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| --- | --- |
| **Application Number**  | 07/2020/00935/REM  |
| **Address**  |  Land Off Shaw Brook Road and Altcar Lane Leyland Lancashire    |
| **Applicant**   |  Redrow Homes Lancashire Ltd  |
| **Development**  | Application for Reserved Matters for residential development for 54 dwellings (Appearance, Landscaping, Layout and Scale) applied for 07/2016/0591/OUT  |
| **Officer Recommendation** **Officer Name**   | **Approval with Conditions** **Mrs Catherine Lewis**  |
| Date application valid  | 09.11.2020  |
| Target Determination Date  | 08.02.2021  |
| Extension of Time  | N/A  |

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# 1.0 Report Summary

1.1 Outline planning permission was granted for up to 400 dwellings and associated infrastructure following the successful completion of a Section 106 Agreement in September 2017. The Affordable housing contribution element of the Section 106 required 10% as a commuted sum for provision off-site and 20% discounted open market value units on site.

1.2 A Reserved Matters application was granted approval in July 2018 for up to 232 dwellings as part of the approved outline consent. Matters of layout, scale, appearance and landscaping were agreed. The details provided for a housing mix of 186 open market three and four bedroom together with a total of 46 affordable including: 3, two bedroomed; 12, three bedrooms and four apartments of two bedrooms each.

1.3 A Reserved Matters application was granted approval in January 2020 for a partial re-plan of part of the consented site for 87 dwellings which increased the overall number of dwellings by 14 from 232 to 246. The partial re-plan increased the number of units by a further 14 to provide a wider choice of house types and provided for the Harwood Homes range.

1.4 This application seeks a further re-plan of part of the previous approved re-planned scheme. The Harwood Homes would be replaced with three different larger types of properties and there would be a reduction in the number of dwellings from 246 to 236.

1.5 The site forms an important opportunity to support the aims of the Preston, South Ribble and Lancashire City Deal. Key to the success of City Deal is for development sites to come forward to deliver houses which in turn provides funding towards the costs of the infrastructure. The proposed development would enable the delivery of the site to provide a significant number of residential dwellings, with a wider choice which will help South Ribble deliver part of its requirement towards the City Deal housing target.

1.6 The proposed development would not have an undue impact upon the amenities of neighbouring properties and there would not be any significant highway issues, or amenity implications. The Reserved Matters have been considered in terms of the relevant planning policy and are found to be acceptable. Therefore, the application is recommended for approval. Policies 1, 4, 5, 6, 17, 22, 26 and 29 of the Central Lancashire Core Strategy and policies A1, D1, F1, G7, G10, G13, G14, G16 and G17 of the South Ribble Local Plan.

# 2.0 Site and Surrounding Area

2.1 The application site is located approximately 2km south of Leyland town centre and forms part of a wider residential development. Shaw Brook Road forms the northern boundary, with residential properties previously approved under permission 07/2018/1674/REM to the west and southern boundaries. The eastern boundary has permission in outline form for residential development and therefore no formal details have yet been submitted for this aspect.

2.2 Construction is currently taking place on part of the wider site. Public Footpath number 46 runs east from Leyland Lane along part of the southern boundary of the site boundary. This path joins Footpath 20 which runs north from Altcar Lane and continues north to meet with Shaw Brook Road.

2.3 There are two locally designated Biological Heritage Sites (BHS) in proximity to the application site: Shaw, Altcar and Ruin Woods BHS, is located on the eastern boundary and Brickfield Wood BHS, approximately 250m to the north of the site.

# 3.0 Planning History

3.1 A Masterplan has been endorsed by the Planning Committee in March 2016 for up to 600 residential properties which included two access points one to the north to serve the Redrow Homes development and one to the south off Leyland Lane to serve the Homes and Community Agency (HCA).

3.2 Outline planning permission has been granted for the Redrow Homes application for up to 400 dwellings to be served from the northern access point (Ref:07/2016/0591/OUT). This application is subject to a Section 106 agreement which requires:

* Delivery and Financial Contribution to Worden Park of £123,000
* Financial Contribution to the Travel Plan of £24,000
* Affordable Housing:
* 10% Off site Housing Contribution
* 20% On site Affordable Housing
* Management of Open Space

* 1. A number of applications have been submitted for the details reserved by condition.

