage water quantity (refer to Section 3.3 SuDS Manual)			
Approach 1 – Volume control / Long Term Storage (Technical Standards S2/3, S4/5) <ul style="list-style-type: none"> • The attenuated runoff volume for the 1 in 100 year 6 hour event (plus climate change allowance) is limited to the greenfield runoff volume for the 1 in 100 year 6 hour event, with any additional runoff volume utilising long term storage and either infiltrated or released at 2 l/s/ha • The discharge rate for the critical duration 1 in 1 year event is restricted to the 1 in 1 year greenfield runoff rate • The discharge rate for the critical duration 1 in 100 year event (plus climate change allowance) is restricted to the 1 in 100 year greenfield runoff rate 			<input type="checkbox"/>
Approach 2 – Qbar (Technical Standards S6) <ul style="list-style-type: none"> • Justification has been provided that the provision of volume control/long term storage is not appropriate and an attenuation only approach is proposed. All events up to the critical duration 1 in 100 year event (plus climate change allowance) are limited to Qbar (1 in 2 year greenfield rate) or 2 l/s/ha, whichever is greater. 			<input type="checkbox"/>
Evidence Required: Plans showing: <ul style="list-style-type: none"> • Existing flow routes and flood risks • Modified flow routes • Contributing and impermeable areas • Current (if any) and proposed 'source control' and 'management train' locations of sustainable drainage components (C753 Chapter 7) • Details of drainage ownership • Details of exceedance routes (Technical Standards S9) • Topographic survey • Locations and number of existing and proposed discharge points <p><i>Note consideration should be given to manage surface water from both impermeable and permeable surfaces (including gardens and verges) likely to enter the drainage system.</i></p>			<input type="checkbox"/>
Please list any relevant document and or drawing numbers (including revision reference) to support your answers to Section 2.			

**SECTION 3: PEAK RUNOFF RATES – TECHNICAL STANDARDS S2, S3 AND S6
(UNLESS S1 APPLIES)**

Rainfall Event	Existing Rate (l/s)	Greenfield Rate (l/s)	Proposed Rate (l/s) <i>Previously developed sites - In line with S3 should be equivalent to Greenfield runoff rates – discuss with LLFA if this is not achievable pre-application</i>
Qbar <i>(Approach 2)</i>			
1 in 1 Year Event <i>(Approach 1)</i>			
1 in 30 Year Event			
1 in 100 Year Event* <i>(Approach 1)</i>			
* Total discharge at the 1 in 100 year rate should be restricted to the greenfield runoff volume for the 1 in 100 Year 6 hour event with additional volumes (long-term storage volume) released at a rate no greater than 2 l/s/ha where infiltration is not possible. The climate change allowance should only be applied to the proposed rate and not the existing or greenfield rate.			
Evidence Required: Methodology used to calculate peak runoff rate clearly stated and justified.			<input type="checkbox"/>
Impermeable areas plan, supported by topographical survey confirming positive drainage.			<input type="checkbox"/>
Hydraulic calculations and details of software used.			<input type="checkbox"/>
State the hydraulic method used in your calculations <i>(Refer to Table 24.1 of The SuDS Manual)</i>			
Please list any relevant document and or drawing numbers (including revision reference) to support your answers to Section 3.			

**SECTION 4: DISCHARGE VOLUME – TECHNICAL STANDARDS S4, S5 AND S6
(UNLESS S1 APPLIES)**

Rainfall Event	Existing Volume (m ³)	Greenfield Volume (m ³)	Proposed Volume (m ³)
1 in 100 Year 6 Hour Event <i>(Approach 1)</i>			
Does the below statement apply to your development proposal? Long term storage is not achievable on this site and, in accordance with S6 of the Non Statutory Technical Standards for SuDS, the surface water discharge rates for events up to and including the 1 in 100 year critical event are limited to Qbar (Approach 2)			Yes <input type="checkbox"/> No <input type="checkbox"/>
Evidence Required: Approach to managing the quantity of surface water leaving the site clearly stated and justified Methodology used to calculate discharge volume clearly stated and justified. Hydraulic calculations and details of software used.			<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Please list any relevant document and or drawing numbers (including revision reference) to support your answers to Section 4.	
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SECTION 5: STORAGE – TECHNICAL STANDARDS S7 AND S8

