

Application Number 07/2017/2644/FUL

Address Mather Fold Farm
Hoghton Lane
Hoghton
Preston
Lancashire
PR5 4ED

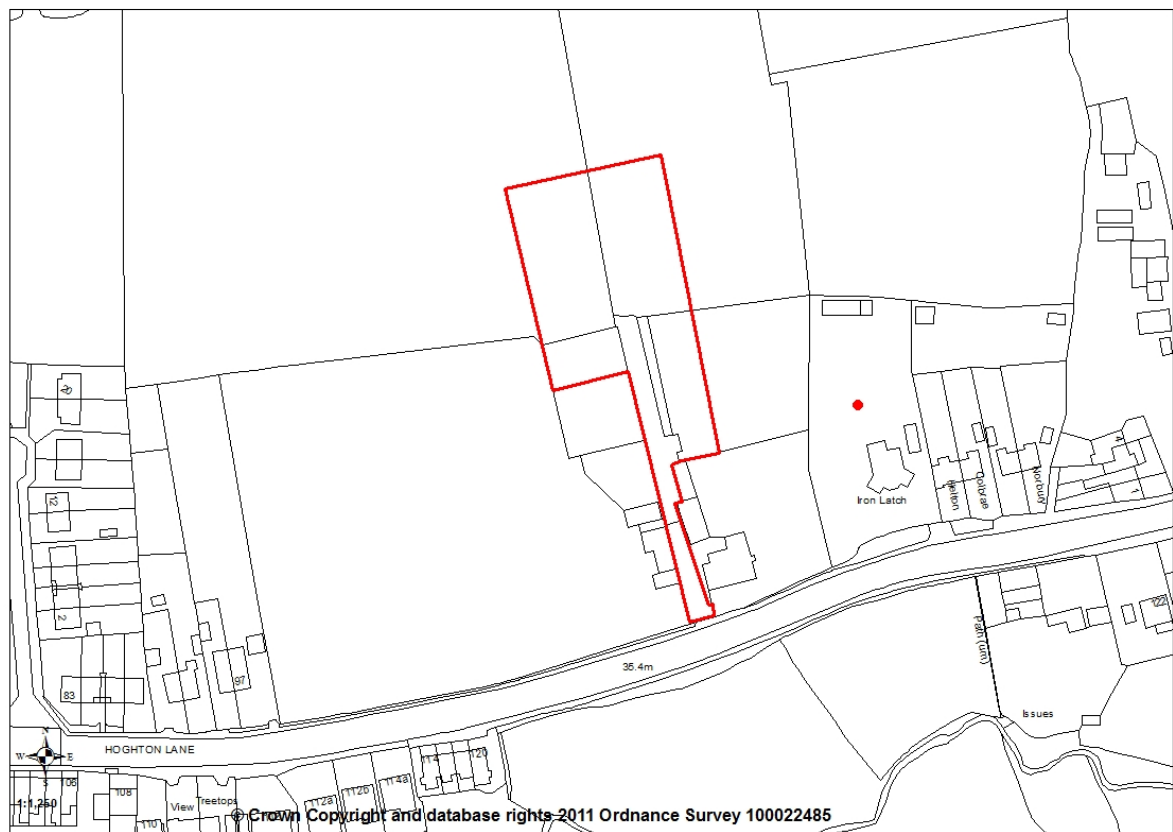
Applicant Dorbcrest Homes Limited

Development Erection of 12 No. two storey dwellinghouses with associated parking following demolition of existing equestrian buildings

Officer Recommendation **That the Members be minded to approve the application and that the decision be delegated to the Planning Manager in consultation with the Chair and Vice-Chair of the Planning Committee upon the successful completion of a Section 106 Agreement to secure financial contribution towards off-site public open space improvements.**

Officer Name Mr Chris Sowerby

Date application valid 27.09.2017
Target Determination Date 27.12.2017
Extension of Time N/A



1. REPORT SUMMARY

1.1 The application relates to Mather Fold Farm on Hoghton Lane in Hoghton. The application site has an area of 0.5 hectares and comprises of 3 large detached buildings and an all-weather external exercise area all relating to the existing use of the site as an equestrian centre. The application site and the surrounding area are designated as Green Belt in the South Ribble Local Plan.