* 1. 07/2018/1674/REM Reserved Matters (appearance, landscaping, layout, and scale applied for) for a residential development of 232 dwellings at land near Shaw Brook Road. Approved July 2018.
	2. 07/2019/0300/REM Reserved matters (appearance, landscaping, layout, and scale applied for a re-plan of 87 dwellings Approved January 2020.

* 1. Outline planning permission has also been granted for the Home England application for up to 200 dwellings to be served from the south eastern access point (Ref: 2016/0310/OUT). This too is the subject of a Section 106 agreement
	2. 07/2020/00926/DIS Application to discharge condition 3 (replace previously approved phasing plan under 2018/4509 from 5 phases to 3 phases) to planning permission 07/2016/0591/OUT.

# 4.0 Proposal

4.1 The application seeks a re-plan of a re-plan of a small part of the approved site. Due to changes in lifestyle The Harwood type design is no longer being constructed on sites where the phase hasn’t commenced. Marketing trends advise there is a need for larger 4 bed family homes. These would be known as the Henley, Sunningdale and Harrogate.

4.2 The Table below demonstrates the changes since the original outline approval

|  |  |  |  |
| --- | --- | --- | --- |
| Planning Ref: | Total Units  | Open Market  | Affordable  |
|  |  |  |  |
| 07/2018/1674/REM | 232 | 186 | 46 |
| 07/2019/0300/REM | 246 | 197 | 49 |
| Pending  | 236 | 189 | 47 |

4.3 The Table below demonstrates the changes to the affordable split.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Planning Ref: | Affordable | 2 bed house | 3 bed house | 2 bed apartment |
| 07/2018/1674/REM | 46 | 30 | 12 | 4 |
| 07/2019/0300/REM | 49 | 29 | 12 | 8 |
| Pending | 47 | 27 | 12 | 8 |

# 5. Summary of Supporting Documents

5.1 The applicant has submitted the following supporting documents:

* Planning Statement
* Tree Protection Drawings
* Landscape Plans
* Surface Water Drainage Plans
* Materials Layout Sheet
* Housing elevations
* Street Scenes
* Waste Management Plan
* Elevations
* Floor Plans

# 6. Summary of Publicity

6.1 Three site notices have been posted- as the changes relate to a re-plan of a previously approved scheme and the proposed re-plan is not in close proximity to the existing residential properties no neighbour consultations were undertaken.

# 7. Summary of Consultations

**7.1 County Highways**: Have raised no objection to the proposed changes.

**7.2 SRBC Housing:** Initially sought clarity about the delivery and timing of the affordable housing units. Further information has been sought from the applicant which advised that the affordable homes will not be brought to the market at once but will be aligned to the previous approved plans.

**8 Policy Background**

# i) NPPF

The NPPF Sustainable Growth Policy - The NPPF at Para 11: provides a presumption in favour of sustainable development and supports sustainable economic growth to deliver, amongst other things, homes. Similarly, Chapter 5 Delivering a sufficient supply of homes makes it clear that there is a sufficient amount and variety of land to come forward where it is needed.

Design Policy - NPPF Chapter 12 (Achieving well designed places) is also relevant.

# ii) Core Strategy Policy Considerations

**Policy 1: Locating Growth** supports development.

**Policy 4: Housing Delivery** seeks to provide a minimum of 417 dwellings per annum within South Ribble during the period 2012 to 2026.

**Policy 5: Housing Density** advises that the density of development should make efficient use of land whilst also maintaining with the character of local areas.

**Policy 6: Housing Quality** supports the provision of accessible housing, neighbourhoods and the use of higher standards of construction.

**Policy 7: Affordable and Special Needs Housing** requires the provision of 30% affordable housing within urban areas and 35% in rural areas for sites providing 15 or more dwellings, subject the financial viability considerations and contributions to community services. **Policy 17: Design of New Buildings** provides guidance for the design of new buildings. Designs should consider a number of criteria including the character and uses of the local area, minimise opportunity for crime, be inclusive, adaptable to climate change and the achievement of ‘silver’ or ‘gold’ Building for Life ratings.

