

1. Summary

1.1. The application comprises two adjacent pieces of land to be considered as one; the curtilage of no: 7 Marsh Lane and a second piece of undeveloped land associated with the Golden Ball pub. Hall Pool (major river) runs along both sites southern edge, whilst bordering the site are mature trees, hedgerows and shrubbery. Residential properties surround the site which is accessed off Marsh Lane.

1.2. The immediate area is densely developed, generally traditional in nature but accommodates properties in a range of style, age and size. There are no Tree Preservation Orders within, or bounding the development site which is also within Flood Zone 1 (least likely to flood). Longton District Centre lies 500m east of the combined site and is well located in terms of access to local services and public transport options. Both sites are designated under Local Plan Policy B1 (Existing Built Up Area).

1.3. In response to three rounds of publicity 16 letters of objection have been received. Comments raised by statutory consultees have been dealt with either by amendments to the scheme or by condition

1.4. In policy, design 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 comprises two adjacent pieces of land to be considered as one. The first is the garden of no: 7 Marsh Lane, Longton; a large, relatively open site which currently accommodates a 1960's bungalow and detached garage. There are no pavements along this properties road frontage which is denoted by low hedgerow and small picket fence. To the side bounding no: 9 Marsh Lane is mature shrubbery and hedgerow.

2.2. Hall Pool (major river) runs along the sites southern edge, beyond which are no's 3 and 4 Birkdale Close. These properties are screened by mature trees. An area of the development site along the southern edge would sit within 8m of Hall Pool's bank top where development is subject to Environment Agency control; there is no recorded history of flooding to this bank top. To the south-west is Ravenscroft – a large nursing/residential homes, and immediately west is no: 9 Marsh Lane (bungalow). Longton Methodist Church and no's 18-20 Marsh Lane face across Marsh Lane.

2.3. The second part of the site is a sheltered piece of land associated with the Golden Ball pub. To the west of the pub is a large car park, and to the south of this but accessible only from the car park is a 0.3ha piece of undeveloped grassland.

2.4. In the north, beyond the car park and across Marsh Lane is Park Farm Close (residential), and facing the eastern boundary are the rear gardens to 154, 156 and 158 Liverpool Road - two storey semi-detached and detached bungalow respectively. Angled against the south-eastern site corner is a commercial garage whose parking/servicing areas wrap around the southern edge of the site. Gardens to 7 Marsh Lane (western part of combined proposal site) also extend along the western side of the garage's outside space.

2.5. The immediate area is densely developed, generally traditional in nature but accommodates properties in a range of style, age and size. There are no Tree Preservation Orders within, or bounding the development area which is also within Flood Zone 1 (least likely to flood). Longton District Centre lies 500m to the east of the site and is well located in terms of access to local services and public transport options.

2.6. Both sites are designated under Policy B1 (Existing Built Up Area) of the South Ribble Local Plan.

3. Site Context / Planning History

3.1. There are two planning applications on the combined sites history; permissions were granted to different applicants and remain extant. The present scheme seeks to combine both sites into one but with a single central access.

3.2. Permission was granted in September 2018 for erection of two pairs of semi-detached dwellinghouses on part of the Golden Ball pub car park, and erection of a single storey extension to the rear/side of the public house. Access to properties is directly through the pub car park with properties facing north towards Marsh Lane.

3.3. Outline permission 07/2018/2631/OUT was approved in the same month for erection of one detached bungalow with detached garage (access only applied for) on land to the rear of 7 Marsh Lane, Longton. Access to this site would also be from Marsh Lane.

4. Proposal

4.1. The application originally proposed erection of 11 no: detached, two storey dwellings with ancillary works and landscaping, around a central cul-de-sac accessed from Marsh Lane. This version of the scheme had been amended to address Environment Agency and LCC Highway comments. Having regard to comments regarding density and landscaping within the site the applicant has further amended the proposal to reduce the scheme to 9 detached dwellings. All proposals have been subject to full public consultation.

4.2. Four properties would be located within the Golden Ball section (principle already established for four), but would instead face westwards towards the proposed estate road. Three would face north along the southern boundary, whilst on the western side of the proposed access would be two detached properties; the eastern side of the access would be landscaped.

4.3. Five house types are proposed; 2 no: 3 bed roomed and 7 no: 4 bed roomed. Eight have either detached or integral garages, and off road parking to appropriate standards is offered for all properties. Traditionally styled dwellings would be constructed in a mix of red facing brick and pale render with stone window heads and cills, arched, soldier course brickwork to doorways, cottage style windows and slate style roofs. Level access would be provided to all properties although as requested by the Environment Agency those to the rear of the site would be slightly ramped.

4.4. Hedgerow screening properties in the east, and trees to the south would be retained, and although a number of trees would be removed none are of great form or quality. Internal site landscaping is proposed and a five year management plan detailed. Each property would benefit from rear and front lawns, and grassed areas would sit astride the main access from Marsh Lane. A telegraph pole would be relocated and 2m pavement installed to allow for acceptable sightlines from Marsh Lane. Bat and bird boxes have been identified to proposed dwellings and adjacent trees in line with the ecologist recommendation.