1.2 The proposal is for the erection of a residential development of 12no. dwellings, together with associated parking, following the demolition of existing buildings and structures on the site. The buildings are designed to be traditional in appearance, to draw from the semi-rural character, and would be constructed in a mixture of brick, natural stone and timber cladding. The proposed inter-relationships are considered to be acceptable and are not considered to result in undue overlooking / loss of privacy or overdominance / overshadowing.

1.3 Given the current use of the site and the structures present the site clearly constitutes a previously developed site. As the proposed development would result in a reduction in the footprint of built development on site, and would also result in a significantly 'greener' site through the removal of extensive areas of hardstanding, the proposed development would not have a greater impact on the openness of the Green Belt. Landscaping is proposed across the site, with the existing landscaping along the site boundaries being retained.

1.4 County Highways have fully assessed the proposal and have raised no objections in principle to the proposed development. In their response County Highways confirm that they are of the opinion that the proposed development would generate less traffic movements than the existing equestrian / stable use if the existing stables were used to their full capacity. A minimum of 3 car parking spaces (including garage spaces) are proposed for each of the properties, according with the car parking standards for four and five bed properties contained within Appendix 4 of the South Ribble Local Plan. County Highways are satisfied with the proposed number of parking spaces and the vehicle manoeuvring areas proposed within the site.

1.5 An Ecological Report submitted with the planning application concludes that the site is of low ecological significance. Although bats are known to occur in the local area, no evidence of bat roosts were noted within the 3 main buildings surveyed. No trees within the site are protected by TPO and none of the trees are worthy of such protection, with the existing landscaping along the site boundaries being retained.

1.6 As the proposed development would result in a net gain of more than 4 dwellings on the site a public open space contribution is required. The financial contribution, of £15,360, would be secured by a Section 106 Agreement to help address an identified local open space deficiency in amenity greenspace

1.7 Environmental Health have objected to the proposal as they are currently investigating a noise complaint at a neighbouring property that has recently been acquired by Parkcare Homes Ltd. and is being used to provide care within a residential environment of up to 6 persons. It is the view of Officer's that the objection from Environmental Health would not be sound reason for refusing this application with the proposal resulting in a better relationship with the neighbouring property than the previously approved extant planning permission for 15 dwellings on the site, minimum spatial separation distances being vastly exceeded and it appearing inherently unfair that a noise complaint in relation to an adjacent property within the residential dwelling use class can be used as a reason to, in effect, 'block' development.

1.8 The application accords with Policies 1, 3, 4, 5, 6, 17 and 29 of the Core Strategy together with Policies G1, G16 and G17 of the South Ribble Local Plan. Therefore it is recommended that the Members be minded to approve the application and that the decision be delegated to the Planning Manager in consultation with the Chair and Vice-Chair of the

Planning Committee upon the successful completion of a Section 106 Agreement to secure financial contribution towards off-site public open space improvements.

2. APPLICATION SITE AND SURROUNDING AREA

2.1 The application relates to Mather Fold Farm on Hoghton Lane in Hoghton. The application site has an area of 0.5 hectares and comprises of 3 large detached buildings and an all-weather external exercise area all relating to the existing use of the site as an equestrian centre. A further 4.6 hectares of agricultural land in the ownership of the applicant is present to the rear of the equestrian centre, this does not relate to this planning application. The site is largely screened to the western and eastern sides by Leylandii hedges. A line of mature deciduous trees are present to the rear of the application site.

2.2 Building 1, the largest of the 3 buildings, has an area of 925sq metres and is currently used as an indoor exercise arena and for stabling of horses.

2.3 Building 2, closest to the adjacent residential property of Mather Fold House, has an area of 473sq metres and is currently used for stabling of horses.

2.4 Building 3, towards the rear of the site, has an area of 209sq metres and is currently used for stabling for 8 horses.

2.5 All of the buildings are constructed with concrete block low level walls with hit and miss timber below the eaves and cement fibre profiled roof sheets.

2.6 The all-weather menage, which comprises of a silica sand exercise surrounded by a post and rail fence, covers an area of 963sq metres to the rear of the site.

2.7 Mather Fold Farm forms part of a ribbon of residential development along the northern side of Hoghton Lane. The existing equestrian centre at Mather Fold Farm is accessed by a driveway from Hoghton Lane in between the residential properties of Mather Fold Farm and Mather Fold House.

