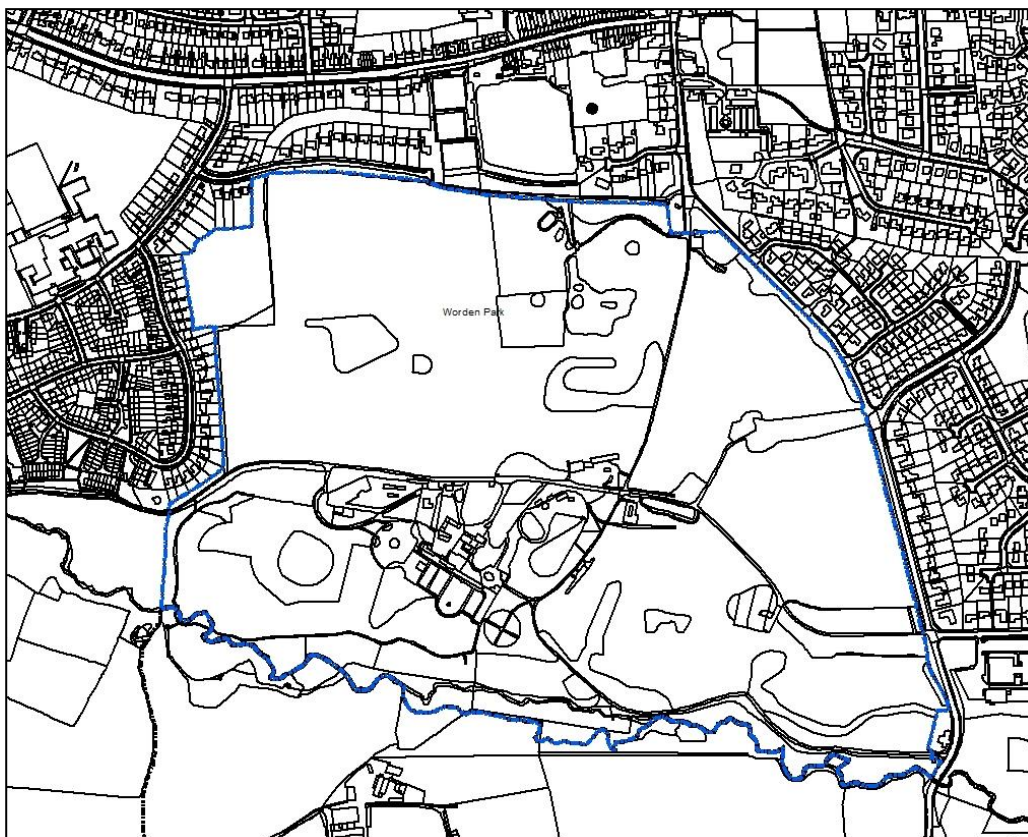


<b>Application Number</b>	07/2020/01064/FUL and 07/2020/01065/LBC
<b>Address</b>	Worden Park Worden Lane Leyland Lancashire PR5 2DJ
<b>Applicant</b>	South Ribble Borough Council – Lee Nickson
<b>Development</b>	Listed building consent and planning permission for Refurbishment and extension of Worden Hall to provide flexible community and events spaces, and regularisation of existing use classes across the Park.
<b>Officer Recommendation</b>	<b>Consent Granted / Planning Permission Approved</b>
Date application valid	16.00.2021
Target Determination Date	17.03.2021
Extension of Time	None

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## **1. Introduction**

1.1. This application is being presented to Committee because the proposal forms a project put forward by the Council's Projects Team

## **2. Report Summary**

2.1. Applications 07/2020/01064/FUL and 07/2020/01065/LBC are separate applications which require two separate decisions, but as proposals are inextricably linked both will be presented together.

2.2. The applicant requests consent for a series of regenerating and regularising works to Worden Park and its buildings as described in full at Para 3.6 following extensive pre and post application community and statutory consultation. The Park as a whole is listed on England's Schedule of Historic Parks and Gardens, whilst individual structures within the park are on the national list of historically and architecturally important places.

2.3. The proposal would firstly confirm the use classes of buildings across the park which over a number of years as a result of tenancy and business adjustments have moved away from their lawful use. This regularisation simply offers clarity in the future but does not involve any built development.

2.4. Secondly, proposed regeneration of the park would secure the sites long term, financial, and consequently its social future without excessive financial burden to the Council. Whilst offering upgraded community facilities the scheme would provide for a commercially viable business, would conserve and enhance protected buildings, and would work to meet existing tenant expectations while offering flexibility for future users. Physical changes are appropriate in both material and design, will sit well within the context of both protected structures but useable public space and accord well to adopted national and local policy. National guidance requires the protection of heritage structures but in a sustainable way which allows such assets to be used in a purposeful manner.

2.5. Two letters of support and none in objection have been made; these are summarised below, but overall the feeling is positive. The opinions of statutory consultees have also been taken into account and conditions recommended where appropriate.

2.6. It is recommended that listed building consent and planning permission should be granted with conditions

## **3. Application Site and Surrounding Area**

3.1. Worden Park enjoys a Grade II listing status and is registered on England's Schedule of Historic Parks and Gardens. The park spans 62ha, has a recorded history since the C12th and is bound to the south/ south west and north/north-east by agricultural land and mixed use/residential buildings respectively. Leyland Cross Conservation Area lies north. Primary access and egress is from the east (main car park), although a lesser used vehicular access is present at North Lodge, and pedestrian access is possible from all sides

3.2. Worden Hall (rebuilt c1840) was raised to the ground by fire in 1941, but the Derby Wing and some ancillary buildings remain, in addition to a number of more recent additions. Nationally listed in their own right are:

- *Derby Wing (Grade II)* – the only surviving part of the hall (c1720) comprises 8 rooms over two floors, and is constructed of brick on a stone plinth; access is from the southern courtyard. Former kitchens with fireplaces date-stoned 1736, and a scullery (now WC's) run along the western wall. The south-western room (former coach, wash and bake houses) faces former

agricultural buildings in the west (craft units). The first floor contains two former guest bedrooms; one of which is clad in oak panelling believed to have been brought from Worden Old Hall when the Derby Wing was constructed. A short flight of stairs from this room leads to the largest room most recently used as a lecture theatre and projector room. Windows are typically Georgian in style, but many have been altered or replaced during restoration by the Council in the early 1990's.