4.5. 1.8m close boarded fence would delineate property boundaries – to be demountable for plots 3-5 in line with Environment Agency guidance for bank top development (8m of the bank of a river or watercourse); similar acoustic fencing would serve the rear and side boundaries of Plot 9 which abuts the pub car park. 1.8m brick wall and piers with timber infills, decorative band brickwork and coping stones would be installed to the rear and side of plots 1 and 2 which face Marsh Lane but back onto the proposed estate road.

4.6. A 1.8m wide pathway to allow maintenance of Hall Pool is identified along the western side of Plot 3. Access would be from between Plot 2's garage and the dwelling on Plot 3, and although within private garden space would need to remain clear of development. A condition to this effect is recommended

5. Summary of Supporting Documents

5.1. The application is accompanied by the following:

- Arboricultural Report & Impact Assessment (Ecus 12746/V02:April 19)
- Community Infrastructure Levy Liability/Instalment Documents
- Construction Management Plan
- Design & Access Statement Rev A (Graham Lea)
- Drainage Strategy (Hamilton Technical Services: C0861-24/4/19/ Issue 2)
- Ecological Appraisal (Ecus V2: Feb 19)
- Flood Risk Assessment (Hamilton Technical Services C0861-24/4/19/Issue 2)
- Geo-Environmental Desk Study (Ecus RZ/12746/190219/P1: Feb 19)
- Invasive Non Native Plants Method Statement (Ecus: April 2019)
- Materials Schedule
- Supporting Statement (Kate Belwood: July 19)

Proposal Drawings

- Acoustic Fence (GL255M/11 Graham Lea)
- Close Boarded Fence (GL255M/12 Graham Lea)
- Drainage Layout (C0861-01 Rev A: Hamilton Technical)
- Estate Layout (GL255M/06-500 Graham Lea)
- Estate Layout/Street Scene (GL255M/05-200: Graham Lea)
- Landscape/Soft Specifications & Maintenance Schedule (Ecus 12746-LD-02)
- Landscape Planting Schedule (Ecus 12746-LD-01)
- Location Plan (GL255M/00 Graham Lea)
- Screen Wall (GL255M/13 Graham Lea)
- Site Layout (GL255M/05-500 Graham Lea)
- Surface Water Drainage Plan (C0861-02 Rev A: Hamilton Technical)
- Topography (GL255M/14 Graham Lea)

House Types

- Alexandra (HT969C/01: Graham Lea)
- Alila (HT1272B/01: Graham Lea)
- Cara (HT1182A/01: Graham Lea)
- Daryl (HT1310/01: Graham Lea)
- Haylee (HT900B/01: Graham Lea)
- Detached Garage (GL255B/71 Graham Lea)
- Front Elevations (GL255C/71 Graham Lea)

6. Representations

6.1. Summary of Publicity

6.1.1.A newspaper advertisement and three site notices have been posted on three occasions. In addition three rounds of neighbour letters have been sent to 35 and 47 neighbouring properties respectively. Ward Councillors Clark, Coulton and Hesketh have also been notified

6.2. Letters of Objection or Support

6.2.1. Representation from all three rounds of publicity totals 16 objection letters; including one letter accompanied by 4 identical forms which refer to the letter. Longton Parish Council also object but comments are based upon initial objections from LCC Highways and the Environment Agency which have now been resolved. LPC have not responded further

6.2.2. Representation is summarised as:

Design

- *'2m Berlin Wall around perimeter will resemble a prison camp'* – a 1.8m wall with central panels is proposed only partially to rear gardens of plots 1-3 which face the estate road.
- Dwellings *'look like 3 storey houses'* – properties are all two storey dwellings
- Site is elevated and properties will look much higher
- One resident suggests that plots 1-4 (now 1-3) are bungalows. Two separate residents suggest this for plots 4-7 (now 3-5) and plots 8-11 (now 6-9). There is no consensus of opinion
- The area is typically characterised by bungalows - there are a number of two and three storey buildings in the area including, but not limited to the Golden Ball (adjacent), no's 18 & 20 Marsh Lane (facing), no's 154 and 156 Liverpool Road (east) and those on Birkdale Avenue (rear)
- Respondent confirms that density falls below national averages, but that it exceeds densities for the area. Densities are discussed at Para 8.3.1.3
- Dominant overbearing scheme
- Lack of security to Plot 3-5 gardens, and dangerous unfenced stream at rear – individual gardens are secured by demountable fencing
- Lack of bin storage and electric vehicle recharging points – EVRP are clearly shown on proposal drawings, and there is adequate space for waste storage to the rear of each property.
- Queries why bungalows are *'not allowed'* on the site

Highways

- Increased traffic – Marsh Lane is already oversubscribed by users of the Church, Nursery and School who park on the road
- Inadequate sight lines and pavements
- Restriction to emergency vehicles onto Marsh Lane
- Traffic study has not been provided and should include properties on Park Farm Close (constructed circa 1999) – transport studies and assessments are only required for schemes exceeding 50 new dwellings, or where proposals conflict with the adopted development plan.
- Loss of parking to the pub