**Policy 22: Biodiversity and Geodiversity** promotes the conservation and enhancement of biodiversity and the safeguarding of ecological networks and geological assets. **Policy 26: Crime and Community Safety** encourages the use of Secure by Design principles in new development.

**Policy 27: Sustainable Resources and New Development** requires the incorporation of sustainable resources into new dwellings. The design of new homes should minimise energy use, maximise energy efficiency and be flexible enough to withstand climate change. Further, appropriate facilities should be provided for the storage of recyclable waste and composting. **Policy 29: Water Management** aims to improve water quality, water management and reduce the risk of flooding through a number of measures.

**Policy 30: Air Quality** seeks to improve air quality through the use of green infrastructure initiatives.

#  iii) South Ribble Local Plan

**Policy B1: Existing Built-up Area** permits development proposals for the re-use of undeveloped and unused land and buildings, or for redevelopment providing that the development complies with the requirements for access, parking and servicing; is in keeping with the character of the local area and would not adversely impact the amenity of nearby residents.

**Policy D1: Allocation of Housing Land** provides a schedule of housing allocation sites. The application site is identified as Site R: Land off Wesley Street, Bamber Bridge. It identifies that the site extends to 6.9ha and has capacity for up to 195 dwellings. It is noted that the site includes land which forms part of the playing fields of Cuerden Church School and proposals should provide a replacement playing field.

**Policy D2: Phasing and Monitoring of Housing Land Supply** has regard to the phasing of housing development, advising that delivery will be monitored on an annual basis.

**Policy F1: Parking Standards** advises that parking and servicing space should accord with the adopted parking standards. Any variation from the standards should be supported by a transport statement based on local evidence.

**Policy G10: Green Infrastructure Provision in Residential Development** requires residential development with a net gain of 5 or more dwellings to provide sufficient Green Infrastructure, which should be provided on-site, though off-site provision can be made via developer contributions. Residential developments are normally required to meet the needs for equipped children’s play area which are generated by the development, either as part of the integral design or by developer contributions.

**Policy G11: Playing Pitch Provision** requires residential development with a net gain of 5 or more dwellings to provide playing pitches at a standard provision of 1.14 ha per 1,000 population. The stated standards are to be flexible and appropriate for each individual development.

**Policy G13: Trees, Woodlands and Development** prevents development that will adversely impact on protected trees, ancient woodlands, trees in conversation areas or recognised conservation sites. The policy supports the retention and enhancement of existing trees and hedgerows and the provision of replacements for any trees on a 2 for 1 basis.

**Policy G14: Unstable or Contaminated Land** supports the redevelopment of previously developed land and advises that applications should be supported by satisfactory site investigations and mitigation measures where required.

**Policy G15: Derelict Land Reclamation** supports the reclamation of derelict land for employment and residential development. Provision should also be made for maintaining and improving the environment and landscape.

**Policy G16: Biodiversity and Nature Conservation** seeks the protection and enhancement of biodiversity assets, with the use of appropriate mitigation measure where required. **Policy G17: Design Criteria for New Development** permits new development provided that, the proposal does not have a detrimental impact on neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density, massing, proximity, use of materials. Furthermore, the development should not cause harm to neighbouring property by leading to undue overlooking, overshadowing or have an overbearing effect; the layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and will provide an interesting visual environment which respects the character of the site and local area; the development would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Policy F1, unless there are other material considerations which justify the reduction such as proximity to a public car park. Furthermore, any new roads and/or pavements provided as part of the development should be to an adoptable standard; and the proposal would not have a detrimental impact on landscape features such as mature trees, hedgerows, ponds and watercourses. In some circumstances where, on balance, it is considered acceptable to remove one or more of these features, then mitigation measures to replace the feature/s will be required either on or off-site.

**Policy H1: Protection of Health, Education and Other Community Services and Facilities** protects health, education and other community services through CIL and/or developer contributions.

## iv Supplementary Design

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

The Employment Skills SPD seeks additional benefits (social value) to be incorporated within major development (housing and other development opportunities.

### 9.0 Material Considerations

#### 9.1 Local Plan Allocation

9.1.2 The principle of the development has been established through the Masterplan process and the granting of planning permission for 400 dwellings Ref: 07/2016/0591/OUT. Details have been approved for 232 dwellings as part of the Reserved Matters Ref: 07/2018/1674/REM.