2.8 The application site and the surrounding area are designated as Green Belt in the South Ribble Local Plan.

3. SITE HISTORY

3.1 In April 2015 planning permission (07/2014/0677/FUL) was granted for the erection of 15no. two-storey dwellinghouses with associated parking on the site following the removal of existing equestrian buildings. This permission remains extant but has not been implemented. Since the permission was granted the site has been marketed for but viability/sale issues have prevented the permission from being implemented so far.

3.2 Prior to this, in February 2009 the Planning Committee refused an application (07/2008/0589/FUL) for the change of use of the existing buildings on the site to B1 (Business) and B8 (Storage and Distribution) uses together with external alterations due to the considered materially greater impact on the openness of the Green Belt as a result of the menage area being used for the parking of vehicles.

3.3 The subsequent appeal to the Planning Inspectorate against the refusal of planning permission was allowed with the Inspector concluding that the proposal would not result in a reduction of openness in this part of the Green Belt considering the existing use of the site by vehicles and the landscape screening.

4. PROPOSAL

4.1 The proposal is for the erection of a residential development of 12no. dwellings, together with associated parking, following the demolition of existing buildings and structures on the site.

4.2 The proposal comprises of 9 four-bed units and 3 five-bed units. The buildings are designed to be traditional in appearance and would be constructed in a mixture of brick, natural stone and timber cladding. The development would comprise of 8no. detached and linked two-storey dwellings together with a terrace of 4 properties over three floor levels (including accommodation in the roofspace)

4.3 The site would be accessed from the existing access onto Houghton Lane.

4.4 The application is accompanied by a Design and Access / Planning Statement, a Transport Statement, a Tree Plan, an Ecology Report and a Drainage Statement.

5. REPRESENTATIONS

5.1 As of the 20th November 1 letter of objection has been received in relation to the proposal. A summary of the points raised follows:

Policy

- The site is within the Green Belt

Relationship To Neighbours

- Overlooking / loss of privacy

Highway Issues

- Highway safety concerns

Other Issues

- Potential for noise during construction

6. CONSULTATION REPLIES

County Highways have fully assessed the application and have raised no objections subject to the imposition of appropriate conditions.

In their response County Highways confirm that TRICS (the national standard system used to predict trip generation) estimates that the proposed housing development would generate less traffic movements than the existing equestrian / stable use if the existing stables were used to their full capacity.

The classified speed limit on Houghton Lane is 40 mph. According to Lancashire County Council's five year data base for injury related vehicular accidents there have not been any reported incidents within 100m of the access on Houghton Lane to the proposed development. The sight lines from the site access onto Houghton Lane have been assessed by County Highways and are considered to be acceptable.

Amended plans have been submitted to address issues raised regarding parking standards. The applicant has also confirmed it is their intention not to offer the road for adoption and it will be kept as a private road.

A condition has been recommended relating to wheel washing facilities for construction traffic.

Environmental Health have objected to the proposal as they are currently investigating a noise complaint at a neighbouring property. This is explained in more detailing in the Noise/Disturbance section of this report.

Ecology have raised no objections to the proposal confirming that no significant ecological constraints have been identified. The existing buildings on the site have been assessed as

low risk for bat and birds. A condition has been recommended to restrict works during bird nesting season.

United Utilities have confirmed that the submitted drainage strategy is acceptable and have raised no objections to the proposal.

The **Local Lead Flood Authority** have been consulted but no response has been received. Should this be received before the Planning Committee meeting an update will be provided.

The **County School Planning Team** has highlighted the need for the scheme to provide a financial contribution to provide education places. This is covered by the Community Infrastructure Levy charging schedule.

7. MATERIAL CONSIDERATIONS

Policy Considerations

7.1 i) NPPF

7.1.1 The NPPF promotes a presumption in favour of sustainable development and supports sustainable economic development to deliver, amongst other things, homes. Given the site's location and land allocation in the South Ribble Local Plan it is the Officer's view that the site is within a sustainable location.

7.1.2 With regards to highway issues associated with development proposal, Paragraph 32 of the NPPF states "*Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe*". Development therefore which would not result in a severe detrimental impact on traffic/highway conditions should not be refused on transport grounds.