Residential Amenity

- Loss of amenity during construction
- Impact upon *'disabled, visually impaired, cyclists, ramblers, horse riders, horse drawn carriages, dogs and children'*
- Increased noise from proposed properties
- Proximity to, and impact on children who live on Park Farm Close (approx. 30m north-east across Marsh Lane)
- Proximity to no's 3 & 4 Birkdale Avenue – resident *'has been told'* that dwellings would be 20m away. Plans show 26m and 23m spatial separation with tree screening.
- Loss of privacy to Birkdale Avenue and separately to no: 158 Liverpool Road

Other

- No room for contractors during development
- Respondent supports approved schemes for 6 but objects to 1

Environmental Issues

- Ecological impact and tree loss
- Hall Pool cannot cope with any more properties, and the old peoples accommodation (Ravenscroft) will flood
- Risks to existing residents from contaminated land
- Proposal requires 8m easement to Hall Pool – this has been provided and the Environment Agency consulted.
- Loss of trees is '*ecological vandalism*'

Officer Comment: Policy encourages the provision of a range of properties to cater for various needs. There is no policy which states that single storey dwellings either cannot or must constitute future housing stock in Longton. Spatial separation however has been assessed against adopted policy as acceptable (Para 8.3.2).

Parking issues in the area will be present regardless of development of this site or not, and it is not reasonable to expect that this proposal should resolve existing problems. Proposals comply fully with adopted parking standards and there is capacity within the site for any additional parked traffic. Users of the church, school and nursery, and surrounding buildings have no right to use or park on what is currently private garden and commercial land, and as such issues relating to their parking should not change as a result of development which would be contained within its own boundaries. Similarly emergency vehicle access would be no different to that currently experienced. Pedestrian routes along Marsh Lane however will be improved. The Highways Authority have assessed sight lines and access separately; their comments are noted below (Para 7.1).

Comments have been made with regards to tree loss on site which has already occurred, but trees were not protected by Tree Protection Order, and the landowner was within his rights to fell any in his ownership. Contaminated land, ecological and flood risk /easement issues have been assessed by the Councils statutory consultees

6.2.3. Other issues which are not material planning consideration and have not been taken into account are:

- Respondent offers drone footage of the site
- Lack of disabled parking on the pub car park
- Respondent refers to Health & Safety Act 1974, Construction Regulations 2007, Right to Light Act 1832 and Vehicle Standards 1999 – the ability to issue planning consent is not fettered by alternative legislation. Highways issues have been assessed against more current standards by the Highways Authority.
- There is no layby provision for the church, school and rest home
- Marsh Lane is a Public Right of Way – this will not change
- Appeal decision refers to 72 Marsh Lane as an '*open aspect of Marsh Lane*' – no: 72 lies 370m to the west in a more rural part of the Lane
- Respondent refers to restrictive site covenants – these are a civil matter outside of the planning process.
- Queries why developer is allowed to call the development 'Crighton Court' - naming of a proposed development by a developer is outside of the control of the planning process, and does not indicate a fait accompli. Until such time as the applicant applies formally for street naming and numbering this name has no legal standing and is simply for marketing purposes.

- A variety of suggestions including that all properties should be bungalows and orientated in a different way – the planning process seeks to determine proposals set before it not impose suggested alternatives.
- Bungalow didn't sell because of proximity to pub so new houses wont either.

7. Summary of Responses

South Ribble **Arborist** has considered the applicants tree survey and amended landscaping proposals (Ecus 12746-LD-V01 & 02) and withdraws his objection to the development. A condition to require five year replacement of new trees is recommended.

7.1. **Lancashire County Council Highways** have assessed the schemes latest version and are satisfied that earlier concerns have now been addressed. LCC note that proposed development would not have a severe impact on highways safety or capacity, and that there are no recorded traffic injury incidents within the sites vicinity in the past 5 years. Conditions with regards to construction management, highway works and future street management are recommended.

7.2. **Ecology Consultant** has assessed the accompanying ecology survey (Ecus V2: Feb 19) and subject to precautionary conditions are satisfied with the approach

7.3. **Lancashire County Education** are responsible for provision of school places across the county. Following assessment of the proposal and available school spaces in the immediate area, LCCE seek a financial contribution of £47,259.93 in respect of 3 no: primary school places to assuage impact from this development

7.4. Community Infrastructure Levy is a charge which helps deliver infrastructure improvements relating to transport, education, health and leisure as identified by the Regulation 123 list (Community Infrastructure Regulations 2010 (as amended)). Regulation 123 restricts the use of planning obligations for infrastructure that will be funded in whole or part by CIL, to ensure no duplication (double-dipping) between the two types of financial contribution. As the 123 list already includes provision for contribution towards schools in the borough which would be funded by combined CIL 123 payments, this education obligation would constitute double dipping. As such LCCE's request cannot be imposed.

7.5. **Lancashire Fire & Rescue** make comment with regards to the Building Regulations for Fire Service access. This would be separately considered by the Building Regulations team.