- *Barn (Grade II)* – Dating c1770, the brick-built barn is attached immediately west of the Derby Wing. On its northern side is the former joiner's workshop (now WC's), whilst the west end contains a service access from the adjacent courtyard and a staircase to the first floor on the southern side. South east of the barn is a conservatory built in 1997 as the arts centre barn. This creates a central courtyard with doors onto the eastern lawn where the main hall would have stood. The main barn (Marsden Room) accessed from the northern courtyard was most recently used as event space. Ventilation holes are present along the western elevation which would be preserved by condition
- *The Stables (Grade II)* – located on the north side of the hall/ east of the barn, this two-storey building (C18th) is constructed of brick with decorative band course, ventilation holes, stone quoins and a slate roof. Hayloft stairs offer access to the first floor on the northern elevation. Inside are former feeding troughs, stalls with original iron and wooden partitions, railings and a gate. As with the barn the roof has a kingpost truss, purlin and fishbone strut formation. Attached on the eastern side is a modern, mono-pitch roofed extension; the whole currently being used as a café.
- *Ice house (Grade II)* – 100m south of the hall, the ice house has a decorative stone façade, wooden access gate and entrance statutes believed to be from the Parish Church nave when it was demolished in 1816
- *Entrance Gate and North Lodge (Grade II)* – C19th arched gateway with metal gate, columns and decorative parapet. North Lodge is classically designed, single storey in a 'T' shape plan with the longer side fronting the drive. A small garden sits to the east.
- *Brew House (Grade II)*- used for animal feed brewing this C18th, two storey, 4 bay brick and stone building houses original machinery including a hopper on the first floor.
- *Arch over Wade Brook (Grade II)* – decorative C18th arched folly with rectangular turret.

A number of original internal features are present inside the hall buildings which the Council would also seek to retain by condition

In addition, the following structures sit within the park, and whilst not independently listed they are covered by the parks scheduled status.

- *Playground* – north-west corner of the site
- *Hedge maze* – south of the brewhouse
- *Farmyard Cottages* - two dwellings towards the southern edge of the developed part of the park
- *Walled garden / Bothy* – The Bothy is a two storey, square, brick building used by the Brothers of Charity who lease the walled garden; a trapezoid section of 'allotment' land which includes a number of older greenhouses, outbuildings and other structures.
- *Model railway* – run by Leyland Society of Model Engineers, this area includes a number of brick buildings and a track. It is located to the east of the hall car park
- *Miniature golf* – run as a concession and located to the east of the model railway
- *Ice cream kiosk* – located west of the north-lodge access way
- *Main and overflow car parks* – immediately west of the eastern entrance
- *Hall car park* – a small restricted use area north-east of the hall
- *Gardeners Cottage* – two storey brick cottage located north of farm outbuildings. Currently used as a photography studio
- *Farm outbuildings* – a two storey brick building (brewhouse) with single storey properties in an 'L' shaped formation located west of the Derby Wing across an open, recently refurbished courtyard. Properties are used as an arts centre with tenants from a number of disciplines. An external staircase allows access into loft doors on the gable side.

- *2 no: toilet blocks* – adjacent to playing fields and playground. These toilets have recently been upgraded.
- *Park Superintendents Bungalow* – 1970's style property adjacent the walled garden
- *Vine House* – This 'conservatory' lies to the south of, and is supported by one of the halls remaining walls. Until 2017 when the structure was de-listed because of its failing state the conservatory was Grade II listed. Its replacement was erected in 2019

#### 4. Site History

4.1. There are over 65 planning applications on the history of Worden Park. Each relates to part of the park, but none are directly relevant to this proposal

#### 5. Description of works

5.1. This application for planning permission and listed building consent seeks permission in two parts as follows:

5.2. 1) *Regeneration of Worden Hall and associated spaces*

5.3. *Background information* – An extensive consultation and 'drop in meeting' exercise took place between the 19th August and 13th September 2019 resulting in over 500 survey responses. The survey sought opinion on three options and the financial implications associated with re-purposing Worden Hall. Options for discussion were

- Option 1: Community Use
- Option 2: Small wedding/events venue
- Option 3: Large wedding/events venue

5.4. The majority of respondents selected option 1 (community use) as their preferred option with option 2 (small weddings/events) coming a close second and option three a distant third. When feedback was examined however a significant number of those who chose option 1 also stated that they wanted Worden Hall to be used for smaller events. When examining feedback in the round it was evident that the options were not mutually exclusive and that whilst respondents valued community access; the preferred option was a hybrid version offering a range of services for all. Feedback regarding use as a large-scale wedding/event venue was much more definite as large numbers felt strongly that Worden Hall should not be privatised and should remain accessible to the people of South Ribble and park visitors. Although respondents discounted option 3 which had potential for the greatest commercial return, they did indicate a strong preference for the hall to be commercially viable without the need for gap funding from the Council to cover any deficit. Feedback also clearly indicated the importance of Council investment into the hall as the current state of affairs was not acceptable.

5.5. In June 2018 teams of archaeological (Purcell) and financial (Amion) consultants were appointed to undertake feasibility study and options appraisals for the future of Worden Hall; resulting in the financially viable, enhanced community scheme put before you today. This provides for the following.

- *Refurbishment of the café and adjacent store* – the stable/café would become a licensed bar (ground floor) and store (upstairs) but would retain its original stable features. The

single storey kitchen/store adjacent to the arched pathway access from the car park would be converted into new toilets