State climate change allowance used (%)	
State housing density (houses per ha)	
State urban creep allowance used (%)	
Evidence Required: State / used in approved industry standard surface water management design software.	<input type="checkbox"/>

State storage volume required (m ³) (excluding non-void spaces) <i>Must include an allowance for climate change and urban creep</i>	
Have you incorporated interception into your design? <i>(Refer to Chapter 24 of The SuDS Manual C753)</i> <i>Where possible, infiltration or other techniques are to be used to try and achieve zero discharge to receiving waters for rainfall depths up to 5mm.</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Evidence Required: Drainage plans showing location of attenuation and all flow control devices and supporting calculations.	<input type="checkbox"/>

Summarise how storage will be provided for 1 in 30 year event on site. <i>Storage must be designed to ensure that at no flooding occurs onsite in a 1 in 30 year event except in designated areas and no flooding occurs offsite in a 1 in 100 year (plus climate change allowance) event.</i>	
Summarise how storage will be provided for 1 in 100 year (plus climate change) event on site. <i>Where storage above the 1 in 30 year rainfall event is provided in designated areas designed to accommodate excess surface water volumes, plans showing storage locations and surface water depths and supported by calculations used in approved industry standard surface water management design software. It is important to run a range of duration events to ensure the worst case condition is found for each drainage element on the site</i>	
Evidence Required: Plans showing size and location of storage and supporting calculations. Where there is controlled flooding, extents and depths must be indicated.	<input type="checkbox"/>

Please list any relevant document and or drawing numbers (including revision reference) to support your answers to Section 5.	
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SECTION 6: WATER QUALITY PROTECTION

Contaminated surface water run-off can have negative impacts on the quality of receiving water bodies. The potential level of contamination will influence final the design of an appropriate treatment train as part of your sustainable drainage system.

Is the proposal site known to be or potentially contaminated?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<ul style="list-style-type: none"> If the site is contaminated, it should be demonstrated that the sustainable drainage system will not increase the risk of pollution to controlled waters through the mobilisation of contaminants and/or creation of new pollution pathways. 		

Confirm the Pollution Hazard Level of the proposed development - Tick ALL that apply Refer to Pollution Hazard Indices for different Land Use Classifications in Table 26.2 of The SuDS Manual C753 for further guidance.		
Pollution Hazard Level Tick ALL that apply	Surface water run-off from the proposed development will drain from:	
VERY LOW	<input type="checkbox"/>	<ul style="list-style-type: none"> Residential roofs
LOW	<input type="checkbox"/>	<ul style="list-style-type: none"> Other roofs (typically commercial/industrial roofs) Individual property driveways, residential car parks, low traffic roads (e.g. cul de sacs, home-zones and general access roads) Non-residential car parking with infrequent change (e.g. schools, offices) i.e. < 300 traffic movements/day
MEDIUM	<input type="checkbox"/>	<ul style="list-style-type: none"> Commercial yard and delivery areas Non-residential car parking with frequent change (e.g. hospitals, retail) All roads except low traffic roads and trunk roads/motorways²
HIGH	<input type="checkbox"/>	<ul style="list-style-type: none"> Sites with heavy pollution (e.g. haulage yards, lorry parks, highly frequented lorry approaches to industrial estates, waste sites) Sites where chemicals and fuels (other than domestic fuel oil) are to be delivered, handled, stored, used or manufactured Industrial sites Trunk roads and motorways¹

If the development's Pollution Hazard Level is 'Very Low' or 'Low', has the sustainable drainage design been risk assessed and appropriate mitigation measures included?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<ul style="list-style-type: none"> If the proposed development has a very low or low polluting potential, you should design your sustainable drainage system to include an appropriate treatment train in accordance with The SuDS Manual (C753). 		

If the development's Pollution Hazard Level is 'Medium' or 'High', is the application supported by a detailed water quality risk assessment?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<ul style="list-style-type: none"> If the proposed development has a high polluting potential, a detailed risk assessment <u>will</u> be required to identify an appropriate SuDS treatment train and ensure compliance with Paragraph 170 of the National Planning Policy Framework. If the proposed development has a medium polluting potential, a detailed risk assessment <u>may</u> be required depending on the nature, scale and location of the development. 		