7.6. **Lead Local Flood Authority** - this reduced proposal is now below the threshold for consideration by the LLFA, but they had no objection to the earlier scheme subject to conditions relating to drainage and its future maintenance. These conditions would be carried forward

7.7. **Environment Agency** initially objected to the proposal but following amendments now withdraw their objection. EA are satisfied that all concerns have been addressed subject to development and mitigation being undertaken in accordance with approved plans and documents. 1.8m must be maintained between the top of Hall Pool and rear fence lines of Plots 3-5, and any works within 8m of the bank top would require an Environmental Permit. Conditions as agreed with the EA are recommended should permission be granted.

7.8. **Environmental Health** have no objection but recommend conditions with reference to contaminated land, soil importation and general construction management

7.9. **United Utilities** confirm that following review of, and subject to development in accordance with the Flood Risk Assessment, proposals are acceptable.

8. **Material Considerations**

8.1. Site Allocation Policy

8.1.1. The site is designated under Local Plan Policy B1 as Existing Built Up Area which includes a presumption towards re-development of under used sites where proposals do not impact upon the amenity of occupants of the area, highways safety or the areas character.

8.2. Policy Background

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

National Planning Policy Framework (2019)

- The NPPF at Para 11: provides a presumption in favour of sustainable development, supporting sustainable economic growth to deliver, amongst other things, homes. In particular, the following chapters of the NPPF are relevant:
- Chapter 5: Delivering a Sufficient Supply of Homes - in line with Governments objective to boost the supply of homes, in a sustainable and appropriate way, and in relevant locations.
- Chapter 11: Making effective use of land – *‘Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Policies should set out a clear strategy ... in a way that makes as much use as possible of previously-developed or ‘brownfield’ land’*
- Chapter 12: Achieving Well Designed Places attaches great importance to the design of the built environment.
- Chapter 15: Conserving and Enhancing the Natural Environment – when determining planning applications, Local Planning Authorities should aim to conserve and enhance biodiversity as reflected by Core Strategy Policy 22 (Bio and Geo diversity)
- *Central Lancashire Core Strategy*
- Policy MP states that the Council will take a positive approach reflecting the NPPF presumption in favour of sustainable development, and in accordance with the Local Plan unless material considerations indicate otherwise.
- Policy 1: Locating Growth aims to concentrate growth and investment on well-located, brownfield sites within key service and urban areas of the Borough.
- Policy 3: Travel encourages alternative, sustainable travel methods to reduce dependence on motor vehicles.
- Policies 4 - 5: Housing Delivery & Density provide for, and manage the delivery of new housing, with development densities in keeping with local areas, and which will have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of the area.
- Policies 6: Housing Quality and 27: Sustainable Resources and New Development both aim to improve the quality of housing by facilitating higher standards of construction,

greater accessibility and ensuring that sustainable resources are incorporated into new development.

- Policy 7: Affordable Housing confirms a target of 30% affordable housing for housing developments of 15 dwellings or more in urban areas.
- Policy 17: Design of New Buildings requires new development to take account of the character and appearance of the local area.
- Policy 22: Biodiversity & Geodiversity aims to conserve, protect and seek opportunities to enhance and manage the biological and geological assets of the area
- Policy 26: Crime & Community Safety seeks to reduce crime levels and improve community safety by encouraging the inclusion of Secured by Design principles in new development.
- Policy 29: Water Management improves water quality and flood management by appraising, managing and reducing flood risk and drainage in all new development.
- *South Ribble Local Plan*
- In addition to site allocation policy B1 (above), the following are also pertinent:
 - Policy A1: Developer Contributions – new development is expected to contribute towards mitigation of impact upon infrastructure, services and the environment, by way of Section 106 agreement and/or CIL contribution
 - Policy F1: Parking Standards requires all development proposals to provide car parking and servicing space in accordance with parking standards adopted by the Council.
 - Policy G10: Green Infrastructure Provision In New Developments: states that all new residential development resulting in a net gain of 5 dwellings must provide sufficient green infrastructure to meet the recreational needs of the development, in accordance with specific but flexible standards; effectively mirroring a number of paragraphs within the NPPF
 - Policy G13: Trees, Woodlands and Development states that development will not be permitted where it affects protected trees and woodland. Where loss of the same is unavoidable however this policy accepts suitable mitigation.
 - Policy G16 –Biodiversity and Nature Conservation protects, conserves and enhances the natural environment at a level commensurate with the site's importance and the contribution it makes to wider ecological networks.
 - Policy G17: Design Criteria for New Development considers design in general terms, and impact of the development upon highways safety, the extended locale and the natural environment.
- Chapter J: Tackling Climate Change looks to reduce energy use and carbon dioxide emissions in new developments; encouraging the use of renewable energy sources.
- *South Ribble Residential Design SPD* echoes Policy G17 in considering design, but in a more prescribed manner.

- *Central Lancashire Open Space and Playing Pitch SPD* sets out the standards for provision of on and off site public open space and playing pitch provision
- *Central Lancashire Affordable Housing SPD* guides on a range of approaches to deliver affordable housing which meets local needs.