7.1.3 Regarding development in the Green Belt, paragraphs 87-88 state "*As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.*"

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

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

- buildings for agriculture and forestry;*
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;*
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- the replacement of a building, provided the new building is in the same use and not materially larger than one it replaces; or*
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development"*

7.2 ii) Core Strategy Policy Considerations

7.2.1 Policy 1 of the Core Strategy is entitled 'Locating Growth' and encourages the focussing of growth and investment in the Key Service Centres of Chorley and Leyland and the other main urban areas in South Ribble.

7.2.2 Policy 4: Housing Delivery seeks to ensure that sufficient housing land is identified over the 2010-2026 period.

7.2.3 Policy 5 of the Core Strategy covers Housing Density and states:

"The authorities will secure densities of development which are in keeping with local areas and which will have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of an area, consideration will also be given to making efficient use of land."

7.2.4 Policy 6 of the Core Strategy covers Housing Quality and aims at improving the quality of housing. This is assessed in the following sections of the report.

7.2.5 Policy 17: Design of New Buildings expects the design and new buildings to take account of the character and appearance of the local area and effectively mirrors Policy G17 in the South Ribble Local Plan.

7.3 iii) South Ribble Local Plan 2012-2026

7.3.1 The site is within an area of land designated as Green Belt. Policy G1 states a general presumption against inappropriate development within the Green Belt with planning permission only to be given for the construction of new buildings if certain criteria are met or unless very special circumstances exist. In the list of exceptions, which mirrors paragraph 89 of the NPPF, criterion f) confirms that the *"limited infilling or partial or complete redevelopment of previously developed sites (brownfield land), where redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within in than the existing development"* is considered as appropriate development within the Green Belt.

7.3.2 This will be assessed in the following sections of this report.

7.3.3 Policy G2 encourages the re-use and adaption of existing buildings in the Green Belt. Given the size and construction of the existing buildings on site they are not considered to be suitable for conversion to dwellings. Previously conversion to B1 (Business) and B8 (Storage and Distribution) uses have been pursued but after 5 years of marketing for tenants there had been no interest in the buildings.

7.4 iv) Affordable Housing

7.4.1 As the proposed development would result in a net gain of less than 15 dwellings on the site there is no policy requirement for an affordable housing contribution/provision.

7.5 v) Open Space

7.5.1 As the proposed development would result in a net gain of more than 4 dwellings on the site a public open space contribution is required. Given the scale, nature and location of the proposed development it is felt that a financial contribution to the improvement of existing public open space off-site in the locality is acceptable. The development generates a requirement for a financial contribution of £15,360 to help address an identified local open space deficiency in amenity greenspace. The Local Authority's Parks Team has confirmed that this money, which is to be secured by Section 106 Agreement, is to be spent on improvement to the paths at Gregson Green Playing Fields and/or landscaping improvements at the front of Coupe Green Playing Field. The Open Space SPD also allows for monies towards playing pitches where there is an identified deficiency in provision in the local area however in this a deficiency in provision it not proven.

7.6 CIL

7.6.1 As the proposed development would result in a reduction of floor space the proposed development is not CIL liable.

7.7 Character / Appearance

7.7.1 Given the existing structures and use of the site, the site constitutes previously developed land (i.e. brownfield land). Criterion f) of Policy G1 in the South Ribble Local Plan and the NPPF allow for the development of previously developed sites in the Green Belt in principle in circumstances where the proposed development would not have a greater impact on the openness of the Green Belt.

7.7.2 The proposal would result in a 27% reduction in the footprint of built structures on the site (1176sq metres as opposed to 1607sq metres) with the heights of the proposed dwellings being comparable to the existing buildings. Given the reduction in the overall area of built development on the site it is considered that the proposal would not have a materially greater impact on the openness of the Green Belt and, being a previously developed site, accords with the general principles of Policy G1. The proposed development would also result in the reduction of hardstanding in the Green Belt with the gardens associated with the proposed dwelling and areas of landscaping resulting in a significantly 'greener' site.