Has pre-application advice on water quality been obtained from the Environment Agency?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
If YES, provide details:		

Please list any relevant document and or drawing numbers (including revision reference) to support your answers to Section 6.	
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² Motorways and trunk roads should follow the guidance and risk assessment process set out in Highways Agency (2009).

SECTION 7: DETAILS OF YOUR SUSTAINABLE DRAINAGE SYSTEM

a) Function of your Sustainable Drainage System

Do your proposals store rainwater for later use (as a resource)?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Evidence Required: Please provide a brief sentence in the adjacent white box to describe how this function has been achieved.	
Do your proposals promote source control to manage rainfall close to where it falls? (e.g. promoting natural losses through soakage, infiltration and evapotranspiration)	Yes <input type="checkbox"/> No <input type="checkbox"/>
Evidence Required: Please provide a brief sentence in the adjacent white box to describe how this function has been achieved.	
Please list any relevant document and or drawing numbers (including revision reference) to support your answers to Section 7a.	

b) Hierarchy of Drainage Options – Planning Practice Guidance

The proposed method of discharge are set out within order of priority. Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable.

Proposed method of surface water discharge		Is this proposed?	
Hierarchy Level 1: Into the ground (via infiltration)		Yes <input type="checkbox"/> No <input type="checkbox"/>	
If YES - Evidence Required		If NO – Evidence Required Tick ALL that apply	
<input type="checkbox"/>	A. Completed Infiltration Checklist from The SuDS Manual (C753) Appendix B <i>An editable version of this form is available on SuDrain website.</i>	<input type="checkbox"/>	A. Site investigation to demonstrate that the ground is not free draining. Test results to be provided in accordance with: <ul style="list-style-type: none"> ▪ The methodology within BRE 365 (2016), QR ▪ Falling head permeability tests BS EN ISO 22282-2: 2012
<input type="checkbox"/>	B. British Geological Survey (BGS) Infiltration SuDS Map	<input type="checkbox"/>	B. NOTE: where an applicant is unable to access a site to undertake testing, e.g. where unable to access a site for an outline application, they can submit a SuDS GeoReport or similar.
<input type="checkbox"/>	C. Infiltration testing to BRE 365 (2016) or falling head permeability tests to BS EN ISO 22282-2: 2012 (<i>optional for outline</i>)	<input type="checkbox"/>	C. Evidence to confirm that infiltration to ground would result in a risk of deterioration to ground water quality.
<input type="checkbox"/>	‘Plan B’ sustainable drainage plan and statement of approach with an alternative discharge method, in case infiltration proposals are proven not feasible upon further site specific ground investigation e.g. to consider seasonal variations to groundwater.	<input type="checkbox"/>	D. Geotechnical advice from a competent person* which determines that infiltration of water to ground would pose an unacceptable risk of geohazards to the site and/or local area. <small>*Note: Competent person may include a Chartered Engineer, Chartered Geologists, Registered Ground Engineering Professionals (RoGEP).</small>

Proposed method of surface water discharge		Is this proposed?	
Hierarchy Level 2: To a surface water body (select type)		Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
<i>NOTE: Consent from LLFA or Permit from Environment Agency may be required – refer to guidance</i>		<input type="checkbox"/> Main river	<input type="checkbox"/> Canal
		<input type="checkbox"/> Ordinary watercourse	<input type="checkbox"/> Other water body
If YES - Evidence Required		If NO – Evidence Required Tick ALL that apply	
<input type="checkbox"/>	Surface water body / watercourse survey and report	<input type="checkbox"/>	Plan showing nearby watercourses and waterbodies AND
		<input type="checkbox"/>	Statement providing justification in your Sustainable Drainage Strategy <i>Note: Where third party land is cited as a barrier, you should provide visibility of discussions held to date with the riparian landowner of the waterbody.</i>