8.3. Other Material Considerations

8.3.1. Design, Character and Appearance,

8.3.1.1. Local Plan Policy G17 (Design Criteria for new development) ensures that new development relates well to neighbouring buildings and the extended locality, and that layout, design and landscaping of all elements of the proposal are of a high quality; providing interesting visual environments which respect local character and reflect local distinctiveness. South Ribble's Residential Design SPD discusses design and spatial separation in more detail.

8.3.1.2. In consideration of the above, local distinctiveness and the areas character have been assessed. Properties have been designed to account for the traditional, but densely developed nature of the surrounding area, and although there is no true vernacular to Longton, proposed dwellings are considered to be complementary in style; particularly as many of the neighbouring properties are finished in a similar brick and render mix. A detailed materials schedule has been supplied.

8.3.1.3. The eastern end of Marsh Lane and estates to the immediate north and south are characterised by properties within close proximity of one another. The proposal would replace a fairly open part of the southern street edge with a form more reflective of frontage development seen along the northern and western sections of Marsh Lane. Landscaping fronting, within and bordering the site will serve to soften the development, and it is considered that this site can accommodate a development of this size without resulting in any detrimental impact on the character and appearance of the area. Density on site is proposed at roughly 25 dwellings per hectare; this compares favourably with adjacent developments at Park Farm (opposite), Ashgrove and Birkdale Close & Avenue (immediately south) calculated at between 27 and 31 dwellings per hectare, and a borough average of around 32 per hectare

8.3.1.4. Landscaping on site has been increased so as to retain as much as possible a 'green' link to more rural areas in the west. It should however be acknowledged that the sites were previously in use as a pub car park and garden with large areas of hardstanding. As such the proposal would appear to be more, rather than less verdant than its former state.

8.3.2. Impact Upon Neighbouring Properties

8.3.2.1. The South Ribble Residential Design SPD requires that a minimum spatial separation of 21m is maintained between first floor habitable room windows. 13m is required between a habitable room window and any blank wall or gable.

8.3.2.2. The rear two storey elevation of Plot 9 would face the rear of no's 154-156 Liverpool Road at 27m and 29m, whilst the proposed two storey Plot 6 would indirectly face no: 158 (bungalow) at 21m. Proposed single storey rear elevations of Plots 8 and 7 would face the rear of no: 158 at 18m and 21m respectively, and although reduced in the case of Plot 8 would be screened by existing high hedges – to be retained by condition. The two storey of both plots would face no: 158 at 21m and 21.5m; as compliant with relevant guidance. Plot 8 would indirectly face the north-western corner of no: 162 at approximately 21m distance and again would be screened by existing high hedges.

8.3.2.3. Plots 3-5 would be screened by existing trees from no's 3 and 4 Birkdale Close (South) which lie a minimum of 34m, 30m and 26m away respectively. The south-west corner of Plot 3 would be 28m from the north-east corner of Ravenscroft, and the south-eastern corner of Plot 5 would be around 38m across outside garage space from 162 Liverpool Road. Although use of the garage service yard to the rear might result in some noise issue to new residents, this will be softened to some extent by hedgerows, and on balance is not expected to be excessive

8.3.2.4. The proposed side elevations (landing window only) to Plots 2 and 3 would indirectly face the side of no: 9 Marsh Lane at 10m distance; these properties being similar in relationship to the existing dwelling. The western boundary benefits from mature shrubbery screening and as such any loss of amenity is considered unlikely.

8.3.2.5. Plot 1 directly faces no: 20 Marsh Lane at around 23m whilst Plot 2 lies 21m from the front corner of the Methodist Church. The side elevation of Plot 1 would be 48m from both the Golden Ball and 154 Liverpool Road across the pub car park.

8.3.2.6. Spatial separation distances within the site have been assessed against, and are fully compliant with the Councils standards.

8.3.2.7. Having regard to proposed separation distances, and existing or proposed boundary treatments, any loss of privacy, general amenity or overlooking as a result of this development is considered limited.

8.3.3. Highways and Access

8.3.3.1. Access into the site would utilise almost the same entrance to that of no: 7 Marsh Lane. Sightlines however would be improved, and pavement installed along Marsh Lane and into the site. Off road parking provision to each plot accords to the policy requirements of both this Council and LCC Highways.

8.3.4. Natural Environment, Ecology and Ground Conditions

8.3.4.1. *Trees* – The applicants Tree Survey notes that of 9 tree groups and 15 individual trees recorded 4 trees would be removed; 3 to accommodate development and one to afford Environment Agency access to Hall Pool. A number of smaller trees would be lost to Plot 3 (western edge) but 3 large trees are to be retained along the southern boundary. None of the trees which have since been removed were considered of great quality as many had been topped and were in a bad state. Although trees to the south offer screening, they are ivy clad and again are not good quality. All trees on site including ones since removed were categorised as Category C (low quality or to be retained for less than 10 years) and offered no constraint to development. A condition to protect retained trees/hedgerows is recommended, and in light of the Councils Arborist comments tree and landscaping works are considered acceptable

8.3.4.2. *Site Ecology* – The ecology study provided states that the site offers negligible bat roosting or amphibian habitat potential, but does suggest precautionary conditions with regards to protected species, and protection of Hall Pool during construction. Bat boxes are proposed to dwelling roofs in addition to a number of biodiversity enhancement measures which would be secured by condition.