7.7.3 The proposed development would be setback some 50m from Hoghton Lane behind a ribbon of existing development, which would partly screen the scheme. Policy 17 of the Core Strategy and Policy G17 of the Local Plan, sets out design criteria for new development and requires development to be well related to neighbouring buildings and the locality in terms of its size, scale and intensity (plot coverage). In consideration of the above, the local distinctiveness and character of the local area have been assessed. The surrounding area is predominantly residential, comprising of a mixture of dwelling types, designs and sizes along Hoghton Lane. The design of the dwellings that form the proposed development draws from the semi-rural character of the area to appear as traditional dwellings within a courtyard with external features such as use of natural stone and timber cladding, stone sills, window lintel design features and traditional front door covers. As a result, the proposed housetypes and designs on the site is not considered to be out of character with the surrounding area. The proposed development is not considered to result the overdevelopment of the site.

7.7.4 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.

7.8 Relationship To Neighbours

7.8.1 A minimum distance of 34m would be present from the southern side elevation of Plot 12 to the rear elevation of the nearest residential property at Mather Fold House. This distance exceeds the minimum spatial separation standards and, as such, the proposed inter-relationships are considered to be acceptable and are not considered to result in undue overlooking / loss of privacy or overdominance / overshadowing. There are no properties immediately to the west, east or north of the application site.

7.8.2 The proposed inter-relationships between the proposed new dwellings are considered to be acceptable and are not considered to result in undue overlooking / loss of privacy or overdominance / overshadowing.

7.9 Highway Issues

7.9.1 County Highways have fully assessed the proposal and have raised no objections in principle to the proposed development. In their response County Highways confirm that they are of the opinion that the proposed development would generate less traffic movements than the existing equestrian / stable use if the existing stables were used to their full capacity.

7.9.2 A minimum of 3 car parking spaces (including garage spaces) are proposed for each of the properties, according with the car parking standards for four and five bed properties

contained within Appendix 4 of the South Ribble Local Plan. County Highways are satisfied with the proposed number of parking spaces and the vehicle manoeuvring areas proposed within the site.

7.9.3 The classified speed limit on Houghton Lane is 40 mph. According to Lancashire County Council's five year data base for injury related vehicular accidents there have not been any reported incidents within 100m of the access on Houghton Lane to the proposed development. The sight lines from the site access onto Houghton Lane have been assessed by County Highways and are considered to be acceptable.

7.10 Tree Issues / Wildlife

7.10.1 An Ecological Report submitted with the planning application concludes that the site is of low ecological significance. Although bats are known to occur in the local area, no evidence of bat roosts were noted within the 3 main buildings surveyed. No evidence of bats, Great Crested Newts, badgers or other protected species were found within the application site. Due to the presence of nesting birds on the site a standard condition restricting tree works to the months outside of the bird nesting season is recommended by Ecology.

7.10.2 No trees within the site are protected by TPO and none of the trees are worthy of such protection, with the existing landscaping along the site boundaries being retained.

7.11 Noise/Disturbance Issues

7.11.1 Since the previous residential development on the site was approved 2015 an adjacent property to the south (Mather Fold House) has been acquired by Parkcare Homes Ltd. and is being used to provide care within a residential environment of up to 6 persons. This use has led to Environmental Health receiving a noise complaint which is currently being investigated. Consequently Environmental Health are objecting to this application for a residential development on an adjacent site due to the potential for future occupiers to be adversely effected by noise.

7.11.2 It is the view of Officer's that the objection from Environmental Health would not be sound reason for refusing this application. Firstly, the current proposed layout results in a better relationship with Mather Fold House (the source of the complaint) with the nearest dwelling (Plot 12) being 3m further away than the corresponding plot on the previously approved extant planning permission. Secondly, the design of the housetype on Plot 12 results in a better relationship with Mather Fold House with no windows proposed on the southern side elevation (the previous approval proposed habitable room windows on the southern side elevation). Finally, it appears inherently unfair to a land owner/developer that a noise complaint in relation to an adjacent property within the residential dwelling use class can be used as a reason to, in effect, 'block' development.

7.11.3 In this case that the minimum spatial separation distance of 13m between a rear elevation with habitable room windows (of Mather Fold House) and a blank side gable (on Plot 12) is vastly exceeded in this case, with 34m being the proposed separation distance. Without prejudicing the outcome of the noise complaint at the neighbouring property currently being investigated by Environmental Health, Environmental Health have powers to act on any proven statutory noise nuisance.

7.12 Fall-Back Position

7.12.1 Whilst the extant planning permission on the site does not appear to meet the preferred requirements of the developer, it does remain as a 'fall-back' position which has the potential to be fully implemented. As such, it is a material consideration in respect of the determination of the current application.