- *Refurbishment of the foyer* – the foyer would be upgraded and access into the adjacent store levelled to provide for a new store area and cellar. Access from the eastern side into the foyer would also be retained.
- *Refurbishment of the Marsden Room to provide flexible events space* – this room would have a maximum capacity of 200 people and around 80 functions per annum are anticipated. Catering would be outsourced but would utilise the proposed commercial kitchen where necessary. The Marsden and other rooms might also be used for ticketed events (drama/comedy etc) subject to requirement
- *Courtyard Hall* - demolition of central conservatory/ refurbishment of courtyard space. By removing the current conservatory which is outdated and in need of refurbishment, the courtyard between the Marsden and the Derby Wing would be opened up into a flexible overflow/reception/outdoor function space. Access would be possible from the foyer, but primary access is anticipated into this inner courtyard and entrance hall on the eastern side below the clock tower (rear of the café and hayloft barn). By pulling the hall wall back, the clock tower acts as an obvious focal point for visitors who would be drawn towards the new entrance. With the addition of the lift shaft (see below) the eastern elevation would also be more balanced; currently as a result of ad-hoc extensions it lacks any symmetry. The zinc and glass, covered courtyard hall which would be modern in design respects the context of the wider site and benefits from views to and from the building into the park beyond. Access into the ornamental garden and beyond is also possible from this point. Internal arrangement would allow separation of café and event spaces so as to allow functions to run concurrently if required. The foyer would act as a secondary entrance on the primary elevation; allowing independent access points into private space. A number of other doors have been retained to allow fluidity around the site and future flexibility.
- *Eastern side extension*– this would have a staggered footprint of 3.5m - 4.5m x 10m of which 3.5m x 6m x 4.3m high would be single storey to accommodate additional WC's. An attached two storey section (4.5m x 4m x 8m high) would be flush with the southern elevation and holds the proposed new lift. The extension has been purposely designed to be a contemporary addition and would be timber clad. The eastern elevation would be blank so as not to detract from the proposed courtyard hall, but the side elevation would incorporate batten screened windows to both floors. Both levels would have a flat roof. Modern conservation theory is that new additions to an old building should not try and replicate that building. They should reflect the materials used, and the buildings setting but should avoid creating a pastiche of what is already present. The timeline of each era of the overall property should also be clearly evident. In this respect Officers are satisfied that whilst the proposed lift shaft is a necessary but functional space to provide for access to all, it also brings a well-designed addition to the hall. Recent development at New Southworth Hall has used similar materials and technique on a Grade II listed property with considerable success.
- The *boiler house* to the southern elevation would be rebuilt in timber cladding and zinc roofing to match the proposed lift shaft. Consideration was given to relocating this building to allow for a wider pathway, but as part of the original hall footprint it was felt that the protected layout should be retained. The building itself however is not fit for purpose. Relocation of the plant room is also technically difficult.
- *Installation of catering kitchen* into the first floor of the barn behind the Marsden. Easily accessed from an existing staircase, the kitchen would also benefit from a new 'dumb waiter'. This arrangement provides for catering to meeting rooms on both floors without excessive loss of Worden Halls original building fabric. Extraction and refrigeration equipment would be roof

mounted being the clock tower; venting above and way from the hall but being invisible from the ground.

- *Refurbishment of southern ground and first floor rooms* as café (ground) and meeting rooms (first). Access would be from a hallway off the proposed courtyard hall and via the proposed lift.
- *Refurbishment of hayloft staircase* – the first floor would be used for storage but could be additional meeting space in the future.
- *Upgrade of services* – electrics, plumbing, lighting and mechanical services and general refurbishment of building fabric and decoration. Windows and doors will be refurbished or replaced where appropriate, and where possible original features appear to have been secured. A conditions survey detailing necessary minor works and structural alterations (which would need to be done regardless of this application) was compiled prior to this application and has been taken into account. Where possible – and this is limited by the buildings age and status – measures to install renewable energy sources have been taken. An area to the north west of brewhouse has been identified as a subterranean service area. This would connect to the plant rooms along an un-trafficked path to provide for ground source heat pumps

5.6. *Landscape works* – as the hall sits to the centre of the park visitors may approach from a number of directions. Landscaping has therefore been devised to guide visitors to the primary entrance, whilst allowing ‘360 degree’ interaction with neighbouring spaces. In support of the wider scheme, landscaping arrangements are as follows:

- Benches and planted border, and new handrail to ramped access to form outside sitting space in southern courtyard.
- Sheltered bike storage for up to 20 bikes (southern courtyard)
- 1m high lighting bollards, graded accessible stone paths and planting beds along the eastern elevation to emphasise the proposed courtyard hall. Symmetrically placed benches to be placed outside of the courtyard hall entrance
- Stone and flag paving, and soft landscaping throughout to create clear routes around the site, and to establish new routes into the wider park. Paving connections on the western side to be made good
- Bollards to the east of the arched wall entrance from the car park
- Extension of the hall car park – the north-western corner of the car park would be re-aligned, and existing parking bays formalised to provide for 30 spaces (including mobility spaces) – 11 more than currently possible. The planted ‘island’ which currently inhibits vehicle manoeuvre would be removed. Nine trees would also need to be removed but mitigation has been provided in the wider park and is considered acceptable.
- 3 no: bat boxes would be installed into trees adjacent to the car park in line with the ecologist’s recommendations.
- Brick band detailing into pedestrian areas to denote the original hall footprint

5.7. For the purposes of this part of the proposal the craft business units, brewhouse (west) and vine house (south) are not to be refurbished, but as they do form part of the wider complex, they could in time become part of this overall use.

5.8. The applicants statement summarises use of the hall as follows: *‘the refurbishment and extension of Worden Hall will provide various uses within external and internal spaces. The primary use will be as a café open to the public who are visiting the park. Visitors will be afforded access to multiple, internal café spaces utilising existing accommodation within the hall and new courtyard hall which will accommodate approximately 100 covers, with external seating within the café courtyard. This creates an enhanced café offer on site and will drive*

*additional footfall to the collection of historic buildings which are tenanted by a mix of small businesses.*

*The secondary function is as a flexible events space, utilising the Marsden Room for performances, small weddings and community gatherings with potential occupancy for 200 guests. First floor accommodation in the Derby Wing will also function as smaller flexible event spaces (meeting rooms or private dining spaces for up to 60 guests). Event spaces are supported by refurbishment of the stables into a licensed bar and the Courtyard Hall which provides flexible space for meeting and gathering. Flexible function rooms will provide private bookable event space for daytime and evening events, for different user groups in the centre of the community, adding to the sites commercial offer and future financial sustainability’.*

5.9. *Security arrangements* – The applicant has provided a crime impact assessment from Lancashire Constabulary (ALO) which makes a number of suggestions regarding physical and visual security options. In the statement the officer notes that ‘*I have worked with the architects for this scheme to incorporate some crime prevention measures into the plans at design stage*’ – a detailed list has been provided and in the main have been provided for. A condition to secure details of future access and egress arrangements for the wider park is however felt necessary

5.10. 2) Change of use / regularisation of use classes throughout the park – Each building is subject to a different lawful use class, but over time these have in many cases been changed without permission, or businesses have morphed into something which sits technically in another class. As a listed building the premise that uses become lawful after ten years continuous use does not apply, and as such this part of the proposal seeks to offer clarity as to what should and shouldn’t occur in what part of the park. The general approach is that the park should be covered by the Sui Generis class (uses which do not comfortably fit in any other category), but with specific restrictions on certain areas/buildings. These could be varied at any time later if necessary. The restriction proposed for certain areas which would be secured by condition is:

- E(a) (retail) – limited to craft units, the brewhouse, gardeners Cottage, kiosk concession and as ancillary (minor part) to other function areas
- E(b) (café/restaurant) – limited to craft units and Derby Wing café and proposed wedding/function facility
- E(g) (Office) – all buildings other than craft units and properties within the C3 class (above)
- E(g) (light and general industry) – limited to craft units, brewhouse and model railway area
- C3(a) (residential) – limited to Farmyard Cottages and North Lodge
- F2(c) (Assembly & Leisure) – all areas of the park other than properties within the C3(a) class above
- Sui Generis (drinking establishment) – limited to brewhouse/derby wing/proposed wedding/function facility
- Sui Generis (hot food takeaway) – limited to kiosk concession

## **6. Summary of Supporting Documents**

In addition to scaled proposal drawings the application is accompanied by scaled drawings and the following documents:

- Design & Access Statement (Purcell December 2020)
- Extended Phase 1 Habitat Survey (Rachel Hacking Rev A: 2020)
- Arboricultural impact assessment (Treescapes AH/AIA.011020-2: 10.12.20)

- Archaeological Desk Study (Archaeology Research Services 2020/173: December 2020)
- Crime Impact Statement (Rachel Hines 11.12.20)
- Heritage Impact Assessment (Purcell Issue 1: November 2020)

## 7. Representations

7.1. Four site notices and a newspaper advertisement have been posted. Extensive consultation with 84 neighbours and park building tenants has also occurred in addition to Ward Councillors. At the time of writing this report 2 letters of support had been received; late representation will be reported verbally at committee.

### In Support

- Welcomes new facility – despite occasionally restricted access, but wouldn't like complete closure for private use
- *'wonderful idea – space would be used and enjoyed'*
- Support but only if it doesn't affect the existing tenant businesses

A number of comments have also been made which are not material planning considerations related to this scheme. As such they have not been taken into account

- Illegal parking on side streets needs sorting and streets should be adequately policed
- Council needs to provide free on-site parking to prevent side street parking

## 8. Summary of Responses

8.1. **British Georgian Society** are a statutory consultee and have been approached three times for comments but have not responded

8.2. **Ecology** – the accompanying ecology reports that Great Crested Newts are poorly represented, and that bare ground and mown grassland are hostile GCN habitat. Bat activity was noted and as the clock tower offers moderate bat roosting opportunities, a Natural England licence is required; this can only be obtained once planning permission is in place. Mitigation may be achieved with bat boxes (to be erected in the proposed car park) but other protected species are not present. Rhododendron are present within one of the shrub beds; these are noted on the invasive species list of the Wildlife and Countryside Act 1981 and must be managed to prevent spread. Conditions relating to nesting birds, Natural England, invasive species and mitigation are recommended. The council's ecologist had some concerns as to the timing of the secondary emergence survey which was undertaken in September 2020 and recommended that this application only be determined once further survey work has been finalised. They suggested that surveys should take place at the latest in August yet acknowledge that these can sometimes be extended into September decided on a case by case basis. The Central Lancashire Biodiversity and Nature Conservation SPD which has been found sound and was compiled in consultation with qualified ecologists accepts survey until September; this has been standard practice for other developments in South Ribble and rarely questioned before. They also suggest DNA testing of bat droppings which is currently in progress

Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity. All competent authorities must have regard to the requirements of the Habitats Regulations; local planning authorities are considered to be competent authorities who may decide whether or not to grant planning permission. Paragraph 99 of Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System states *"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by*



*the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted"*

Whilst it is clear that survey ideally would be completed in advance of any decision, the circular does allow for final work to be completed by way of planning condition. As part of the process however the LPA should consider whether it is likely that Natural England would grant a protected species licence, and whilst the ecologist is unsure whether this would be possible, Natural England have commented separately and have no objection. When considering the likelihood of a licence being granted the LPA should be mindful of the three tests set out by Regulation 53 of the Habitats Regulations which subject to final survey work appear to be favourable. These tests are

- a) The consented operation must be for "preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment"<sup>3</sup>; and
- b) There must be "no satisfactory alternative"; and
- c) The action authorised "will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range

Ultimately it is for this Council to decide whether this case is classed as an exceptional circumstance but when taking into account ongoing ecological assessment, the aforementioned SPD and the fact that it is in the Councils gift to work on Worden Hall at a rate of development determined by itself and the findings of final survey work , in officers opinion – and subject to conditions to require completed survey work before commencement on site and assessment by Natural England as required by law - the Council will have discharged its duty in regard of ecological assessment before any work on the buildings themselves begins.

8.3. Separately the Council consulted **Natural England** who have no objection based on plans submitted. NE consider that the proposal will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

8.4. **Economic Development** are satisfied that an Employment Skills Assessment can be provide by condition. No other comments

8.5. **Historic England** - on the basis of the information available to date, Historic England did not wish to comment under the relevant statutory provisions subject to the Council's specialists involvement.

8.6. **Environmental Health** have concerns about noise from people leaving the wider site at night and suggest a dispersal/security plan is provided or secured by pre-commencement condition. Details of odour and grease control from extraction systems are also required in addition to standards conditions relating to hours of construction, deliveries to site, staff cycle storage and construction management. EH would also like to see electric vehicle recharging points fitted close to the hall to meet the Councils commitment to improving/encouraging the uptake of low emission vehicles. Whilst this is to be supported, the installation of visually impactful chargers close to the hall is felt to be more harmful to the setting of the listed buildings. The Parks Team however have confirmed that there are plans to install chargers through the wider park in more appropriate areas and as such an additional condition is not felt appropriate. The proposal before you also includes a number of renewable energy options (ground source pumps, upgrade of the building to higher construction standards etc) which will offset this carbon reduction requirement to some extent.

8.7. **Garden History Society /Lancashire Gardens Trust** have not commented but this is not unusual

8.8. **Lancashire Constabulary** provided pre-application advice which has been factored into the scheme. No further comment to make

8.9. **Lancashire County Council Archaeology** note the accompanying Heritage Impact Statement (Purcell, 2020 – HIA) and Archaeological Desk Based Assessment (Archaeological Research Services Ltd, 2020 - ADA). The HIA identifies the C18th boiler house whose significance is such that demolition would only have a minor adverse impact on the site. The Historic Environment Team has no objection to the demolition of this structure but would advise that it is the subject of a drawn and photographic record prior to demolition. An archaeological presence will also be required during demolition of this building, as proposals mention that structural issues requiring its replacement relate to a culvert beneath, and this may also require some recording.