9.1.3 This Reserved Matters application seeks permission to re-plan a previously approved re-plan to provide for an area of housing of 54 dwellings. This would decrease the overall number of dwellings by 10 from 246 to 236. Although the design details for the housing estate have previously been approved, the layout would now change and the matters under consideration include layout, scale, appearance and landscaping. These matters are considered in further detail below with reference to the relevant planning policies.

#### 9.2 Access and Car Parking

9.2.1 The principle of the access points to Site P have been agreed through the Masterplan process. The re-plan is only concerned with the internal layout. LCC Highways are satisfied that the details are acceptable.

#### 9.3 CIL

9.3.1 Based on the Community Infrastructure Levy charging schedule, the initial approved reserved matters development would be required to pay a net CIL payment (after deductions for the Social Housing element) of £2,076,966.45 which will contribute to infrastructure requirements contained within the Regulation 123 list.

9.3.2 A recalculation of the CIL figure will be required due to the change in house types and in housing numbers.

#### 9.4 Housing

9.4.1 Policy 7 of the Core Strategy -Affordable Housing states that a target of 30% affordable housing provision is to be sought on new housing schemes on urban sites. The approved scheme is policy compliant and provides for both on site equating to 20% to be provided of an intermediate tenure and the remaining 10% as an off-site financial contribution.

9.4.2 The current application decreases the affordable housing provision by 2 two bed dwellings which does meet the 20% on site provision for the site overall. The Councils’ Strategic Housing has raised no objection to this aspect.

9.4.3 Initially, clarification by the Housing Officer has been sought about the delivery of the affordable units as the phases have been reduced from five distinct phases to three.

The applicant has advised that the affordable housing within phase 1 which equates to 32 affordable discounted market units could be marketed in three distinct clusters in a more organic manner in alignment with the market sale housing. A revised affordable housing scheme would be submitted following determination of this application.

9.4.4 The applicant has previously advised that the affordable units on the site are discounted open market value units and would be standard Harwood Range house types. As such they would be indistinguishable from the larger units in terms of style/design. This will create a totally integrated tenure blind development. The site offers a mix of 3 and 4 bed market dwellings, to be complemented with 2 and 3 bed discounted open market value units (including apartments). This offers an attractive mix of dwellings across the site to suit a range of people and their needs.

9.4.5 Paragraph 59 of the NPPF advises that there is a need to deliver a wide choice of high-quality homes to boost significantly the supply of housing. The following factors need to be weighed in the balance: the applicant has reduced the number of open market dwellings to accommodate the drive for larger detached properties. The number of affordable units have been reduced to reflect this change too. Therefore, on balance the scheme is acceptable.

#### 9.5 Character, Design and Appearance

9.5.1 Policy 17 of the Core Strategy expects new buildings to *“take account of the character and appearance of the local area”* with Policy G17 of the South Ribble Local Plan 2012-2026 requiring development not have a detrimental impact on *“the existing building, neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density, massing, proximity, use of materials”*. The re-plan of the 54 dwellings would be located mostly to the north of the site: Shaw Brook Road forms the northern boundary and the other boundaries relate to the housing site under construction. The applicant has advised that the rationale behind the submission is to provide a wider choice of house types. There is a need to provide slightly larger houses.

9.5.2 The scheme has been assessed with regard to the separation distances set out in the Residential Extension SPD and is acceptable.

9.5.3 Considering the variety of house types present within the locality, the proposed mixture of house types and designs on the site is not considered to be out of character with the surrounding area. A reduction in number of units correlates to the larger type dwellings that would be provided. A simple palette of materials utilising brick and render to the walls and grey and brown roof tiles is proposed, but through the use of different elevational treatments an interesting design would secure a strong sense of place.

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

#### 9.6 Landscape

9.6.1 A detailed landscape plan and scheme has been assessed and approved under the previous Reserved Matters application. The submitted plans with this application reflect the approved scheme and are acceptable. It is considered that that this aspect is acceptable and supports the aims of Policy G17 criterion (b).