8.3.4.3. *Flood Risk/Drainage*– Despite its proximity to Hall Pool, the site is within an area of low to negligible flood risk from rivers, surface or groundwater. Proposed floor levels are also shown to be at least 1.25m above that normally required. Hall Pool lies to the south, but subject to conditions to control development (other than subterranean pipes and chambers) in line with Environment Agency advice should not impact at all on proposed dwellings.

8.3.4.4. The areas subsoil is such that surface water filtration drainage is not suitable. The applicant therefore proposes surface water connection to Hall Pool with foul connection to the existing public sewer. The applicant has submitted technical assessment of drainage, and they consider that it is possible to design sustainable surface water drainage system to prevent flooding on, or out of the site. LLFA had no previous objection subject to conditions regarding drainage and future management

8.3.4.5. *Contaminated Land* – The site was undeveloped until the 1960's when the current bungalow was constructed. Soil testing identifies the site as of low contamination risk, and as such a precautionary condition is considered sufficient

8.4. Construction Standards / Sustainability

8.4.1. *Sustainability* - In general terms sustainable developments are easily accessible, contribute to the areas social and economic value, and protect or support the environment by constructing using sustainable materials and processes. One of the objectives of modern construction is to reduce energy use and carbon dioxide emissions in new developments; whilst improving housing quality by facilitating higher construction standards. Should permission be granted, conditions to ensure installation of electric vehicle charging points and appropriate construction standards are considered appropriate.

8.4.2. *Community Facilities & Public Transport* – There are three primary and one secondary schools within 0.8 and 1.5 miles of the proposal site respectively. Four GP surgeries sit within a 2.5 mile radius (one being 1 mile away), and there is a dentist 0.6 miles from the site entrance. Pedestrian access to Longton's medium scale supermarket and local shopping options (500m east) would be relatively easy, although there are a number of bus stops to surrounding areas within 150m of the site.

8.5. Developer Contributions

8.5.1. Local Plan Policy A1 (Developer Contributions) expects that new developments will contribute towards mitigation against impact on infrastructure, services and the environment. Contributions would be secured where appropriate through planning obligations (Section 106 agreement) and/or Community Infrastructure Levy.

8.5.2. *Community Infrastructure Levy* - CIL is payable on all properties at the current rate (£65 x 1.415 per square metre floor space), and would be used towards infrastructure as identified by the Regulation 123 list. Liability has been calculated at £79190.48 (861m²) and would be payable in 4 instalments beginning 60 days from first commencement on site.

8.5.3. *Affordable Housing* - Core Strategy Policy 7 (Affordable and Special Needs Housing) and the Central Lancashire Affordable Housing SPD requires 30% on or off-site affordable housing on sites of 15 dwellings or more, or an off-site contribution towards housing elsewhere. This site is below that threshold

8.5.4. *Public Open Space* - the Central Lancashire Open Space & Playing Pitch Strategy (2012) also states that all new residential developments of 10 dwellings or more must provide sufficient green infrastructure to meet the developments recreational needs in accordance with adopted standards. Again this proposal is below the threshold for a financial contribution.

9. Conclusion

The proposed erection of 9 no: dwellings with ancillary works is considered in design terms to be in keeping with the area and its extended environs. Having regard to the material considerations within the above discussion, this proposal is considered to comply with the relevant policies of the South Ribble Local Plan and Residential Design SPD, Central Lancashire Core Strategy and National Planning Policy Framework. It is therefore 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. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans

- o Arboricultural Report & Impact Assessment (Ecus 12746/V02:April 19)
- o Community Infrastructure Levy Liability/Instalment Documents
- o Construction Management Plan
- o Design & Access Statement Rev A (Graham Lea)
- o Drainage Strategy (Hamilton Technical Services: C0861-24/4/19/ Issue 2)
- o Ecological Appraisal (Ecus V2: Feb 19)
- o Flood Risk Assessment (Hamilton Technical Services C0861-24/4/19/Issue 2)
- o Geo-Environmental Desk Study (Ecus RZ/12746/190219/P1: Feb 19)
- o Invasive Non Native Plants Method Statement (Ecus: April 2019)
- o Materials Schedule
- o Supporting Statement (Kate Belwood: July 19)

Proposal Drawings

- o Acoustic Fence (GL255M/11 Graham Lea)
- o Close Boarded Fence (GL255M/12 Graham Lea)
- o Drainage Layout (C0861-01 Rev A: Hamilton Technical)
- o Estate Layout (GL255M/06-500 Graham Lea)
- o Estate Layout/Street Scene (GL255M/05-200: Graham Lea)
- o Landscape/Soft Specifications & Maintenance Schedule (Ecus 12746-LD-02)
- o Landscape Planting Schedule (Ecus 12746-LD-01)
- o Location Plan (GL255M/00 Graham Lea)
- o Screen Wall (GL255M/13 Graham Lea)
- o Site Layout (GL255M/05-500 Graham Lea)
- o Surface Water Drainage Plan (C0861-02 Rev A: Hamilton Technical)
- o Topography (GL255M/14 Graham Lea)