Proposed method of surface water discharge		Is this proposed?	
Hierarchy Level 3: To a surface water sewer or highway drain (select type)		Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
		<input type="checkbox"/> Surface water sewer	<input type="checkbox"/> Highway drain
If YES - Evidence Required		If NO – Evidence Required Tick ALL that apply	
<input type="checkbox"/>	Written correspondence from Water and Sewerage Company/ Highway Authority regarding proposed connection.	<input type="checkbox"/>	Plan showing nearby sewers and highway drains AND
		<input type="checkbox"/>	Statement providing justification in your Sustainable Drainage Strategy

Proposed method of surface water discharge		Is this proposed?	
Hierarchy Level 4: To combined sewer		Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
If YES - Evidence Required		If NO – Evidence Required	
<input type="checkbox"/>	Written correspondence from Water and Sewerage Company	N/A	

Please list any relevant document and or drawing numbers (including revision reference) to support your answers to Section 7b.	
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c) Proposed SuDS Component Types

Tick ALL that apply					
Within property boundary	<input type="checkbox"/> Rainwater harvesting	<input type="checkbox"/> Green/ blue roofs	<input type="checkbox"/> Pervious pavements <i>(Type: A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/></i>)	<input type="checkbox"/> Soakaway	<input type="checkbox"/> Bio retention systems

Tick ALL that apply					
Within development site boundary <i>(not property)</i>	<input type="checkbox"/> Infiltration system <i>(Type: <input type="checkbox"/> Surface level <input type="checkbox"/> Below ground)</i>		<input type="checkbox"/> Filter strips	<input type="checkbox"/> Filter drains	<input type="checkbox"/> Swales
	<input type="checkbox"/> Bio retention system	<input type="checkbox"/> Detention basins	<input type="checkbox"/> Ponds and wetlands	<input type="checkbox"/> Attenuation tanks/ Oversized pipes	<input type="checkbox"/> Other (state below)
	If 'Other' please state:				

Off site <i>(not within the boundary of the proposed development)</i>	Please state:
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I confirm that the above selected components have been designed in accordance with The SuDS Manual (C753).	I confirm <input type="checkbox"/>
I confirm that the management of flows resulting from rainfall in excess of a 1 in 100 year plus climate change rainfall event, and their exceedance route(s), has been fully considered in order to minimise the risks to people, property (new and existing) and infrastructure.	I confirm <input type="checkbox"/>

Please list any relevant document and or drawing numbers (including revision reference) to support your answers to Section 7c.	
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DECLARATION AND SUBMISSION

This pro-forma has been completed using evidence from information which has been submitted with the planning application.

The information submitted in the Sustainable Drainage Strategy and site-specific Flood Risk Assessment (FRA), where submitted, is proportionate to the site conditions, flood risks and magnitude of development and I agree that this information can be used as evidence to this sustainable drainage approach.

Submitter Details			
Completed by		Email Address	
		Telephone Number(s)	
Signed off by		Accreditation(s) and/or Qualification(s) of Signatory	
Date <i>(dd/mm/yyyy)</i>		Company	

Client Details			
Name		Company	

Appendix 6 – ADAS Requirements for Agricultural Workers Dwellings

ADAS Recommended Requirements for Information Submitted as Part of an Agricultural Workers Dwelling Application

Please note that ADAS is an independent body that provides guidelines that aim to enable applicants, their agents and councils to assess the need for an agricultural worker's dwelling using a common framework. The below criteria are considered by ADAS to be necessary in order to sufficiently evaluate the need for a proposed agricultural workers dwelling:

