

Application Number 07/2020/00277/FUL
Address Land at Oldfield and Long Meadow
Oldfield
Much Hoole

Applicant Applethwaite Ltd

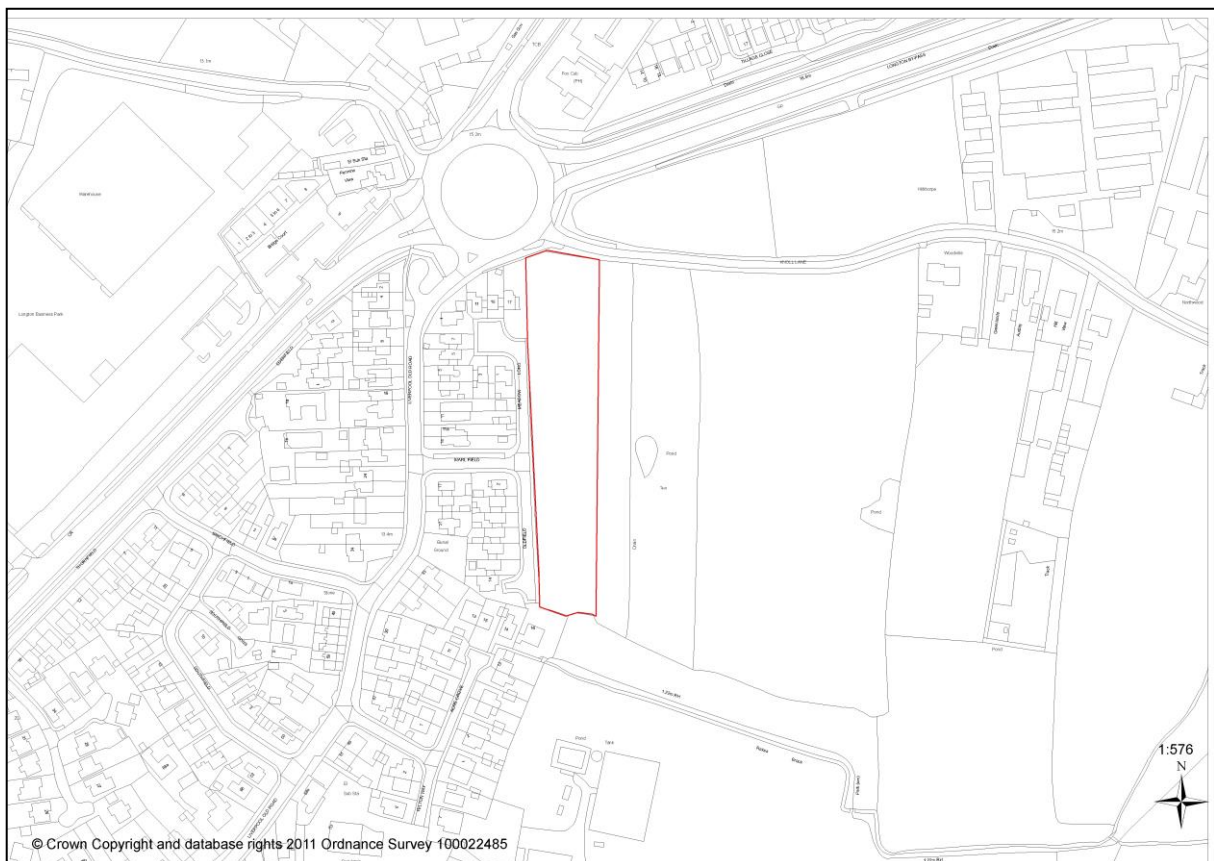
Agent Matthew Wyatt
PWA Planning
2 Lockside Office Park
Lockside Road
Preston PR2 2YS

Development Erection of 14 no: adaptable, accessible bungalows for over 55 age group.

Officer Recommendation **Approval with conditions with the** the decision to be delegated to the Director of Planning & Housing in consultation with the Chair and Vice-Chair of the Planning Committee upon the successful completion of a legal agreement to secure a financial contribution towards public open space
Officer Name

Mrs Debbie Roberts

Date application valid 17.03.2020
Target Determination Date 16.06.2020
Extension of Time 08.07.2020



1. Report Summary

1.1. The application refers to a strip of land (30m x 200m) located at the edge of a larger piece of open land facing Oldfield and Long Meadow, Much Hoole (chalet style residential). The site is bordered by hedgerows and sporadically placed trees but is undeveloped. It is allocated by the South Ribble Local Plan as a site for village development (Policy B2).

1.2. The proposal seeks permission to erect 14 no: bungalows, 4 no: detached garages and associated works for use by the over 55 age group as detailed in full at Section 4 below. The linear development would be accessed from Oldfield/Long Meadow via existing highway and in design terms would reflect the wider streetscene. Spatial separation to and from existing and proposed properties is also policy compliant. Other than minor changes which have now been agreed by the Highways Authority, highways safety and capacity for what is a relatively small scheme is considered acceptable

1.3. In response to publicity 26 letters of representation have been received. Comments raised by statutory consultees have been dealt with either by amendments to the scheme or by condition

1.4. Policy B2 – as discussed in Section 8.1 below allocates and safeguards land such as this site for uses to support the village community and its needs. B2 is only released for development which cannot be accommodated within the existing built up area of the village or the site has been evidenced as preferable for the proposal. This policy however does not rank listed acceptable uses by preference as not every site will be suitable for every community use. This is supported by the later B2 Village Development SPD which amongst other things notes that one of the major issues in rural settlements is the availability of a range of house types, both affordable and otherwise, for a range of buyers who need to be in the area for a variety of reasons. In conflict with the SPD however is Counsel advice received (see Section 8.9.3 below) and the recent Olive Farm appeal which was determined after SPD adoption and states that need may be on a Borough wide not settlement basis.