The ADA concludes that the proposed new toilet block and run of main ground coil for proposed ground source heat pump, may encounter buried archaeological deposits associated with the former Worden Hall, its associated ancillary buildings and possibly earlier structures. The report goes on to recommend a programme of archaeological works in the form of archaeological strip, map and sample excavation during any ground works associated with the proposed development. Proposal drawing GA of Intrusive Investigation Works (drawing no. 076695-CUR-ZZ-ZZ-DR-S-27103-03) proposes excavation of a number of trial pits, in order to determine any buried obstructions. An archaeological watching brief is needed on these works to ensure that any obstructions of archaeological interest are properly excavated and recorded prior to any damage or destruction, and the results incorporated into the final report.

LCC Archaeology recommends a condition relating to recording and inspection of matters of historical importance is imposed should permission be granted.

8.10. **Lancashire County Council Highways** has no objections to the planning application and is of the opinion that the proposals should have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site. The proposed use of the existing vehicle access and extension to the existing car park is acceptable to LCC Highways.

8.11. **Lead Local Flood Authority** - while the site plan shows the red edge area to be 55 hectares, the actual work being carried out appears to be limited to the area around the main buildings and courtyard. Furthermore, the proposed restoration/renovation works do not appear to alter the drainage network in any material or consequential manner. As such LLFA have no comments to make regarding the drainage scheme. An informative note re: land drainage consent is also recommended

8.12. **Leyland Historical Society** has no objections to the proposal, but note a request from the Society President that *‘the appearance of the lift blends in with the existing structure so as not to detract from the hall.* Current conservation thinking with regards to new development has been explained to the society contact

8.13. **South Ribble Parks** – pre-application comments made by the Parks Team have been taken into account. They have no further comment to make

8.14. **South Ribble Arborist** confirms that trees to be removed to facilitate development are mitigated in accordance with the local plan. Protective fencing shall be erected prior to development and root protection undertaken in accordance with conditions recommended. Otherwise there are no objections

8.15. **United Utilities** have objected in principle as the ultimate point of discharge has not been shown. They do however accept that this may be covered by a pre-commencement surface water drainage condition, and informative notes which have been added to this recommendation

## **9. Material Considerations**

### **9.1. Specific Policy Background**

9.1.1. Policy of most relevance to re-development within the park are:

9.1.2. Local Plan Policy G7 (Green Infrastructure) allows development within allocated areas where alternative provisions are similar or better in nature, and where change will not detrimentally affect the amenity value of the site.

9.1.3. Policy G9 (Worden Park) ensures the appropriate enhancement and maintenance of the park noting that “*Worden park requires major investment... to increase its use and develop further recreational and leisure uses within it*”.

9.1.4. Separately, Chapter 16 of the National Planning Policy Framework (2019), Core Strategy Policy 16 (Heritage Assets) and Local Plan Policy G17 (Design) state that when considering proposed development of a designated heritage asset, great weight should be given to the assets conservation, and to protecting and enhancing both the asset and its setting from inappropriate development.

9.1.5. The NPPF is very specific in its approach to designated heritage assets with Para 184 stating that ‘*assets are an irreplaceable resource to be conserved in a manner appropriate to their significance, so that they can be enjoyed ... for future and existing generations*’

9.1.6. Para 190 of the NPPF states that ‘*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal*’.

9.1.7. Para 192 goes on to say that in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets can make and the desirability of new development making a positive contribution to local character and distinctiveness. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation irrespective of whether potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

9.1.8. Where a proposed development will lead to substantial harm to a designated heritage asset, it must be demonstrated that the substantial harm is necessary to achieve public benefits that outweigh that harm; or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

9.1.9. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. (Paras 194-196)

9.1.10. Separately, and particularly in consideration of archaeological assets Para 199 states that *'Local planning authorities should ... require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible'*.

## 9.2. Other relevant policy

### **National Planning Policy Framework (2019)**

9.2.1. Chapter 2 (Achieving Sustainable Development) includes a presumption towards sustainable development across a number of different objectives; one of which is a social role which includes *'fostering well designed and safe environments ... that reflect current and future needs and support communities' health, social and cultural well-being'*

9.2.2. Chapter 6 (Building a strong competitive economy) - Planning should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account business needs and wider opportunities. This approach allows each area to build on its strengths, counter any weaknesses and address the challenges of the future.

### **Central Lancashire Core Strategy**

9.2.3. Policy MP: states that Councils will take a proactive approach which reflects the NPPF's presumption in favour of sustainable development, and that applications which accord with the policies of the Local Plan will be approved without delay unless material considerations indicate otherwise.

9.2.4. Policy 1 (Locating Growth) focusses growth and investment on well-located sites within key service and urban areas of the Borough; one of which is Leyland.

9.2.5. Policy 3 (Travel) encourages alternative, sustainable travel methods to reduce dependence on motor vehicles, and parking provision to adopted standards.

9.2.6. Policy 17 (Design of New Buildings) requires new development to take account of the character and appearance of the local area.

9.2.7. Policy 22 (Biodiversity and Geodiversity) conserves, protects and enhances the biological assets of the area

9.2.8. Policy 25 (Community Facilities) ensures that local communities have sufficient community facilities by working with public, private and voluntary sector providers to meet demonstrable need, encouraging new provision at accessible locations and resisting the loss of existing facilities

9.2.9. Policy 26 (Crime and Community Safety) plans to reduce crime and improve community safety by working with the police and other organisations, encouraging Secured by Design principles in development and providing a range of community facilities

9.2.10. Policies 27 (Sustainable Resources and New Developments) and 28 (Renewable & Low Carbon Energy Scheme) require all new development to incorporate sustainable resources, and renewable energy options through a number of measures

### **South Ribble Local Plan**

9.2.11. Policy F1 (Parking Standards) requires all development proposals to provide car parking and servicing space in accordance with parking standards adopted by the Council.