## 10 CONCLUSION

10.1 The application site forms part of a wider housing site known as Site P under D1 of the adopted South Ribble Local Plan 2015. The application site is a parcel of land that the Council wishes to see come forward for residential development and a Masterplan was endorsed by the Planning Committee in March 2016 which identified two access points for Site P. Planning permission has been granted for outline consent with “access only” applied for and would provide for 400 dwellings to gether with a Reserved Matters permission for 232 dwellings.

10.2 The proposed re-plan of 53 dwellings to provide for larger type house would provide for a greater choice of size and type of dwellings. The proposed development is not considered to result in the overdevelopment of the site and is not considered to be out of character with the street scene. There are no significant highway safety or amenity implications. Conditions controlling, time scale, plans, materials, landscaping, delivery of parking before occupation and retention of garages for storage of cars are recommended.

10.3 The proposed development is deemed to accord with the NPPF and, policies 1, 4, 5, 6, 17, 22, 26 and 29 of the Central Lancashire Core Strategy and policies A1, D1, F1, G7, G10, G13, G14, G16 and G17 of the South Ribble Local Plan. The application is therefore recommended for approval subject to the imposition of conditions.

**RECOMMENDATION:**

Approval with Conditions.

**RECOMMENDED CONDITIONS:**

1. The development hereby approved shall be begun either before the expiration of 3 years from the date of the outline permission, or before the expiration of 2 years from the date of the permission herein.

 REASON: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990

1. The development, hereby permitted, shall be carried out in accordance with the approved plans

 Drawing No. ALL/LOC/01 Location Plan

 Drawing No ALL/DSL/01Rev U Detailed Site Layout Sheet 1 Drawing No: HRP/DSL/03 Rev N Composite Site Layout.

Drawing No. ALL/EPL/01 Rev M Existing and Proposed Site Levels Sheet 2

 Drawing No. ALL/EPL/02 Rev D Existing and Proposed Site Levels Sheet 2

 Drawing No. ALL/BTP/01 Rev Q Boundary Treatment Layout sheet 1

 Drawing No. ALL/BTP/02 Rev E Boundary Treatment Layout sheet 2

 Drawing No. ALL/MP/02 Rev R Materials Plan Sheet 1

 Drawing No. ALL/MP/02 Rev D Materials Plan Sheet 2

 Drawing No. ALL/WMP/02 Rev D Waste Management Layout Sheet 2

 Drawing No. ALL/WMP/01 Rev N Waste Management Layout Sheet 1

 Drawing No. 4178/ENG/101 Rev E S104 Drainage Layout

Drawing No. ALL/PP/01Rev P Parking Plan Parcel 1

Drawing No. ALL/PP/02 Rev F Parking Plan Parcel 2

Drawing No. ALL/AH/01 Rev M Affordable Homes Layout

 Drawing No. 4829.05 Rev E Landscaping Proposals Sheet 1 of 4

 Drawing No. 4829.05 Rev D Landscaping Proposals Sheet 2 of 4

 Drawing No. 4829.05 Rev D Landscaping Proposals Sheet 3 of 4

 Drawing No. 4829.05 Rev E Landscaping Proposals Sheet 4 of 4

 Drawing No. 4829.05 Rev E Landscaping Proposals Sheet 5 of 4

 Drawing No. 4189-CO1 Conservatory details

 Drawing No. F-SD0806 Brick Screen Wall

 Drawing No F-SD0906 Timber Screen Fence

 Drawing No. F-SD0900 Plot divisions Fence Details

 Drawing No. F-SD0902 Knee Rail Fence Details

 Amberley House Type

 Canterbury House Type (floor plans)

 Canterbury House Type (elevations)

 Harrogate House Type

 Henley House Type (floor plans)

 Henley House Type (elevations)

 Letchworth House Types (floor plans)

 Letchworth House Type (elevations)

 Marlow House Types

 Oxford House Type (brick)

 Oxford House Type (render)

 Stratford House Type Heritage

 Sunningdale Floor Plan

 Sunningdale Elevations

 Shrewsbury House Type

 Welwyn (brick)

 Welwyn (elevations)

 Ledbury/Ledbury3 Typical Mews(elevations)

 Ledbury/Ledbury3 Typical Mews (floor plans)

 Single garage

 or any subsequent amendments to those plans that have been agreed in writing by the Local Planning Authority.