1.5. Overall, and giving due weight to each aspect of the following commentary the proposal is considered compliant. It is therefore 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 a narrow strip of land accessed off Oldfield and Long Meadow, Much Hoole. The site is 30m wide x 200m long running in a slightly sloping, north to south direction and bordered by mature hedgerow and a number of sporadically placed trees. There are no other obvious landscape features on or bounding the site

2.2. To the west is residential development on Oldfield and Long Meadow, and in the east and south are deep tracts of open, Green Belt land. Immediately north is Knoll Lane; field gate access is also possible from here. Residential properties in the area are a mix of single and two storey properties, but those immediately abutting the site are 1970's, chalet style properties. Garages are also present on Long Meadow to provide rear access for dwellings addressed onto Liverpool Old Road

2.3. The site itself is designated by Policy B2 (Village Development) of the South Ribble Local Plan.

3. Site Context / Planning History

3.1. There is one planning applications on the history of this site:

- 07/1976/0254 – erection of 18 semi-detached dwellings. Refused June 1976 for the following reasons:
 - o Conflict with the approved town plan
 - o Proposal would prejudice proposals for Central New Town
 - o Sewerage system serving Much Hoole was not designed to provide sewerage from other areas
 - o Precedent set for other developments

Reference has been made to this refusal in representation received as a reason for future refusal, but as the application is 44 years old and planning policy is now very different this decision holds very little weight. Reason 2 is no longer relevant, and reasons 1,3 and 4 are assessed in accordance with the current local plan below.

4. Proposal

4.1. The application proposes erection of 14 no: bungalows (C3 use class), 4 no: detached garages and associated infrastructure for the over 55 age group. Properties would be 2 or 3 bedroomed, 10 of which would be detached; plots 9 and 10 would be semi-detached. The proposed street scene would reflect the surrounding area, but each complementary property would be slightly different with house types having footprints of between 8m and 10m wide x 10m deep, and with gabled front/hipped or pitched roofs. Plots 1, 5&6 and 13 would have detached single garages to the rear suitable for housing one vehicle.

4.2. Properties would be constructed in a mix of render and brick (to be agreed) with artstone detailing, contrasting heads and cills. Some plots would include mock Tudor boarding whilst others will have tile hung decorative areas.

4.3. Properties would be laid out in a linear formation facing a similar arrangement across Oldfield (opposite). Access to plots 1-4 (northern end) would be from a shared driveway off Long Meadow, whilst the remaining plots would benefit from private driveways also off Long Meadow and Oldfield. An area to the sites centre between plots 8 and 9 would be retained to allow access through to agricultural land in the east.

4.4. Supplementary landscaping would be added throughout the site but existing boundary shrubbery would be retained. A tree to the site frontage would be removed to accommodate proposed pathways. Private amenity space would be similar to that of surrounding properties with 10m – 15m deep back gardens and 6m – 10m front gardens. 1.8m close boarded fence would be installed around the site boundaries and to denote individual plots within the site.

4.5. Waste storage to the rear or side of each property and appropriate levels of off-road parking have been identified. Installation of an electric vehicle charging point for each dwelling is also required which would be secured by condition. Access into the site during construction would be via the field gate on Knoll Lane. LCC Highways are happy with this arrangement which would also be secured by condition.

5. Summary of Supporting Documents

- 5.1. The application is accompanied by the following:
- Construction traffic management plan (C999-CTM-01A Applethwaite)
 - Construction management statement (Applethwaite)
 - Contract plan (Woodcroft 17-12-CP01)
 - Design & Access statement (Woodcroft Design)
 - Ecological appraisal (Envirotech 6149: 24.1.20)

- Flood risk assessment / preliminary drainage statement (Michael Lambert Associates B2336 v1: 30.1.20)
- House type and garage plans HT-AB-01, HT-BB-01, HT-BR-01, HT-CB-01, HT-CR-01, HT-SG-01 (Woodcroft)
- Location plan (Woodcroft 17-12-0501: January 2020)
- Planning statement (PWA Planning 19-835 v2: March 2020)
- Proposed site layout (19-68-P01C Woodcroft)
- Proposed site layout – refuse management (19-68-P02C Woodcroft)
- Proposed site layout – materials (19-68-P03B Woodcroft)
- Proposed Street Scene 19-68-SL01 (Woodcroft)
- Topographical Survey (02353/01 Geomatic Surveys)
- Transport statement (Eddisons: 2915 30.1.20)
- Travel plan (Applethwaite May 2020)
- Tree survey and root protection plan (TBA 6230.01)
- Tree survey reports (TBA MG/6230/TSR: Jan 2020)

6. Representations

6.1. Summary of Publicity

6.1.1. A site notice has been posted and fifty-four neighbouring properties have been consulted. Representation has been received from twenty-six residents whose comments are summarised as follows. In several cases numerous responses have been received from the same person. Each of these have been combined as one:

Site Allocation

- Not enough evidence to support B2 use
- Site is Green Belt land – the site is not Green Belt land
- Old decisions presented as evidence are relevant – one respondent quoted refusal from 44 yrs ago and questions what has changed?
- *'how can commercial development serve local needs'*

Highways

- Impact on highways capacity in the area which is already congested
- Conflict between farm vehicles using the access road and residential properties – concern that farm vehicles could use Knoll Lane but aren't going to
- Proposed farm access is an opening for future development
- Oldfield and Long Meadow aren't good enough to take more traffic

Relationship to Neighbours

- Loss of privacy from users of new houses and traffic passing existing gardens
- Loss of peaceful area and view from homes across open field
- Lost air quality
- Use of existing sewers will be detrimental to existing residents

Design

- Properties are out of character with the area
- *'not in keeping with the stylistic context or scale of the local area'*
- Lack of infrastructure

Environmental Impact

- Impact on wildlife and *'substantial trees'*

- ‘cancerous particles in the ground mentioned by ground survey team will be catastrophic for residents’ – a pre-commencement contamination survey and relevant mitigation measures would be agreed with this Council prior to any start on site if approved
- Site floods regularly – a check of the LCC Mapzone website notes there is no recorded history of flooding on this site
- Loss of ‘one of the few accessible green spaces in Much Hoole’ – this site is private, secured land and not publicly accessible green space
- Loss of farmland
- ‘Climate change requires us to stop building houses’
- Ecology reports were undertaken ‘in the rain so wildlife didn’t appear’
- Respondent disputes findings of the ecology study

Miscellaneous

- Why is the site 400m along the road which is ‘reserved for development’ not being used?
- Loss of identity as a village
- Disruption during construction
- Reduced quality of health for neighbouring residents
- Precedent set for development
- Inadequate community facilities
- Respondent references ‘build policy that future development should be within existing plots’
- No need in the area for over 55’s property and dwellings wont be kept for over 55 use
- People over 55 do not need three bedrooms
- Reduction in house prices
- Application should be withdrawn until after lockdown
- Suggests development be moved elsewhere

Covid 19

Several respondents have raised concern that the proposal has been submitted at a time when public meetings are not possible, with one resident claiming that the Council is ‘underhand in accepting applications during Covid 19’. The Council has undertaken full public consultation – as evidenced by the above responses – and planning decisions are being made during this period by way of emergency powers, having regard in the usual way to all the evidence provided, and in line with adopted policy and Government guidance. Refusing to accept planning applications or postponement of decision making is not however an option afforded to the planning system under the current legislation

7. Summary of Responses

7.1. **Lancashire County Council Highways** have the following comments after reviewing the LCC five year personal injury data base and considering the accompanying Transport Statement (Eddisons 2915/20 30.1.20).