7.12.2 The fall-back position, which was approved in 2015, would provide a greater number of residential properties on the site (15 dwellings compared to the proposed 12 dwellings).

The greater number of dwellings, although not significant, would likely result in a greater number of traffic movements.

7.13 Other Issues

7.13.1 Concern has been raised by an objector at the potential for noise during construction. Whilst a degree of disturbance can be expected as part of the construction of any development conditions can be imposed to limit the potential for adverse impacts on neighbours.

8. CONCLUSION

8.1 The proposed erection of 12 dwellings, together with associated parking, following the demolition of existing buildings and structures on the site is considered to be acceptable. The site, which comprises of hardstanding, buildings associated with the stabling / equestrian use and an all-weather menage, clearly constitutes a previously developed site. The proposed development would not have a greater impact on the openness of the Green Belt and would result in a significantly 'greener' site. The proposed development is not considered to be out of character with the area and will not adversely affect the amenities of nearby residential properties. There will be no significant highway safety or amenity implications as a result of the development.

8.2 The proposed development accords with Policies 1, 3, 4, 5, 6, 17 and 29 of the Core Strategy together with Policies G1, G16 and G17 of the South Ribble Local Plan. Therefore it is recommended that the Members be minded to approve the application and that the decision be delegated to the Planning Manager in consultation with the Chair and Vice-Chair of the Planning Committee upon the successful completion of a Section 106 Agreement to secure financial contribution towards off-site public open space improvements.

RECOMMENDATION:

That the Members be minded to approve the application and that the decision be delegated to the Planning Manager in consultation with the Chair and Vice-Chair of the Planning Committee upon the successful completion of a Section 106 Agreement to secure financial contribution towards off-site public open space improvements.

RECOMMENDED CONDITIONS:

1. That the development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990.

2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans numbered LO-001 (Proposed Location Plan), 5000.DP01 B (Proposed Development Plan), DHL/10001 B (Standard Detail), G-001 (Detached Garage Proposed Plans and Elevations), BA-001 (The Bankley Proposed Plans and Elevations), DE-003 (The Dewsbury Semis Front & Rear Elevations), DE-001 (The Dewsbury Ground & First Floor Plan), DE-002 (The Dewsbury Second Floor Plan), DE-004 (The Dewsbury Semis Side Elevations), NO-001 (The Norwood Proposed Plans & Elevations), RO-001 (The Rochester Type A Proposed Plans and Elevations), 5000 (Landscape Plan), SS-001 (Proposed Street Scenes), SS-002 (Proposed Street Scenes) and SS-003 (Proposed Street Scenes).

REASON: To ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G1 of the South Ribble Local Plan (2012-2026).

3. 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. The development shall be carried out in accordance with the approved details

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. Each dwelling is required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.

REASON: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.

5. Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details.

REASON: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so it can be assured that the design meets the required dwelling emission rate

6. No dwelling hereby approved shall be occupied until a SAP assessment (Standard Assessment Procedure), or other alternative proof of compliance (which has been previously agreed in writing by the Local Planning Authority) such as an Energy Performance Certificate, has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling has achieved the required Dwelling Emission Rate.

REASON: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development.

7. Prior to the commencement of development, a ground level survey to include existing ground levels and existing and proposed ground and slab levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with this scheme.

REASON: To ensure the satisfactory appearance and drainage of the site and to accord Policy 17 of the Core Strategy

8. Prior to the commencement of development details of the landscaping of the site including, wherever possible, the retention of existing trees and hedges have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest. The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the Local Planning Authority. The replacement tree or shrub must be of similar size to that originally planted.

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

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

9. Prior to the commencement of development, a scheme for the provision of foul and surface water drainage shall be submitted to and be approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved plans during the development and shall be thereafter retained and maintained for the duration of the approved use.