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

development

1. An electric vehicle recharge point shall be provided to every property, prior to occupation. This shall consist of as a minimum a 13-amp electrical socket located externally (or in the garage if available) in such a position that a 3-metre cable will reach the designated electric vehicle car parking space. A switch shall be provided internally to allow the power to be turned off by the residents.

 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."

1. The development shall be carried out in accordance with the approved materials detailed on the approved drawing:

 Drawing No. ALL/MP/02 Rev R Materials Plan Sheet 1

 Drawing No. ALL/MP/02 Rev D Materials Plan Sheet 2

 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

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted

 Development) (England) Order 2015 or any subsequent Orders or statutory

provisions re-enacting the provisions of these Orders, all garages shown on the approved plans shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority

 REASON: 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

1. No property shall be occupied or be brought in to use until their respective car parking spaces have been surfaced or paved in accordance with the details shown on:

Drawing No. ALL/PP/01Rev P Parking Plan Parcel 1

Drawing No. ALL/PP/02 Rev F Parking Plan Parcel 2

 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 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

1. The approved landscaping scheme, as detailed on:

 Drawing No. 4829.05 Rev E Landscaping Proposals Sheet 1 of 4

 Drawing No. 4829.05 Rev D Landscaping Proposals Sheet 2 of 4

 Drawing No. 4829.05 Rev D Landscaping Proposals Sheet 3 of 4

 Drawing No. 4829.05 Rev E Landscaping Proposals Sheet 4 of 4

 Drawing No. 4829.05 Rev E Landscaping Proposals Sheet 5 of 4

shall be implemented in the first planting season of each completed phase as set out in Drawing No ALL/ P-P/01 Rev C entitled "Phasing Plan" following completion of the development of each phase 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

# RELEVANT POLICY

## NPPF National Planning Policy Framework

**1 Locating Growth (Core Strategy Policy)**

1. **Housing Delivery (Core Strategy Policy)**

1. **Housing Density (Core Strategy Policy)**

1. **Housing Quality (Core Strategy Policy)**

1. **Affordable and Special Needs Housing (Core Strategy Policy)**

**22 Biodiversity and Geodiversity (Core Strategy Policy)**

1. **Crime and Community Safety (Core Strategy Policy)**

1. **Sustainable Resources and New Developments (Core Strategy Policy)**

**29 Water Management (Core Strategy Policy)**

**POLA1 Policy A1 Developer Contributions**

**POLD1 Allocations of housing land**

**POLD2 Phasing, Delivery and Monitoring**

## POLF1 Car Parking

|  |  |
| --- | --- |
| **POLG9**  | **Worden Park**  |
| **POLG11**  | **Playing Pitch Provision**  |
| **POLG13**  | **Trees, Woodlands and Development**  |
| **POLG16**  | **Biodiversity and Nature Conservation**  |
| **POLG17**  | **Design Criteria for New Development**  |

**Note:**

**Informative:**

1. Regardless of planning permission being granted the applicant will have no rights to build on a public right of way unless a diversion has been applied for and certified.
2. A temporary closure on the relevant rights of way will be necessary during construction if there is likely to be a danger to the public
3. Rights of way should not be obstructed during or after construction unless temporarily with a temporary closure in place and rights of way to be reinstated on completion e.g. gates or vehicles
4. Rights of way should be taken into account if there is likely to be a change in ground level - a raise in ground level could cause surface water to run off onto a right of way potentially flooding.
	1. Drainage of properties should also take into account the potential threat of flooding onto the rights of way
	2. The quality of resurfacing of any right of way should be of sufficient standard to take into account the increased footfall and also contribution to future maintenance costs would be agreeable.
	3. 4 weeks' notice is required for a temporary closure application and should there need to be a PROW diversion this can take several years due to the process involved.

 **Cadent Pipelines:**

The applicant is advised to contact Cadent direct due to operational gas apparatus within the vicinity.

CIL Liable for approvals

1. You are advised that as of 1st September 2013, the Central Lancashire Community Infrastructure Levy (CIL) Charging Schedule came into effect. CIL applies to all applicable planning permissions granted on or after this date. The proposed development has been assessed and it is the Council's view that it is CIL LIABLE. Full details are available on the Council's website http://www.southribble.gov.uk/content/community-infrastructure-levy