There have been no recorded incidents in the site’s vicinity within the last 5 years, and LCC are of the opinion that the roads on Oldfield, Marfield and Long Meadow which provide access are acceptable to serve a development of such a small size in addition to the existing dwellings already served from them. The size and nature of the development should have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site. However LCC Highways request that the following two points of concern regarding the layout are addressed:

1. A 2m wide footway to be provided along the sites full frontage with Long Meadow and Oldfield to protect the required sightlines from proposed driveways and support sustainable travel.

2. The proposed private driveway serving plots 1 – 5 should be extended to the North of plot 1 to facilitate turning for vehicles exiting/entering plot 1.

Point 1 requires the removal of a single tree on the sites frontage which the applicant is happy to do. A number of options to retain have been discussed with LCC and the Councils Arborist but none are possible or appropriate. The Arborist however has no objection to the trees removal and amended plans provided which are acceptable to LCC

7.2. **Ecology Consultant** – Ecological Assessment (Envirotech 6149/24.1.20) found no notable species or habitats on site and sought no further survey. Although ponds were partially inaccessible for survey the ecologist was happy that sufficient information has been provided to rule out Great Crested Newts as a material consideration. Hedgerows on the sites perimeter are also not considered important in terms of the Hedgerow Regulations 1997. The Councils Ecologist has no objection on nature conservation grounds subject to precautionary conditions and development as detailed in the aforementioned report.

7.3. **Lancashire Fire & Rescue** offer generic comments relating to access which have been considered by LCC Highways and would be checked during construction by Building Control.

7.4. **Lead Local Flood Authority** objected to the proposal on the basis that there is no evidence that a formal agreement is in place to allow surface water drainage and connection to the watercourse onto land outside the 'red edge', and that without such an agreement surface water discharge would not be possible. The applicant has provided a letter from the landowner's solicitor which confirms that his client and Applethwaite Ltd have entered into a contractual agreement with regards to main surface water drainage, attenuation storage, surface water pumping and watercourse outfall. This commercially sensitive document is not publicly available, but Officers can confirm its existence, and the LLFA have withdrawn their objection. What should be noted however is that this issue is a civil matter which holds very little weight as a reason for refusal. Should the agreement fail then it would be the responsibility of the developer to amend the scheme so that drainage is possible within its own site. Until that time this objection is now overcome.

7.5. **South Ribble Arborist** – 19 trees and hedgerows have been assessed with only removal of deadwood from an Ash tree (T1) recommended. All specimen are of low or moderate quality but in fair condition with different levels of future growth potential. None are proposed for removal other than areas of hedgerow to allow for driveway access, but the Arborist has no objections subject to tree protection measures. Following comments from LCC with regards to removal of a tree on the site frontage to make way for pavement, the Arborist was contacted again and made this comment:

'The tree has been identified as an ash rated B2, major deadwood present. If there is no engineering solutions which allow retention I am happy for the tree to be removed. Ornamental trees at property frontages are difficult to establish for numerous reasons but I suggest if a spec is supplied by the developer and approved, ie decent access for the tree roots onto good soil with root barriers etc it should suffice.'

7.6. **South Ribble Environmental Health** has no objection and requests construction management, hours of operation, contaminated land and charge point conditions. They have also requested a pre-commencement acoustic survey relating to traffic noise from the adjacent highway

7.7. **South Ribble Housing** comments as follows. Affordable housing is discussed in full at Para 8.9.3

'the development of 14 houses would be for sale on the open market, but for both market

and affordable housing, in line with the B2 Village Development SPD local need must be clearly demonstrated within the settlement boundary that the development falls – need within another settlement will not be acceptable. For market housing, local housing need should be demonstrated through a local housing needs survey for the settlement, and the number/type of market homes proposed should match the need demonstrated within the survey. No such survey has been submitted as part of the current application.

Core Strategy Policy 7 requires sites in rural areas or adjoining villages to achieve a target of 35% affordable housing provision, with the lower threshold of 10 dwellings applied in rural areas. Given the location of the site and number of dwellings proposed it is expected that this target will be achieved – either through on-site provision or off-site contribution. The planning statement is unclear that this target cannot be met due to financial viability and no affordable housing has been proposed. If there are issues of viability, then the applicant should provide a viability assessment for independent assessment.

The Affordable Housing SPD advises that: “Where an element of affordable housing is required, at least 70% of the affordable housing units should be for Social Rent or Affordable rent unless the Council is satisfied that an alternative mix meets an independently assessed proven need and agrees to such alternative provision. The evidence to support an alternative mix will need to be provided by the applicant/developer at their own cost”. Housing for older and vulnerable people across all tenures is identified as a priority in the Draft South Ribble Housing Strategy particularly given the ageing population of the borough as evidenced through ONS population projections. The building of dwellings to meet accessible and adaptable Building Regulations standards is welcomed and it is recommended that design should make best use of HAPPI principles to offer flexibility over time as needs change. The applicant proposed that dwellings include occupancy restrictions to those of 55 years of age and over. This would be secured by S106 agreement to ensure occupancy restrictions to manage initial and future sales. In addition, if local village need is demonstrated it would be appropriate to include local connection occupancy criteria in the S106 to enable homes to best meet the village need.