- I. Details of the applicants land holding and holding number(s). Information should be given regarding the tenure of any land utilised, including a schedule of land owned and rented on an O.S. Map. Further to this, a distinction should be made between short term rental agreements (1 year or less) and long term tenancies. Whenever possible, RPA Rural Land Register Maps for the current year should be provided.
- II. A full description of the agricultural/rural activities carried out on site, including the scale of each activity (Information should include numbers and types of livestock kept, and also the types and areas of cropping). Where the proposal relates to a new activity, a description of the nature and scale of the proposed agricultural activity should be provided.
- III. When a planning application relates to an existing farm, a schedule should be provided with an accompanying numbered plan of the existing buildings that also clearly demonstrates their use.
- IV. Details of the workers employed by the business, with information specifying whether they are full or part time, as well as their main work responsibilities.
- V. Details of existing dwellings on the site where the agricultural workers dwelling is proposed, in addition to demonstrating whether or not this dwelling is in the applicant's ownership/occupation.
- VI. Details of any dwellings owned or sold by the applicant within the past 5 years which are located off the proposed site but within a 5 mile radius of the land holding.
- VII. The location and nature of occupation of any dwellings occupied by workers employed by the business.
- VIII. Financial details of the business for which the proposed dwelling is required. Please note that for existing enterprises this will require the submission of the most recent three years' accounts (audited where possible). If the application relates to a new enterprise, or the expansion of an existing enterprise, a whole farm budget (consisting of projected profit and loss accounts) covering each of the years that this temporary period is proposed should be provided.
- IX. A clear justification/reason for the provision of a new dwelling. This should include information regarding the essential need for the dwelling, as well as clear justification and reasoning for the design, siting and scale of the proposed dwelling.
- X. Additionally, if the application for an agricultural workers dwelling is outline only, a justification as to why the applicant chose to apply for outline permission rather than for full planning permission would also be helpful.

Further to this, we would request that the above criteria, when applicable to a planning proposal, are clearly answered and referenced as part of the supporting information included within a planning application. It is recommended that an applicant, when making reference to these above points, respond concisely and directly to each of the criteria, rather than simply responding with, for example: *'this is addressed throughout the report'*.

This information would be kept confidential, and can be expected to be readily available from a rural business which has considered investing in a new building. Additionally, we would recommend that each applicant ensures that they reference the current edition of the NPPF (2019), in addition to the current applicable local policy, to ensure that the case presented for the proposed dwelling is as strong as possible.

Appendix 7 – ADAS Requirements for Agricultural Buildings

ADAS Recommended Requirements for Information Submitted as Part of an Agricultural Building Application

Please note that ADAS is an independent body that provides guidelines that aim to enable applicants, their agents and councils to assess the need for an agricultural worker's dwelling using a common framework. The below criteria are considered by ADAS to be necessary in order to sufficiently evaluate the need for a proposed agricultural building:

- I: Details of the applicant's land holding and holding number(s). Information should be given regarding the tenure of any land utilised, including a schedule of land owned and rented on an O.S. Map. Further to this, a distinction should be made between short term rental agreements (1 year or less) and long term tenancies. Whenever possible, RPA Rural Land Register Maps for the current year should be provided.
- II. A full description of the agricultural/rural activities carried out on site, including the scale of each activity (Information should include numbers and types of livestock kept, and also the types and areas of cropping). Where the proposal relates to a new activity, a description of the nature and scale should be provided.
- III. When a planning application relates to an existing farm, a schedule should be provided with an accompanying numbered plan of the existing buildings that also clearly demonstrates their use. This should include derelict/disused buildings, and where applicable, reasoning as to why these buildings would not be suitable for the purposes outlined for the proposed agricultural building.
- IV. When possible, details of the workers employed by the farm enterprise, specifying where full or part time, as well as providing information regarding their main work responsibilities.
- V. Justification/reasons for the provision of a new building, providing information regarding need, design and siting. Further to this, where relevant, details of how the feed, bedding, rain water, dirty water, slurry and/or FYM will be managed, including storage facilities, disposal of waste etc.
- VI. When relevant, details regarding where sick animals would be isolated, and the management of dead-stock on/off the site.
- VII. Where the application relates to a new enterprise, or the expansion of an existing enterprise, a partial budget (projected profit and loss accounts) covering the enterprise for the first three years of operation should be provided.
- VIII. Information regarding the position of dwellings in or around the area of the proposed agricultural building, whether or not these dwellings are under the ownership/occupied by the applicant.

Further to this, we would request that the above criteria, when applicable to a planning proposal, are clearly answered and referenced as part of the supporting information included within a planning application. It is recommended that an applicant, when making reference to these above points, respond concisely and directly to each of the criteria, rather than simply responding with, for example: *'this is addressed throughout the report'*.

This information would be kept confidential, and can be expected to be readily available from a rural business which has considered investing in a new building. Additionally, we would recommend that each applicant ensures that they reference the current edition of the NPPF (2019), in addition to the current applicable local policy, to ensure that the case presented for the proposed dwelling is as strong as possible.