House Types

- o Alexandra (HT969C/01: Graham Lea)
- o Alila (HT1272B/01: Graham Lea)
- o Cara (HT1182A/01: Graham Lea)
- o Daryl (HT1310/01: Graham Lea)
- o Haylee (HT900B/01: Graham Lea)
- o Detached Garage (GL255B/71 Graham Lea)
- o Front Elevations (GL255C/71 Graham Lea)

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

3. All new dwellings are required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations. Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details
REASON: Policy 27 of the Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4. However following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. As Policy 27 is an adopted Policy it is still possible to secure energy efficiency reduction as part of new residential schemes in the interests of minimising the environmental impact of the development
4. No dwelling hereby approved shall be occupied until a SAP assessment (Standard Assessment Procedure), or other alternative proof of compliance (which has been previously agreed in writing by the Local Planning Authority) such as an Energy Performance Certificate, has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling has achieved the required Dwelling Emission Rate.
REASON: Policy 27 of the Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4. However, following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. As Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development.
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 investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site, in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G14 in the South Ribble Local Plan 2012-2026
6. Prior to the importation of any subsoil and/or topsoil material into the proposed development site, a Desk Study shall be undertaken to assess the suitability of the proposed material to ensure it shall not pose a risk to human health as defined under Part IIA of the Environmental Protection Act 1990. The soil material shall be sampled and analysed by a Competent Person. The details of the sampling regime and analysis shall be submitted to and agreed in writing by the Local Planning Authority prior to the work taking place.

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

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

7. 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
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. Prior to commencement of works on site details of all piling activity shall be submitted to the local planning authority together with all mitigation measures to be taken. Piling activities shall be limited to 09:30 - 17:00.
REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and G17 of the South Ribble Local Plan
10. No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.
Those details shall include, as a minimum:
 - a) Information about discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD. Detailed drawings should include long and cross section drawings of drainage system, flow control manhole, attenuation tank and watercourse outfall. The flow rate should be clearly shown on the detailed drainage plan.
 - b) Cross section drawings showing plot 4 foundations, fencing and attenuation tank on the western side of the proposed dwelling.
 - c) The drainage strategy should demonstrate that the surface water run-off must not exceed the greenfield runoff rate calculated at 5 litres per second. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
 - d) Flood water exceedance routes, both on and off site;
 - e) A timetable for implementation, including phasing as applicable;
 - f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
 - g) Details of water quality controls, where applicable.

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

11. No dwelling hereby approved shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.
REASON: To ensure that the proposed development can be adequately drained, to improve water management and reduce the risk of flooding in accordance with Policy 29 in the Central Lancashire Core Strategy
12. Demountable fences to Plots 3-5 shall be installed prior to first occupation of the first dwelling and shall remain demountable thereafter unless agreed in writing by the Local Planning Authority.
REASON: To allow access to the bank top of Hall Pool (Main River) and to safeguard local watercourses and avoid pollution of the water environment in accordance with Policy 29 in the Central Lancashire Core Strategy
13. Acoustic fences to Plot 9 shall be installed prior to first occupation of the first dwelling and shall remain thereafter unless agreed in writing by the Local Planning Authority.
REASON: In the interests of the amenity of existing and future residents in accordance with Core Strategy Policy 17 and Local Plan Policy G17
14. 1.8m wide access between dwelling on Plot 3 and garage on Plot 2, and to the western edge of Plot 3 shall be kept clear to allow access to the bank top of Hall Pool (Main River). No built development, outbuildings or structure shall be placed within this access area, or within the 8m easement area denoted on approved plan GL255M/06-500 (Graham Lea) to the rear gardens of Plot 4-7
REASON: To allow access to the bank top of Hall Pool (Main River) and to safeguard local watercourses and avoid pollution of the water environment in accordance with Policy 29 in the Central Lancashire Core Strategy
15. Prior to commencement on site (excluding demolition) a Management and Maintenance Plan and where appropriate details of legal agreements for the management, maintenance and retention of any formal or informal public open space and landscaped areas (with reference to approved plan 12746-LD01 (Ecus) shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed in accordance with the agreed scheme, and this public open space shall remain free from development thereafter.
REASON: In the interests of residential amenity, and to ensure before development commences that public open space is provided to an acceptable standard and in accordance with Policy 18 of the Core Strategy.
16. The approved landscaping scheme identified on approved plan 12746/LD/01 Ecus shall be implemented in the first planting season following completion of the development or first occupation/use, whichever is the soonest, and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority, in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. This maintenance shall include the watering, weeding, mulching and adjustment and removal of stakes and support systems, and shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies by the same species. The replacement tree or shrub must be of similar size to that originally planted.