7.8. United Utilities have no objections subject to sustainable drainage in line with the NPPF hierarchy.

8. Material Considerations

8.1. Site Allocation Policy

8.1.1. The site is designated by Policy B2 of the South Ribble Local Plan as a Village Development site

8.1.2. Policy B2 states that land allocated by this policy will be safeguarded to meet local needs. It will only be released during the plan period for development (including affordable housing, health care, community facilities or employment use) which meet the following requirements

- a) Proposed development cannot be accommodated within the existing built up area of the
- b) village OR
- c) This site is preferable for the proposed. Evidence of this will be required

8.1.3. Para 5.4 of the policy justification recognises that to maintain the vibrancy of villages and opportunities for local investment and growth some development will be needed on the periphery to accommodate local needs. Para 5.7 goes on to say that land is reserved to meet local needs which cannot be satisfied elsewhere within these settlements, but that the land will remain in its existing use if no development for local needs is proposed. A demonstration of the need for a particular development in the village, and that alternative

sites(s) could not accommodate such development will be provided to the Council through submission of a supporting statement with accompanying evidence.

8.1.4. Policy B2 does not rank the listed acceptable uses by preference but requires that the application is supported by appropriate evidence to demonstrate local need for the development. Not every site will be suitable for every community use. During the application process for recent B2 applications it became apparent that there was confusion over the aims of the Policy, levels of evidence required and what in particular constituted local need. On the basis that matters required clarification the B2 Village Development SPD was adopted in September 2019

8.1.5. The SPD notes that one of the major issues in rural settlements is the availability of a range of house types, both affordable and otherwise, for a range of buyers who need to be in the area for a variety of reasons. For residential development, both market housing and affordable, the local need therefore must be clearly demonstrated within the settlement boundary that the development falls within – a need within another settlement will not be considered acceptable. Any evidence submitted to demonstrate local need will need to be corroborated by a suitably qualified, independent individual who has been agreed in writing by the Local Planning Authority. The applicant contacted Ward and Parish Councillors to garner their opinions of where and what type of housing would be most required in the area. No response was received from any party.

8.1.6. Appeal APP/F2360/W/19/3230528 (Olive Farm, Methuen Drive) however granted permission for housing development in Hoghton on a B2 allocated site in December 2019. In summation the Inspector states as follows, and although the appeal refers to a different settlement the fact that he effectively refutes need on a settlement rather than wider local need basis, and that the decision comes after adoption of the SPD must be offered considerable weight in the planning balance.

(Para 19). Notwithstanding this, the site is identified as being safeguarded by policy B2 of the SRLP to meet local needs. In identifying what local need may comprise, the policy makes reference to local affordable housing, amongst other uses, but is neither prescriptive nor prohibitive, notwithstanding any amendments to the policy during its examination. As such, the proposed residential development of market and affordable housing is not precluded. A further test that the proposed development cannot be accommodated within the existing built up area of the village is agreed as being met

(Para 20). The justification for policy B2 is similarly broadly worded, requiring only a demonstration of the local need, but without defining the extent of 'local'. Notwithstanding, an assessment of local need is contained within the committee report and, despite the appellant's disagreement with such a requirement, detailed evidence was also submitted for the appeal.

(Para 21) The Council ultimately determined that a local need had not been demonstrated, suggesting local need assessment at postcode level. However, the Council's measurement of affordable housing interest is recorded at a wider neighbourhood level. That 43% of interest list applicants express interest in housing in the eastern neighbourhood ... clearly suggest an ongoing local need at those wider levels. Local need was further evidenced by the appellant at postcode level in their initial application submissions, and at ward level in the subsequent arc4 housing report. The existence of a wider local need at any of these levels is not in itself disputed by the Council.

(Para 22). Instead, the Council consider that affordable housing need will be met by two recent planning permissions at Brindle Road, Bamber Bridge, where 121 affordable units are anticipated to be provided. Allied to this, the Council have recently adopted B2SPD that adds further detail to Policy B2. This sets out guidance on how local need for housing should now

be assessed at village level, specifically in this case through a Housing Needs Survey (HNS) . This sets a higher bar of evidence than the evidence already provided on wider local need, and goes beyond the given reason for refusal.

(Para 23). The provision of 121 affordable units at Bamber Bridge relates to an urban area to the west of the rural Coupe Green. To the east, within the nearest rural comparator at Hoghton, a smaller village than Coupe Green and which only has a small amount of affordable housing, demand is recorded for 22 units. Within Coupe Green, there is no housing waiting list data available due to the absence of any existing social housing. At the hearing, the Council accepted that a potential need may exist within Coupe Green, however it had not yet been proven. In addressing this, the appellant argued that, whilst the arc4 report has not been prepared at village level, it uses data sources covering the village.

(Para 24). Given these factors, and given the evidence on a wider local need on an ongoing basis of 235 units per annum, it is not rational to surmise that Coupe Green could be a pocket of no-need that could not contribute to that ongoing wider local need, notwithstanding whether the Council considers it is meeting self-set targets for affordable housing. As a result, I find that an HNS is not necessary in this particular instance. Consequently, whilst I give significant weight to the recently adopted B2SPD, any harm to this new guidance is outweighed by the substantial benefits of increasing affordable housing provision towards the ongoing wider local need.

(Para 25). Concerns have also been raised that any such affordable housing would not necessarily be available to local residents. However, this would be addressed by condition requiring occupancy criteria to be provided and the means by which such occupancy criteria would be enforced.

(Para 26). Overall, I conclude that a local need for the development requires to be demonstrated and that a local need exists. As such, whilst there is a degree of conflict with the guidance contained within the newly adopted B2SPD, the proposal complies with policy B2 of the SRLP.

8.1.7.

8.1.7. Notwithstanding this case law which effectively widens the net of local rather than settlement need, where market housing is proposed on all sites allocated under this Policy the number and type of market homes proposed should match the need demonstrated in the survey and accompanied by other evidence to support the proposals.

8.2. Additional Policy Background

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

8.2.1. 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 also 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. Para 64 in particular states that where major development involving housing provision is proposed, at least 10% of homes should be for affordable home ownership. There are exemptions however which include amongst others specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students). The Councils Affordable Housing SPD threshold is also relevant here

- 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)

8.2.2. 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 3: Travel – reducing the need to travel, and providing alternatives to travel by car
- 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 and special needs housing – this policy provides for adequate provision of affordable housing relevant to a site’s type and location. It also specifically details affordable housing when relating to special needs and extra care accommodation.
- 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 29: Water Management improves water quality and flood management by appraising, managing and reducing flood risk and drainage in all new development.

8.2.3. South Ribble Local Plan

In addition to site allocation policy G1 (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.