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Report to	On
Planning Committee	Thursday, 10 June 2021



Title	Report of
Amendment to Scheme of Delegation for Planning Applications	Director of Planning and Development

Is this report confidential?	No
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Purpose of the Report

1. An issue has arisen in terms of the practical implementation of the 'Scheme of Delegation' in respect of whether or not Planning Applications need to be presented to Planning Committee when the applicant/agent is related to an Officer or Member of the Council.

Recommendations

2. That the 'Scheme of Delegation' be amended so that in the circumstances described planning applications will only need to be referred to Planning Committee where the applicant or agent is related to a member of SRBC staff or Member who is directly involved in the decision-making process.
3. That Planning Committee recommend to full Council that this change be made to the relevant part of the Constitution

Reasons for recommendations

4. The terms of the current scheme of delegation are set out within the Constitution, February 2021 from page 22 onwards, but the specific section within the document relating to delegated authority was last updated in 2017
5. This sets out when applications are to be presented to Planning Committee as opposed to being determined by delegated authority by senior Planning Officers. Specifically, in relation to the issue of when applications must be presented to Planning Committee because of relationships with employees of the Council it states:
6. To determine any application where the applicant or a close relative of the applicant is a member or employee of South Ribble Borough Council. (Close relative is defined as a spouse, partner, parent, parent-in-law, son, or daughter).

- In practice we have brought all applications where the applicant and agent (for the sake of transparency as the applicant's paid representative) is related to a Member or employee of the Council. Implementation of the scheme is proving difficult as set out below and this is the reason why a change is being requested.

Other options considered and rejected

- It is not necessary to consider other options as this change only represents a relatively minor change to the existing scheme of delegation.

Corporate outcomes

- The report relates to the following corporate priorities:

An exemplary council	x	Thriving communities	
A fair local economy that works for everyone		Good homes, green spaces, healthy places	

Background to the report

- The scheme of delegation has always been kept under review and changes have been made in the past to reflect changes in legislation or practical implementation of the scheme

Implementation of the Scheme of Delegation

- In practice we have brought all applications where the applicant and agent is related to a Member or employee of the Council. Increasing numbers of Planning Applications are now being brought to Committee whereby agents who are particularly active in the area are submitting many applications and are related to employees of the Council but not necessarily an employee who is in any way involved in the decision-making process.
- This is increasing the size of the Committee agendas and length of meetings with many simple applications such as small house extensions or minor agricultural development being included which in turn generates more work for officers in preparing committee reports, presentations etc. It can also add to the length of time taken to make a decision depending on how the processing of the application falls within the Planning Committee cycle.
- Furthermore, recently an 'Emergency Decision' had to be made in respect of an Agricultural Determination application, which is time limited, whereby it was required to be presented to Planning Committee by the current scheme of delegation because of the relationship between the agent submitting the application and a serving officer. The timescales were such that the way it fell in terms of the Planning Committee cycle the decision could not have been made within the specified time.

14. If authority is given to amend the scheme of delegation the practical application of the amended scheme will be kept under scrutiny and if issues evolve out of this a further report will be prepared assessing the issue.
15. The proposal therefore is that planning applications will only need to be referred to Planning Committee where the applicant or agent is related to a member of SRBC staff or Member who is directly involved in the decision-making process. The amended scheme would still require applications to be presented to Planning Committee where the applicant or their agent is related to Planning staff plus all internal consultees who are consulted in respect of an application, and Members who sit on Planning Committee. Further all cases where the applicant or agent is a Member or Officer would of course still have to be brought before Committee.

Equality and diversity

11. There are no equality and diversity issues arising out of the topic considered in this report

Air quality implications

12. There are no air quality implications arising out of the topic considered in this report

Comments of the Statutory Finance Officer

13. There are no financial implications as a result of this report.

Comments of the Monitoring Officer

14. The changes proposed here are relatively minor. However, if Planning Committee is in favour of them then ultimately it would be for full Council to make the final decision as this would constitute a minor change to the Constitution.

Background documents

South Ribble Constitution Document February 2021

Appendices

There are no appendices to this report

Jonathan Noad
 Director of Planning and Property

Report Author:	Email:	Telephone:	Date:
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