REASON: For the avoidance of doubt and to protect the living conditions of future occupants of the site in accordance with Policy 29 in the Central Lancashire Core Strategy

10. No development shall take place, including any works of demolition, until a suitable Construction Nuisance Prevention Plan has been submitted to, and approved in writing by, the local planning authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:
- I. the parking of vehicles of site operatives and visitors
 - II. loading and unloading of plant and materials
 - III. storage of plant and materials used in constructing the development
 - IV. the location of the site compound
 - V. suitable wheel washing/road sweeping measures
 - VI. appropriate measures to control the emission of dust and dirt during construction
 - VII. appropriate measures to control the emission of noise during construction
 - VIII. details of all external lighting to be used during the construction
 - IX. a scheme for recycling/disposing of waste resulting from demolition and construction works

REASON: To safeguard the amenities of neighbouring properties in accordance Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan (2012-2026).

11. No machinery shall be operated; no process shall be carried out and no deliveries taken at or dispatched from the site outside the following times:

0800 hrs to 1800 hrs Monday to Friday
0800 hrs to 1300 hrs Saturday

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

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

12. Prior to the first use of the respective residential unit associated the associated car parking spaces shall be surfaced or paved and marked out in accordance with a scheme to be agreed in writing with the Local Planning Authority. The parking and manoeuvring areas shall be permanently maintained thereafter.

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

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

(a) A desk study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.

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

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

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

(d) On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a verification report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement. Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to occupation of the first and subsequent dwellings.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site, and the site cannot be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990 in accordance with Policy 17 of the Central

Lancashire Development Plan Policies G14 and G17 in the South Ribble Local Plan (2012-2026).

14. Prior to the commencement of development, full details of the bin facilities within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved bin facilities shall be provided prior to first occupation of any of the dwellings and be retained as such thereafter.

REASON: To ensure the satisfactory appearance of the site in accordance with Policy 17 in the Central Lancashire Core Strategy.

15. That any tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall not take place between March and July inclusive of any year, unless the absence of nesting birds has been confirmed by further surveys or inspections and written approval has been given from the Local Planning Authority.

REASON: To protect habitats of wildlife, in accordance with Policy 22 of the Core Strategy.

16. That all trees (and other habitats including hedgerows) being retained in or adjacent to the application site shall be adequately protected for the duration of the development, including the erection of protective fencing, in accordance with BS5837, 2012 "Trees in Relation to Design, Demolition and Construction - Recommendations". No tree shall be wilfully damaged or destroyed, uprooted, felled lopped or topped during that period without the written consent of the local planning authority. Any tree removed without such consent or dying or being severely damaged or becoming diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.

REASON: To prevent damage to trees during construction works in accordance with Policy 17 in the Central Lancashire Core Strategy.

17. Prior to the construction of any dwellinghouse hereby approved details of boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of the associated dwelling and retained thereafter.

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

18. Prior to the first occupation of any dwelling, that dwelling shall be provided with an electric vehicle charging point which shall be retained for that purpose thereafter.

Reason: To enable and encourage the use of alternative fuel use for transport purposes in accordance with Policy 3 of the Central Lancashire Core Strategy.

19. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) (Amendment) (No2) (England) Order 2008, or any subsequent Orders or statutory provision 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: - In the interests of highway safety and other highway users in accordance with Policy 3 of the Core Strategy.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order) no development of the type described in Classes A, B, C, D and E of Part 1 of Schedule 2 of that Order shall be undertaken without the express permission of the Local Planning Authority

REASON: To enable the Local Planning Authority to retain control over the use of the land and to prevent future damage to trees in accordance with Policy 17 in the Central Lancashire Core Strategy.

21. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 8 l/s.

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

22. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

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

RELEVANT POLICY

- 3 Travel (Core Strategy Policy)**
- 1 Locating Growth (Core Strategy Policy)**
- 4 Housing Delivery (Core Strategy Policy)**
- 5 Housing Density (Core Strategy Policy)**
- 6 Housing Quality (Core Strategy Policy)**

- 17 Design of New Buildings (Core Strategy Policy)**
- 22 Biodiversity and Geodiversity (Core Strategy Policy)**
- 28 Renewable and Low Carbon Energy Schemes (Core Strategy Policy)**
- 29 Water Management (Core Strategy Policy)**
- 30 Air Quality (Core Strategy Policy)**

POLF1 Car Parking

- POLG1 Green Belt**
- POLG13 Trees, Woodlands and Development**
- POLG14 Unstable or Contaminated Land**
- POLG16 Biodiversity and Nature Conservation**
- POLG17 Design Criteria for New Development**

Note:

1. Whilst the building to be demolished has been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.