- Policies G10: Green Infrastructure in Residential Development and G11: Playing Pitch Provision requires all development resulting in a net gain of five dwellings or more to provide Green Infrastructure and a contribution towards playing pitches to meet recreational needs of the development in accordance with adopted standards.
- Policy G13: Trees, Woodlands and Development – permission will not be granted where development adversely impacts upon protected trees or woodland. G13 includes a presumption to retain trees and woodland whether protected or not, but where loss is unavoidable replacement trees must be planted on site on a two for one replacement basis.
- 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.

8.2.4.. *South Ribble Residential Design SPD* echoes Policy G17 in considering design, but in a more prescribed manner.

8.2.5. *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

8.2.6. The *Central Lancashire Strategic Housing Market Assessment: Sept 2017 (SHMAA)* provides an assessment of housing need across the functional housing market area, but does not set housing targets or policy

8.2..7. *Central Lancashire Housing Study (Iceni: March 2020)* evidenced the scale, type and mix of housing needed to inform the development of the Local Plan

8.3. Village Development Justification

8.3.1.Policy B2 requires justification that the development can’t be accommodated in the existing built up area or proof that that there is no more preferable site. There is no requirement to evidence the second part if the first part can be demonstrated. The applicant provides the following as justification that the proposal should be accommodated within this site allocated for village development:

8.3.1.1. *There is no alternative site available to accommodate the whole development.* Online searches of local and national property sites have been provided by Appendix A of the applicants planning statement which provides evidence to corroborate this statement.

8.3.1.2. *There are no sites allocated by the Council for residential development in Much Hoole by the Local Plan* – a check of the proposals map noted that the only allocated site in the immediate vicinity is the one across the Knoll Lane roundabout which has been developed.

8.3.1.3. *There is an established local need for bungalows currently not being met as per SHMAA Para 7.66 and 7.83* – Whilst Para 7.66 refers to Chorley and is not in this case relevant, Para 7.83 does in fact refer to South Ribble. It states that ‘*bungalows and detached units are the most popular types of properties in the area. There is a high demand for 3 bed detached properties with prices starting from J150k to J200k depending on the*

location and number of units. Agents suggested that buyers were more likely to adjust their preference on the basis of available stock. A check of the Right Move website on the 22nd May 2020 shows only 3 no: 3 bed roomed bungalows for sale within one mile of the site, but that these have an average price of J218K - J174,950, J199,950 (Great Gill and Dob Lane, Walmer Bridge) and J279,950 (Hall Lane, Longton). Whilst the Hall Lane property lifts the average it is safe to say that the applicant's justification in this case is correct, and as such it is assumed that proposed properties as recommended by the SHMAA would sit around the average market price for the area.

8.3.1.4. *The applicant refers to permission 07/2019/2313/REM (land at Bannister Lane) where Planning Committee Members asked for deferral to address bungalow provision.* Whilst this is true the aspirations of Members at that time do not constitute fully evidenced need, and this request – one of many requests which are desirable but not based upon evidenced need and established within adopted policy – carries little weight in the planning balance.

8.3.1.5. *SHMAA Para 10.37 states that there is a need for housing for ageing and disabled population –* Para 10.37 refers to Table 98 which identifies a recommended housing mix by tenure. The table shows that the highest need is for 3 bed roomed, market properties (50-55%), followed by 2 or 3 bed low cost and 2 bed affordable housing. This mix should inform strategic policies, and when applying to individual development sites regard should be had to the nature of the development and character of the area, as well as up to date evidence of need and existing mix and turnover of properties at a local level. The proposal would fit well with the first choice of 3 bed roomed market properties whilst also offering an extra care option

8.3.1.6. *That Core Strategy Policy 6 (c) requires the 'provision of accessible housing'.* As bungalows which would regardless of location be constructed in line with separate Building Regulations Approved Document M(1) (Access to and use of buildings: dwellings), this statement offers only justification for accessible provision itself, not that the development must be on the site in question.

8.3.1.7. *Applicant quotes appeal F2360/W/19/3230528 (Olive Farm) which as mentioned in more detail above (Para 8.1.6) concludes that Policy B2 is not prescriptive or prohibitive in terms of type or tenure, that market housing is not precluded and that there is no post code needs assessment required on the basis that there is a recognised need for affordable housing in the SHMAA borough wide. Wider local need is therefore assessed i.e. one area may provide for others. The SPD however is specific in that need must be clearly demonstrated within the settlement boundary that the development falls within – a need within another settlement will not be considered acceptable; but the fact that the SPD precedes this judgement is of some relevance. In terms of local need the applicant contacted Ward and Parish Councillors to garner their opinions of where and what type of housing would be most required in the area. No response was received from any party.*

8.4. Relationship to Neighbouring Properties

8.4.1. The South Ribble Residential Design SPD at Para DG03 states that habitable room windows shall not face any blank gable or wall at less than 13m, and that directly facing habitable room windows facing the same in another dwelling shall have a minimum of 21m spatial separation.

8.4.2. Interrelationships between proposed properties have been assessed and are considered acceptable. Loss of privacy, overlooking or general amenity is unlikely to occur to the occupants of these properties.

8.4.3. With regards to properties outside of the site there would be 17m distance between the side elevation of no: 17 Long Meadow (northern end) and front elevation of Plots 2 and 3. This increases to 23m – 30m between the primary elevations starting with no: 1 Long Meadow and ending at 14 Oldfield (southern end). The closest property in the south is no 16 Oldfield whose front elevation would face the blank side gable (other than side door) of Plot 14 at 18m. Spatial separation in each case is compliant with the Residential Extensions Design SPD and loss of privacy or amenity to residents outside of the proposal site not anticipated.

8.5. Design, Character & Appearance

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

8.5.2. In consideration of the above, local distinctiveness and character of the area have been assessed. This is an edge of settlement site. Properties tend towards a mix of traditional or 1970's style development in a village type setting, but the area is urban to semi-urban and adjacent to a major road network. New build development is present across the adjacent by-pass and a number of small and medium sized businesses are dotted throughout the area. Farming is visible but not dominant in the area. The type of properties proposed by the applicant would fit in well with those adjacent and would not in design terms be detrimental to the street scene which is allocated for development of some sort and has not been assigned for protection as a green space. Density amounts to a low 23 per hectare with gardens and amenity space which reflect those in nearby streets. Overall the proposal accords well to the remit of Policies 17 and G17

8.6. Highways Considerations, Suitability of Access and Parking Arrangements

8.6.1. The proposal and accompanying documentation have been reviewed by LCC Highways whose comments are noted at Para 7.1 above. Access and sight lines are appropriate.