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

17. The hedgerow identified between Plots 6-9 and properties on Liverpool Road on approved plan GL255M/06-500 (Graham Lea) shall be retained unless otherwise agreed with the Local Planning Authority
REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy, Policy G13 and Policy G17 in the South Ribble Local Plan 2012-2026
18. Before any site activity (construction or demolition) is commenced in association with the development, barrier fencing shall be erected around all trees and hedges to be retained on the site. 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
19. No tree felling, clearance works, demolition work or other works that may affect nesting birds shall take place between March and August inclusive, unless the absence of nesting birds has been confirmed by surveys or inspections.
REASON: To protect habitats of wildlife, in accordance with Policy 22 in the Central Lancashire Core Strategy
20. Development shall proceed in line with the recommendations of approved Invasive Non-Native Plants Method Statement (Ecus 13047: April 2018) unless agreed in writing with the Local Planning Authority.
REASON: The spread of invasive plants is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment recurs
21. No development, site clearance, or earth moving shall take place, or machinery brought onto site until a method statement to protect Hall Pool from accidental spillages, dust and debris has been supplied to and agreed in writing by the Local Planning Authority. All measures shall be implemented and maintained for the duration of the construction period in accordance with the approved details.
REASON: To ensure that adequate provision is made for the watercourse and any protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
22. External lighting associated with the development shall be directional and designed to avoid excessive light spill and shall not illuminate bat roosting opportunities within the site or trees and hedgerows in the area. The principles of relevant guidance should be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance Bats and Lighting in the UK, 2009).
REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

23. Prior to first occupation of each dwelling hereby approved, bat roosting opportunities as identified by approved plan GL255M/05-200 (Graham Lea) shall be installed. These shall be maintained and 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
24. Should the development not have commenced within two years the date of this permission, a re-survey be carried out to establish whether bats or barn owls 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 bats or barn owls 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
25. If the presence of great crested newts, bats or other protected species is detected or suspected on the development site at any stage before or during development or site preparation, works must cease and advice sought from a suitably qualified ecologist.
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
26. Prior to first occupation of each dwelling hereby approved, electric vehicle recharge points as identified by approved estate layout GL255M/05-200 shall be provided to that dwelling with appropriate infrastructure and cabling. These shall be retained and maintained thereafter
REASON: To enable and encourage the use of alternative fuel use for transport purposes in accordance with Policy 3 of the Central Lancashire Core Strategy
27. Prior to first occupation of each dwelling hereby approved, the parking spaces associated with that property shall be drained and surfaced. These areas shall be retained at all times thereafter for the parking of vehicles.
REASON: To ensure the provision and retention of adequate on-site parking in the interests of residential amenity and highway safety as required by Policy F1 and Policy G17 in the South Ribble Local Plan 2012-2026
28. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement (2m footway along the sites full frontage) has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980.
REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users and to be in accordance with Policy G17 in the South Ribble Local Plan 2012-2026.
29. The new estate road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before first occupation of any dwelling hereby approved.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative as required Policy G17 in the South Ribble Local Plan 2012-2026

30. No development shall be commenced until details of the proposed arrangements for future maintenance and management of proposed streets within the development have been submitted to, and approved by the Local Planning Authority. The streets shall be thereafter maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 30 of the Highways Act 1980 or a private management and maintenance company has been established. Details of the constitution of any private management and maintenance company confirming funding, management and maintenance regimes shall be supplied to the Local Planning Authority.

REASON: To ensure future management and maintenance of the proposed streets.

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

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

South Ribble Local Plan

- A1 Policy A1 Developer Contributions
- F1 Car Parking
- G10 Green Infrastructure Provision in Residential Developments
- G13 Trees, Woodlands and Development
- G16 Biodiversity and Nature Conservation
- G17 Design Criteria for New Development

Residential Extensions Supplementary Planning Document Open Space and Playing pitch Affordable Housing (Supplementary Planning Documents)

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. Ecology Note: 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. United Utilities Note: Not all public sewers are shown on the statutory utility records. The applicant should be made aware that the proposed development may fall within the required access strip of a public sewer and make contact with a Building Control body at an early stage. South Ribble Building Control can be contacted on 01772 625420

United Utilities Note 2: A separate metered supply to each unit will be required at the applicants expense and all internal pipework must comply with current water supply (water fittings) regulations 1999. Please contact UU on 0845 7462200 regarding water mains/public sewers or 0870 7510101 to access a fully supported mapping service.

It is the applicant's responsibility to demonstrate the exact relationship between any assets that may cross the site and any proposed development.

United Utilities Note 3: To reduce the volume of surface water drainage from the site we would promote the use of permeable paving on all driveways and other hard standing areas including footpaths and parking areas.

4. Please note: All future occupants/purchasers of the dwellings hereby approved should be notified of any condition imposed on this planning permission to avoid any misinterpretation of restrictions on individual plots.

5. LLFA Note: This permission does not automatically grant consent to connect to Hall Pool watercourse. As Hall Pool is designated as a main river the applicant will need an environmental permit from the Environment Agency to discharge surface water from this development. The applicant should obtain the environmental permit from the Environment Agency before starting any works on site.

6. Environment Agency Note: The developer must advise future occupants that any works carried out in, over, under or within 8m of the bank top of Hall Pool as identified by approved plan GL255H/05-500 (Graham Lea) will require an Environmental Permit from the Environment Agency and planning permission from South Ribble Borough Council