9.2.12. Policies G13 (Trees, Woodland and Development) and G16 (Biodiversity and Nature Conservation) seek to protect and enhance the natural environment

9.2.13. Policy G17 (Design of New Buildings) each attach great importance to the design of the built environment, requiring proposals to take account of the character, appearance and amenity of the local area, and to highways and pedestrian safety

9.2.14. Policy H1 (Promoting Health, Well-being, Education and other Community Facilities) aims to enhance the health and well-being of all residents by improving access to a range of community facilities. This supports one of the Core Strategy cross cutting themes of contributing to achieving and maintaining better health.

9.2.15. Chapter J: Tackling Climate Change looks to reduce energy use and carbon dioxide emissions in new developments; encouraging the use of renewable energy sources.

9.2.16. *Central Lancashire Employment Skills SPD* – this document was adopted in September 2017 and as such carries considerable weight in planning decisions. The SPD has been driven by the Councils aspiration to see additional benefits (social value) incorporated into development opportunities; ‘social value’ in this case being a contribution towards employment and skills enhancement in the Borough.

### **9.3. Character and Appearance, and Impact upon Designated Heritage Assets**

9.3.1. When assessing both parts of the scheme the positive and negative benefits seen from development must be weighed up against each other. Regeneration of the hall and its buildings will upgrade the physical state and visual appearance of external areas which have benefitted already from some refurbishment over a number of years. With the protection of a number of conditions to secure the original fabric, the building may be put to its most viable use in a self-financing way that does not preclude use by members of the public. Harm to the setting of the building can at best be considered less than substantial, and the benefits which allow the property to have a long-term future far outweigh that limited impact.

9.3.2. Part two of the proposal will see almost no physical or visual change. It simply provides a basis of lawfulness and clarity from which the Council and its tenants can work in the future. As buildings are in the main compliant there will be no discernible harm to the park or its users.

9.3.3. This scheme helps to upgrade dilapidated commercial properties to a more useable, rentable state, whilst protecting the fabric of the buildings in a way appropriate to their conservation Materials used are subtle in visual appearance but substantial in terms of longevity and heavy-duty use whilst promoting good design. The proposal will have a favourable rather than adverse effect on the park and will offer positive benefits to users of all buildings. It will undoubtedly alter the character of the area immediately adjacent to the complex of buildings, but in a positive way that supports its full and continued use.

### **9.4. Relationship to Neighbours, Accessibility and Highways**

9.4.1. Whilst alterations are visible, it is considered that physical changes within this very enclosed site will impact little on neighbouring residents. Traffic to and from the site will

increase but as the buildings are already in nearly full use for different purposes this isn't expected to radically affect the neighbouring road network. LCC highways have no objection. Events would be limited to at the most 200 people in the main venue, with smaller community event spaces being similar to current occupant numbers. There should not be any reduction of parking on the main car park as a result of the venue/events as the new car park adjacent to the hall would be designated specifically for the hall. Noise issue from the centrally located buildings is also considered to be limited in terms of impact on neighbouring residents. Use of the park as a wider facility will remain unchanged, and free access into the buildings which is not currently possible anyway would not be hampered by private lease for events

9.5. Sustainability

9.5.1. Having regard to the NPPF requirement for sustainable development this proposal can be considered from two perspectives. It re-uses existing space and buildings rather than creating new units. It is also within easy walking distance of Leyland and its community. Weddings and more formal events would be able to access the park from North Lodge without affecting or impeding the main car park, and as the hall already benefits from a car park with reduced in-park speed limits there would be limited additional risk to pedestrians. Physical upgrades to the hall will be more environmentally friendly and will support air quality and carbon emission aims as per adopted policy. Whilst electric vehicle charging points would normally be installed, the presence of charging stands in such close proximity to the group of listed buildings is less than ideal, and as such has not been requested. The applicant however does assure Officers that these are likely to be installed in the main car park away from Worden Hall in the near future. As sustainable development this scheme is considered acceptable.

**10. CONCLUSION**

10.1. This proposal seeks to implement a series of restorative changes to Worden Estate buildings located to the centre of Worden Park. Proposed changes are appropriate in both material and design, will sit well within the context of both protected structures but useable public space and accord well to adopted national and local policy

**RECOMMENDATION:**

Approval with Conditions/Consent Granted with Conditions.

**RECOMMENDED CONDITIONS:**

1. (FUL only).

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.

AND (LBC only)

Works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of the Decision Notice.

REASON: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved documents

- o Design & Access Statement (Purcell December 2020)
- o Extended Phase 1 Habitat Survey (Rachel Hacking Rev A: 2020)
- o Arboricultural impact assessment (Treescapes AH/AIA.011020-2: 10.12.20)

- o Archaeological Desk Study (Archaeology Research Services 2020/173: December 2020)
- o Crime Impact Statement 9 Rachel Hines 11.12.20)
- o Heritage Impact Assessment (Purcell Issue 1: November 2020)

Proposal Drawings

Purcell (Prefix 239122-PUR-00)

- o Location plan SL-DR-A-0100-P02
- o Site plan SL-DR-A-0101-P02
- o Site plan (proposed) XX-DR-A-0200-P02
- o Ground floor (existing) GF-DR-A-1000-P06
- o First floor (existing) 01-DR-A-1001-P06
- o Roof plan (existing) RF-DR-A-1003-P06
- o Elevations 1&2 (existing) ZZ-DR-A-1200-P06
- o Elevations 3&4 (existing) ZZ-DR-A-1201-P06
- o Sections AA & BB (existing) ZZ-DR-A-1300-P06
- o Sections CC & DD (existing) ZZ-DR-A-1301-P06
- o Section EE & FF (existing) ZZ-DR-A-1302-P06
- o Section GG (existing) ZZ-DR-A-1303-P06
- o Ground floor (proposed) ZZ-DR-A-2000-P07
- o First floor (proposed) 01-DR-A-2001-P07
- o Roof plan (proposed) RF-DR-A-2003-P05
- o Elevations 1&2 ZZ-DR-A-2200-P05
- o Elevations 3&4 ZZ-DR-A-2201-P05
- o Sections AA & BB (proposed) ZZ-DR-A-2300-P05
- o Sections CC & DD (proposed) ZZ-DR-A-2301-P05
- o Sections EE & FF (proposed) ZZ-DR-A-2302-P05
- o Sections GG (proposed) ZZ-DR-A-2303-P05

Curtins (Prefix 076695-CUR)