8.6.2. Parking provision for each plot has been provided

8.7. Natural Environment, Ecology and Ground Conditions

8.7.1. The application is accompanied by Ecological Appraisal (Envirotech 6149: 24.1.20), Tree survey and root protection plan (TBA 6230.01 & TBA MG/6230/TSR: Jan 2020) and Flood Risk Assessment (Michael Lambert Associates B2336 v1: 30.1.20)

8.7.2. *Ecology* – Neither site contains any protected species, or habitats of national or local importance, and hedgerows which are fairly sparse are not considered important as per the Hedgerows Regs 1997. Trees and hedgerows are to be retained other than short stretches to provide driveway access, and there are no other obvious features of landscape value.

8.7.3. *Drainage and Flood Management* - Core Strategy Policy 29(e) (Water Management) seeks to improve water quality and flood management in areas such as Much Hoole. The site sits within Flood Zone 1 - areas of least probability flooding, and as the proposed development does not exceed one hectare a Flood Risk Assessment was not required. One has been provided however and assessed by the Councils consultees. It suggests that more surface water is to be expected but this would be collected, and its release managed which

would in effect offer betterment to the current unrelieved run off into Rakes Brook. Management would involve

- a) *Surface water* – there are no surface water sewers adjacent. A surface water pumping station with storage is therefore proposed with discharge into the stream immediately east of the site.
- b) *Foul water* – the application proposes connection with the public sewer on Marlfield via gravity fed sewer for the upper houses in the north and a pumping station and rising main for the lower houses.

8.7.4. United Utilities are happy with this arrangement and although the LLFA initially objected on the grounds that there is no legal agreement in place, they have not objected on physical development grounds. As an agreement has been provided, and this issue is a civil matter anyway, drainage subject to conditions is felt acceptable and LLFA objection withdrawn.

8.7.5. *Trees* – There are a number of sporadically placed trees around the site, but these are to remain apart from one on the site frontage which will make way for pavements. The arborist has no objection to development on the tree health grounds.

8.8. Construction Standards

8.8.1. One of the objectives of modern construction is to reduce energy use and carbon dioxide emissions in new developments; encouraging the use of renewable energy sources whilst improving the quality of housing by facilitating higher standards of construction. Should permission be granted, conditions to ensure appropriate construction standards are considered necessary

8.9. Developer Contributions

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

8.9.2. *Community Infrastructure Levy* -. CIL is payable on most new developments at the current rate of J65 x 1.427 – in this case J120,637.15 (1300.6ml). Liability has been claimed and a schedule of four instalments has been agreed should permission be granted. Affordable housing is exempt from the charges associated with CIL, and on the basis that none would be provided all properties would be liable for the payment.

8.9.3. *Affordable Housing* – Planning practice guidance note 56 sets out the standardised rationale behind provision of specialist housing including that for less mobile and older people, and requires Local Authorities to use housing need assessments to consider the need for more accessible dwellings. South Ribble has a relatively high level of older people. This figure is expected to rise to around 43% of residents being over 65 by 2034, with a significant proportion having physical or mental health problems which require specialist housing.

8.9.3.1. That being said there is no evidence to show that all users of the proposed properties would be in a financial position that allows them to purchase market housing. The ability to pay and physical need for specific property are independent issues and reduced provision of one cannot therefore be justified by over provision of another. When assessing affordable housing provision therefore there are a number of conflicting but relevant references to be taken into account. Counsel advice has also been received from two

independent sources. The argument for and against affordable housing provision is summarised as::

8.9.3.2. In terms of general provision Core Strategy Policy 7 (Affordable and Special Needs Housing) July 2012, and the Central Lancashire Affordable Housing SPD (October 2012) requires sites in rural areas on or adjoining villages to achieve a target of 35% affordable housing provision, with a lower threshold of 10 dwellings applied in rural areas. Para 64 of the more recently published NPPF (2019) however states that where major development involving housing provision is proposed, at least 10% of homes should be for affordable home ownership; reducing this requirement considerably.

8.9.3.3. When assessing specific need Policy 7 further states that *'special needs housing including extra care accommodation will be required to be well located in communities in terms of reducing the need to travel... and a proportion of these will be sought to be affordable subject to such site and development consideration as financial viability and contributions to community services'*. The policy does not however state what percentage 'a proportion' would be. The later NPPF again contradicts this at Para 64 by offering exemption to the 10% affordable requirement for amongst other things *'specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students)'*.

8.9.3.4. Counsel advice obtained by this Council for an 'extra care' scheme approved in 2018 noted that it was clearly a prime function of Policy 7 to ensure that all housing schemes made appropriate provision for 'affordable housing' but that the caveat allowed for extra care schemes was a much looser approach. The proposal in that case – a scheme for over 55's with no care package - was accepted to be *'specialist needs housing'* as defined by point (d) and explanatory text of Policy 7 rather than a *'market housing'* scheme as per the policy; even though properties were wholly for market sale. By way of affordability or age criteria, the housing in question is taken out of the *"market housing"* category referred to in Policy 7 and falls into the category of all other housing found in that policy. This view is consistent with the approach which has been taken by Chorley Council (neighbouring authority whose policy reflects that of South Ribble). Counsel opinion was that just because those who would take up occupation would freely acquire their property on the market does not make it a *'market housing scheme'* because the fact remains that it is only available for occupation by a restricted sector of the market (to be secured by age related conditions).

8.9.3.5. Counsel interpretation of *'special needs housing'* is housing provided to meet the needs of, and restricted to occupation by, older persons. The explanatory text to Policy 7 specifically refers to *"housing for older and vulnerable people"* and states (paragraph 8.43) that a range of special housing and support options is *"required"* (that is, needed) for older and vulnerable people. This reinforces the point that *"Special needs housing"* does not have to include the provision of care to residents. Although there is some arbitrariness in the over 55 age qualification it does underpin the aim of providing specialist properties for the older population

8.9.3.6. Now established as 'specialist housing', we turn to separate Counsel advice which has been provided to the Councils Officers by the applicant. Counsel noted that neither NPPF nor Core Strategy define 'specialist' or 'purpose built' accommodation, and to provide clarity the National Planning Practice Guidance was updated in 2019. NPPG stressed the increasing complexities of an ageing population and provides an indicative list of *'what specialist housing for older people lies within the contemplation of planning policy'* This list includes age restricted general market housing for the over 55 and active elderly but without support or care, and separately extra care housing which offers independent care in usually adapted flats or bungalows with care available where necessary but not a pre-requirement. Counsel states that *'age restricted housing (including bungalows) for people aged over 55 squarely falls within this definition. There is no ambiguity in respect of the wording (Para 5).*

Para 6 goes on to say *'what then is the relationship of the NPPF/PPG to pre-2019 DPD's (local development plans and SPDs). It will inevitably be the case that most extant adopted DPD's will not reflect NPPF 64.... To that end most adopted DPD's do not expressly release specialist older persons accommodation from the need to provide affordable housing. Policies should be tested against the NPPF and the weight given to them will depend on their degree of consistency. ... if however as in most cases extant DPD policy does not reflect exemption from affordable housing provision then the NPPF will provide the operative policy framework for decision making. Moreover, in such circumstances it is possible that by reason of DPD policies being out of date the tilted balance (presumption towards sustainable development) will be engaged.* This may also be the case where specific policies addressing specialist older persons housing are absent

8.9.3.7. Having given due consideration to the above, proposed development is concluded to sit firmly within the 'specialist housing' bracket, and whilst adopted local policy is clear that there is an affordable housing requirement, the later NPPF and PPG (2019) obviate the need for affordable housing – in the first instance to a reduced rate where relevant, but more importantly to zero when considering the exemption allowed for extra care and specialist schemes. In this case therefore it is considered that affordable housing on site is not required subject to conditions to restrict the use of dwellings to those in the over 55 age group. Having regard however to the Olive Farm appeal and the complexities of occupancy restrictions on such a small site it is not felt appropriate to restrict occupant of properties to a specific settlement or area.

8.9.3.8. In terms of Policy B2 (village development) which allocates the site for community use *'including local affordable housing, health care, community facilities or employment'* it could also be argued that as the proposal offers local housing for those potentially with health care issues that this scheme is compliant, and as such affordable housing is not required to ensure compliance. There is no policy requirement for development on B2 land to provide an example of each typology stated; rather that it provides something for overall community benefit.

8.9.4. *Public Open Space* - The NPPF states that *'access to high quality open space makes an important contribution to the health and wellbeing of communities'*. The Central Lancashire Open Space & Playing Pitch Strategy (2012) also provides an assessment of the quantity, quality and accessibility of open space in Central Lancashire. As such, all new residential development resulting in a net gain of 5 dwellings must provide sufficient green infrastructure to meet the recreational needs of the development in accordance with specific but flexible standards. In addition to on-site open space provision, an off-site financial contribution based on calculations from the Council's Open Space and Playing Pitch SPD has been provided to, and agreed by the applicant. This would be secured by legal agreement should members be minded to approve the application.

9.0 Sustainable Location

9.1. There are a number of primary schools within 1 mile of the site which is closely located near to Longton bypass and cycle routes. There are two bus stops on Liverpool Old Road (50m & 75m west) with services to Preston, Southport and more localised areas. Much Hoole Village is small but has a range of community facilities which would not be compromised by a small development of this size. From a locational perspective the application is considered acceptable.

10. Conclusion

10.1. The site is a small area of land allocated for community uses, and this proposal provides much needed specialist housing as evidenced for the Much Hoole community. There is a suggestion when taking into account the Olive Farm appeal statement above that

provision should be restricted to residents of the borough rather than the settlement alone, but Members must make that choice, or decide if any restriction at all is needed should the decision to approve be made. Despite objection to loss of '*publicly accessible space*' the site is private land which has been allocated for development for some time and has not at any point been offered for protection from development. There would be no loss of environmental diversity, but conditions would be imposed to protect the sparse hedgerow which bounds the site.

10.2. Also, in favour of the proposal is delivery of 14 well designed, accessible bungalows towards the Councils five-year housing supply, and POS and CIL contributions which would be used to support local infrastructure. Properties offer a relatively low density of 23 dwellings per hectare with appropriate spatial separation and access, and from a design perspective would respect that of the adjacent streetscene. Traffic to and from the site would increase, but for a relatively small scheme access is easy and adjacent roads are wide with pavements. LCC Highways have assessed the scheme and consider that highways safety and capacity will not be prejudiced. The proposal does not offer any affordable housing, but having regard to the above commentary neither is the applicant required to do so, and numbers would be limited to one dwelling anyway.

10.3. Overall, and subject to conditions the proposal is considered policy compliant and is recommended for approval. If Members are minded to approve the application it is recommended that the decision be delegated to the Director of Planning & Housing Planning Manager in consultation with the Chair and Vice-Chair of the Planning Committee upon the successful completion of a legal agreement to secure a financial contribution towards public open space

RECOMMENDATION:

10.4. Approval with conditions and that the decision be delegated to the Director of Planning & Housing Planning Manager in consultation with the Chair and Vice-Chair of the Planning Committee upon the successful completion of a legal agreement to secure a financial contribution towards public open space

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 following approved plans and suite of documents:
 - Construction traffic management plan (C999-CTM-01A Applethwaite)
 - Construction management statement (Applethwaite)
 - Contract plan (Woodcroft 17-12-CP01)
 - Design & Access statement (Woodcroft Design)
 - Ecological appraisal (Envirotech 6149: 24.1.20)
 - Flood risk assessment / preliminary drainage statement (Michael Lambert Associates B2336 v1: 30.1.20)
 - House type and garage plans HT-AB-01, HT-BB-01. HT-BR-01, HT-CB-01, HT-CR-01, HT-SG-01 (Woodcroft)
 - Location plan (Woodcroft 17-12-0501: January 2020)
 - Planning statement (PWA Planning 19-835 v2: March 2020)
 - Proposed site layout (19-68-P01C Woodcroft)
 - Proposed site layout – refuse management (19-68-P02C Woodcroft)
 - Proposed site layout – materials (19-68-P03B Woodcroft)

- Proposed Street Scene 19-68-SL01 (Woodcroft)
- Topographical Survey (02353/01 Geomatic Surveys)
- Transport statement (Eddisons: 2915 30.1.20)
- Travel plan (Applethwaite May 2020)
- Tree survey and root protection plan (TBA 6230.01)
- Tree survey reports (TBA MG/6230/TSR: Jan 2020)

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. The dwellings hereby approved shall be restricted to occupancy by persons over the age of 55 years only.