- Foundation level GA plan ZZ-PL-DR -S-16001-P03
- Level 00 proposed GA plan ZZ-00-DR -S-20101-P03
- Level 01 proposed GA plan ZZ-00-DR -S-20102-P03
- Remedial work ground floor ZZ-00-DR -S-27100-P01
- Remedial works - first floor ZZ-00-DR -S-27101-P01
- Remedial works - loft ZZ-RI-DR -S-27102-P01
- GA intrusive investigation works ZZ-ZZ-DR -S-27103-P03
- Drainage GA plan ZZ-ZZ-DR -S-92001-P02
- Services GA plan ZZ-ZZ-DR -S-92002-P01

Structural steelwork general arrangement 2020-386-001 (GSA)

Landscaping proposed gen arrangement (Land Studio 169-LST-XX-XX-DR-L-2000 Rev3)

Planting plan (Land Studio 169-LST-XX-XX-DR-L-2001 Rev P2)

Mechanical - external ground loop layout (Parker Wilson 2037/M505)

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

3. 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

4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- a) proposed suitable times of construction.
  - b) parking of vehicles of site operatives and visitors
  - c) loading and unloading of plant and materials
  - d) storage of plant and materials used in constructing the development
  - e) location of site compound
  - f) suitable wheel washing facilities for vehicles leaving site. Details also to include mechanical sweeping of roads adjacent to the site.
  - g) measures to control the emission of dust and dirt during construction
  - h) measures to control the emission of noise during construction
  - i) details of external lighting to be used during construction
  - j) a scheme for recycling/disposing of waste resulting from demolition and construction works
  - k) anticipated delivery times

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

5. Prior to commencement of development, protective fencing should be erected around all trees to be retained within proximity of the approved development. The fencing shall consist of a scaffold framework in accordance with Figure 2 of BS 5837 - 2012 comprising a metal framework. Vertical tubes will be spaced at a maximum interval of 3m. Onto this, weldmesh panels shall be securely fixed with scaffold clamps. Weldmesh panels on rubber or concrete feet should not be used. The site manager or other suitably qualified appointed person will be responsible for inspecting the protective fencing daily; any damage to the fencing or breaches of the fenced area should be rectified immediately. The fencing will remain in place until completion of all site works and then only removed when all site traffic is removed from site.

Reason: To protect trees from damage during construction in accordance with BS 5837 2012 in accordance with Local Plan Policy G13

6. Existing ground levels should be retained within the tree root protection areas and excavated by hand during the installation of cellular ground reinforcement equipment. Any exposed roots should be immediately wrapped to prevent desiccation. Wrapping should be removed prior to backfilling. Roots smaller than 25mm diameter should be pruned with a suitable sharp tool. Roots over 25mm diameter should only be removed following consultation with an arboricultural consultant. Prior to backfilling roots should be surrounded with topsoil or sharp-sand or inert granular fill before the soil is replaced. No machinery, tools and equipment should be stored within the RPA of any trees on site.

Reason: To ensure damage to tree roots, compaction and soil seepage is minimised during development and that the development does not impact the future vitality of trees in proximity to the development, in accordance with local plan policy G13.

7. No machinery shall be operated, no process carried out and no deliveries taken at or dispatched from the site where associated with construction, demolition or clearance of the site outside the following times:

0800 hrs to 1800 hrs Monday to Friday

0800 hrs to 1300 hrs Saturday

No activities shall take place on Sundays, Bank or Public Holidays.

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



8. Prior to the commencement of the development details of all extraction, filters and external ventilation stacks (including height or stacks and noise levels to be produced) shall be submitted for written approval to the Local Planning Authority. The approved scheme shall be fully implemented prior to first use of the site and shall thereafter be retained and maintained in efficient working order for the duration of the approved use.  
REASON: In the interests of the amenity and to safe guard the living conditions of the nearby residents in accordance with Policy 17 in the Central Lancashire Core Strategy.
9. Prior to the commencement of works on site an odour management plan shall be submitted to and approved by the Local Planning Authority. The approved scheme shall then be fully implemented prior to first use of the site and shall then be retained throughout the permitted use of the site.  
REASON: In the interests of the amenity and to safe guard the living conditions of the nearby residents in accordance with Policy 17 in the Central Lancashire Core Strategy.
10. Ventilation holes to the western elevation of the barn and stables shall be retained unless with the prior written approval of the local planning authority  
REASON: To safeguard matters of archaeological and/or historical importance associated with the building in accordance with Policy 16 of the Central Lancashire Core Strategy.
11. Former feeding troughs, iron stalls, wooden partitions, railings and gate in the stables (café) shall be retained unless with the prior written approval of the local planning authority  
REASON: To safeguard matters of archaeological and/or historical importance associated with the building in accordance with Policy 16 of the Central Lancashire Core Strategy.
12. Bread ovens and the three-bay fireplace within the Derby Wing shall be retained and protected unless with the prior written approval of the local planning authority  
REASON: To safeguard matters of archaeological and/or historical importance associated with the building in accordance with Policy 16 of the Central Lancashire Core Strategy.
13. Prior to commencement of works on site, a scheme for the upgrade and/or protection of the Derby Wing wood panelling shall be provided to and agreed in writing the local planning authority. Once agreed works shall be undertake in line with the agreed programme of works  
REASON: To safeguard matters of archaeological and/or historical importance associated with the building in accordance with Policy 16 of the Central Lancashire Core Strategy.
14. If the presence of bats, great crested newts or other protected species is detected or suspected on the development site at any stage before or during development or site preparation, works must cease and advice sought from a suitably qualified ecologist.  
REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
15. Prior to first use of Worden Hall for the approved use, three bat roosts shall be installed within the car park. Once installed these shall be retained thereafter.  
REASON: To ensure adequate provision is made for these protected species in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