REASON: The permission was granted having regard to the requirements of the National Planning Policy Framework and Planning Practice Guidance 2019

4. No work shall be commenced until satisfactory details of the colour and texture of the facing and roofing materials to be used have been submitted to and approved by the Local Planning Authority.

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

5. Prior to the commencement of any works on site, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

(a) A full desk study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases, in line with BS10175:2011 +A1:2013.

(b) If the desk study identifies potential contamination and/or ground gases, a detailed site investigation shall be carried out to address the nature, degree and distribution of contamination and/or ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part 2A, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied buildings, on services and landscaping schemes, and on wider environmental receptors including ecological systems and property.

The sampling and analytical strategy shall be submitted to and be approved in writing by the LPA prior to the start of the site investigation survey.

(c) A remediation statement, detailing the recommendations and remedial measures to be implemented within the site.

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

Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to occupation of the first and subsequent dwellings.

REASON: To confirm before work commences on site that proposed development 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 commencement of any works on site a Dust Management Plan shall be submitted, for written approval, to the local planning authority. The Dust Management

Plan shall identify all areas of the site and site operations where dust may be generated and further identify control measures to ensure dust and soil does not travel beyond the site boundary. The Dust Management Plan shall consist of a suitable risk assessment in line with national guidance.

Once agreed the identified control measures shall be implemented and maintained throughout the duration of the site preparation and construction phase of the development.

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

7. Prior to the commencement of any works on site an acoustic survey shall be undertaken covering in particular traffic noise from the nearby highways. Details of the findings of the survey and any mitigation measures identified shall be submitted for approval in writing to the local planning authority. Once approved the mitigation measures shall be carried out as approved prior to the first occupation of the site or as agreed otherwise with the local planning authority. The approved mitigation measures shall be retained and maintained thereafter. It is strongly recommended to agree the methodology of the assessment with the local planning authority prior to its undertaking.

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

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 between 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. 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 reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so it can be assured that the design meets the required dwelling emission rate

11. 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.

12. 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 1400 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
13. That any tree or hedgerow felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall not take place during the nesting season, normally between March and August, unless the absence of nesting birds has been confirmed by further surveys or inspections and written approval has been given from the Local Planning Authority.
REASON: To protect habitats of wildlife in accordance with Policy 22 of the Central Lancashire Core Strategy.
14. 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
15. The approved landscaping scheme shall be implemented in the first planting season following completion of the development or first occupation/use, whichever is the soonest, and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority, in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. This maintenance shall include the watering, weeding, mulching and adjustment and removal of stakes and support systems, and shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies by the same species. The replacement tree or shrub must be of similar size to that originally planted.
REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy, Policy G13 and Policy G17 in the South Ribble Local Plan 2012-2026

16. Prior to first occupation of each dwelling hereby approved, one Electric Vehicle Recharge point shall be provided to that dwelling. This 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
17. Prior to the commencement of the development hereby approved a scheme for the disposal of foul water shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system. This scheme, which shall be maintained and managed in accordance with the approved details, shall be implemented during construction and no building shall be occupied until the approved scheme has been completed to serve that building
REASON: In order to satisfy the Local Planning Authority that the final details of proposed foul water drainage are acceptable before work commences on site, for avoidance of doubt and to safeguard local watercourses and avoid pollution of the water environment in accordance with Policy 29 in the Central Lancashire Core Strategy
18. Prior to commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be restricted to existing run off rates and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewer system either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.
REASON: In order to satisfy the Local Planning Authority that the final details of proposed surface water drainage are acceptable before work commences on site, 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
19. Prior to first occupation of each dwelling hereby approved, waste storage facilities to the rear of that dwelling shall be provided in line with approved drawing 1968-P02 (Woodcroft). The approved facility shall be retained thereafter unless otherwise agreed in writing with the Local Planning Authority.
REASON: To safeguard the character and visual appearance of the area and to safeguard the living conditions of any nearby residents particularly with regard to odours and/or disturbance in accordance with Policy 27 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026
20. Prior to first occupation of the development hereby approved, the associated parking spaces shall be drained and surfaced with a material to be agreed by the Local Planning Authority. This area shall be retained at all times thereafter and shall not be used for any purpose other than 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
21. Construction traffic shall access into the site only from Knoll Lane prior to, during and post construction and not at any time from Oldfield or Long Meadow.
REASON: In the interests of highway safety and other highway users in accordance with Policy G17 in the South Ribble Local Plan 2012-2026
22. No part of the development shall be commenced until all the highway works within the adopted highway have been constructed in accordance with a scheme that shall be

submitted to and approved by the Local Planning Authority in consultation with the Highway Authority as part of a section 184 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 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.

23. Notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), the garages hereby approved shall be retained solely for the housing of private motor vehicles or storage associated with the main dwelling. In particular it shall not be used for any other domestic, trade or business purposes without the express permission of the Local Planning Authority.
REASON: To safeguard residential amenity and to provide satisfactory off-street parking facilities in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026
24. Notwithstanding the provisions of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Town and Country Planning (General Permitted Development) (England) Order 2015, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority.
REASON: To safeguard residential amenity and to provide satisfactory off-street parking facilities in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026
25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order) no development of the type described in Classes A-F Part 1 of Schedule 2 of that Order shall be undertaken without the express permission of the Local Planning Authority
REASON: To retain control over future development in the interest of amenity and the character and appearance of the development and to accord with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the Adopted Local Plan 2012-2026
26. The screen fencing/boundary treatments shown on the approved plans shall be erected prior to the first occupation of each dwelling hereby approved and retained thereafter unless otherwise agreed in writing with the local planning authority.
REASON: To ensure the provision and retention of adequate screening in the interest of amenity and to accord with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

- 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
- 27 Sustainable Resources and New Developments
- 29 Water Management

South Ribble Local Plan

- A1 Policy A1 Developer Contributions
- B2 Village Development
- F1 Car Parking
- G10 Green Infrastructure Provision in Residential Developments
- G11 Playing Pitch Provision
- G13 Trees, Woodlands and Development
- G16 Biodiversity and Nature Conservation
- G17 Design Criteria for New Development

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 J116. 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. For the avoidance of doubt and to ensure compliance with conditions please pass a copy of this decision to all future occupants of the properties hereby approved