16. 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
17. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.  
The programme of archaeological work shall include:  
i) An archaeological watching brief of the Intrusive Investigation Works  
ii) A programme of building recording to Historic England Level 2 of the former boiler house, and an archaeological watching brief on any groundworks associated with its demolition  
iii) An archaeological watching brief on all groundworks associated with the construction of the ground source heat pump and the run of the ground coil connection to the new boiler house  
iv) An archaeological watching brief on all groundworks associated with the demolition of the conservatory  
v) An archaeological strip, map and sample excavation of the area of the proposed new toilet facilities  
Should the archaeological watching brief works encounter significant archaeological remains that cannot be adequately dealt with as part of a watching brief, provision will be made to undertake more detailed excavation and recording of those remains encountered.  
This work should be carried out by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance set out by the Chartered Institute  
Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site. in accordance with Policy 16 in the Central Lancashire Core Strategy and Para 199 of the National Planning Policy Framework.
18. Prior to the first use of the development hereby approved, details of staff cycle storage shall be provided and agreed in writing with the local planning authority. Once agreed these shall be provided in accordance with the approved plan and permanently maintained thereafter.  
REASON: To ensure the provision and retention of adequate on-site parking facilities and to accord with Policy F1 and Policy G17 in the South Ribble Local Plan 2012-2026
19. Prior to first use of Worden Hall for the use hereby approved, details of site security including access and egress, parking and security arrangements outside of the parks normal opening hours shall be provided and agreed in writing with the local planning authority. Once agreed these arrangements shall be implemented in full before first use for the approved purpose unless otherwise agreed in writing  
REASON: to protect the amenity of neighbouring residents in accordance with Policy G17 in the South Ribble Local Plan 2012-2026
20. Prior to commencement of works on site, details of future employment and skills during the Worden Park development as explained by, and in line with the Central Lancashire

Employment and Skills SPD and Appendix 1 of the same document shall be submitted to, and approved in writing by the Local Planning Authority.

REASON: To identify skills shortages, and to ensure that there are the necessary employment and skills opportunities in local areas in accordance with Central Lancashire Core Strategy Policy 15

21. No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:
- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
  - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
  - (iii) A timetable for its implementation.
- The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.
- Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy 29 in the Central Lancashire Core Strategy.
22. Prior to the commencement of any development, details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Foul water shall be drained on a separate system. No building shall be occupied until the approved foul drainage scheme has been completed to serve that buildings, in accordance with the approved details.
- REASON: For the avoidance of doubt and to protect the living conditions of future occupants of the site in accordance with Policy 29 in the Central Lancashire Core Strategy
23. Work to Worden Hall hereby approved has the potential to cause harm to bats, and shall not in any circumstance commence unless the Local Planning Authority has been provided with either:
- a) a licence issued by Natural England pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations 2010 authorising the specified activity/development go ahead, or
  - b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a licence.
- REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
24. No work to Worden Hall hereby approved shall commence until full and final ecological survey has been undertaken to the satisfaction of the local planning authority in consultation with a qualified ecologist.
- REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
25. Prior to the commencement of development, a detailed method statement for the removal or long-term management /eradication of invasive plants, as identified under the Wildlife and Countryside Act 1981 shall be submitted to and approved in writing by

the Local Planning Authority. The method statement shall include proposed measures to prevent the spread of invasive plants during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

REASON: The spread of invasive plants is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment recurs

26. Notwithstanding the provision of the Town and Country Planning (Use Classes) Order 1987 (as amended) Paragraph 3(1) or any provision equivalent to this in any statutory instrument revoking and re-enacting this Order, the use of the premises shall be restricted to the use applied for as follows unless the prior consent of the Local Planning Authority is obtained.

E(a) (retail) – limited to craft units, the brewhouse, gardeners Cottage, kiosk concession and as ancillary (minor part) to other function areas

E(b) (café/restaurant) – limited to craft units and Derby Wing café and proposed wedding/function facility

E(g) (Office) – all buildings other than craft units and properties within the C3 class (above)

E(g) (light and general industry) – limited to craft units, brewhouse and model railway area

C3(a) (residential) – limited to Farmyard Cottages and North Lodge

F2(c) (Assembly & Leisure) – all areas of the park other than properties within the C3(a) class above

Sui Generis (drinking establishment) – limited to brewhouse/derby wing/proposed wedding/function facility

Sui Generis (hot food takeaway) – limited to kiosk concession

Sui Generis - covers the whole park

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

## **RELEVANT POLICY**

### **NPPF National Planning Policy Framework**

#### **Central Lancashire Core Strategy**

- 1 Locating Growth
- 3 Travel
- 17 Design of New Buildings
- 22 Biodiversity and Geodiversity
- 25 Community Facilities
- 26 Crime and Community Safety
- 27 Sustainable Resources and New Developments
- 28 Renewable and Low Carbon Energy Schemes

#### **South Ribble Local Plan**

- F1 Car Parking
- G7 Green Infrastructure Existing Provision

- G9 Worden Park
- G13 Trees, Woodlands and Development
- G16 Biodiversity and Nature Conservation
- G17 Design Criteria for New Development
- H1 Protection of Health, Education and Other Community Services and Facilities

**Employment Premises Supplementary Planning Documents  
Nature Conservation and Biodiversity Supplementary Planning Document**

**Note:**

Other application Informative

1. Attention is drawn to the condition(s) attached to this planning permission. In order to discharge these conditions an Application for Approval of Details Reserved by Condition form must be submitted, together with details required by each condition imposed. The fee for such an application is £116. The forms can be found on South Ribble Borough Council's website [www.southribble.gov.uk](http://www.southribble.gov.uk)

2. The applicant is advised that under the terms of the Wildlife and Countryside Act 1981, Wild Mammal (Protection) Act 1996 and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds, roosting birds or other protected species, or to inflict unnecessary suffering to wild animals. The work hereby granted does not override the statutory protection afforded to these species or provide defence against prosecution under this act, and you are advised to seek expert advice if you suspect that any aspect of the development would disturb any protected species

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

United Utilities Note 2: If possible this site should be drained on a separate system with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require the consent of the Local Authority. If surface water is allowed to be discharged to the public surface water sewerage system we may require the flow to be attenuated to a maximum discharge rate determined by United Utilities

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

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

United Utilities Note 3: The site should be drained on a separate system with foul water draining to the public sewer and surface water draing in the most sustainable way. We would ask the developer to consider the following drainage options in the following order of priority:

- a) an adequate soak away or some other adequate infiltration system (approval must be obtained from local authority/building control/environment agency) or where that is not reasonably practical
- b) a watercourse (approval must be obtained from the riparian owner/land drainage authority/environment agency; or where this is not reasonably practicable
- c) a sewer (approval must be obtained from United Utilities)

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

4. Local Lead Flood Authority Note: Given the maintenance works outlined in the document titled "92001- Drainage GA Plan", please note that you will be required to obtain Land Drainage Consent should you wish to make any alterations to a watercourse or carry out works which alter the natural flow of water within the watercourse. This is not required for standard repair works that do not alter the flow of the watercourse, however.