

Application Number

07/2021/01247/REM

Address

Land To The South Of Shaw Brook Road And North Of Altcar Lane
Leyland

Applicant

Redrow Homes Limited

Development

Reserved Matters application (appearance, landscaping, layout and scale) for the erection of 154 dwellings, with associated vehicular access and parking, private amenity space and landscaping, pursuant to outline planning permission 07/2016/0591/OUT

**Officer Recommendation
Officer Name**

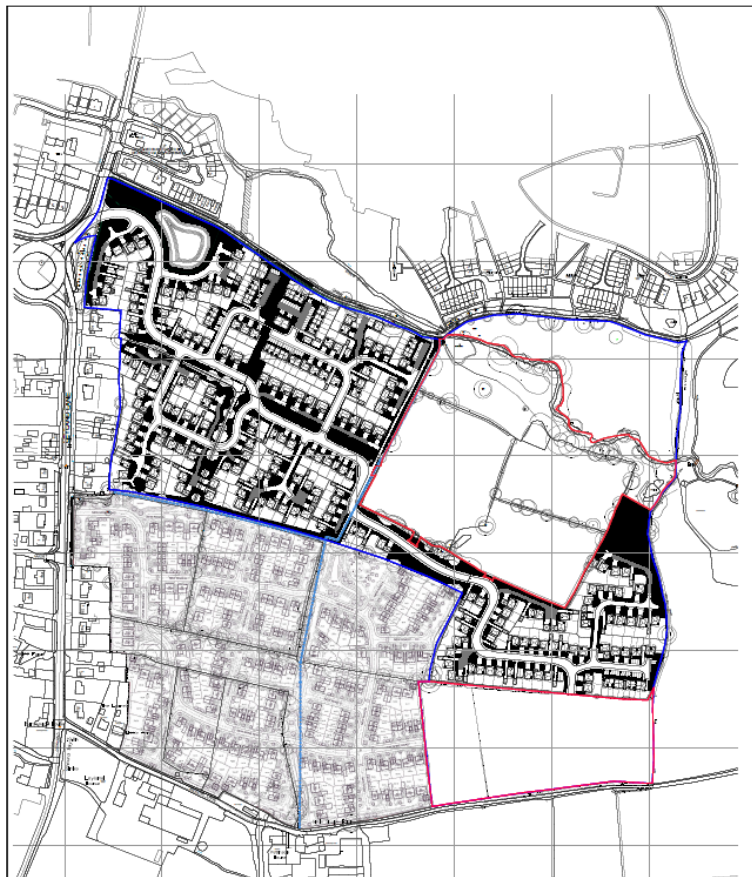
**Approval with Conditions
Mrs Catherine Lewis**

Date application valid

10.12. 2021

Target Determination Date

11.03.2022



Report Summary

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

1.2 A Reserved Matters application which provides for 236 dwellings has been approved and this application relates to the last two remaining parcels of land which will deliver 154 dwellings. Matters of layout, scale, appearance and landscaping are being applied for. The details provide for a housing mix of 123 open market three, four and five bedrooms together with a total of 31 affordable including: 23, two bedroomed and 8, three bedrooms to be delivered as part of the discounted open market units and the development meets the aims of Policy 7 Affordable Home of the Central Lancashire Core Strategy.

1.3 The outline permission included conditions relating to sustainability, neighbour amenity, contaminated land, ecology, surface water, flood risk, and construction some of which will need to be re-imposed to this permission. The most significant issue is that of the delivery of the extension to Worden Park. A section 106 has been signed which as part of a construction programme of phasing would be delivered through the implementation of this development.

1.4 The Preston, South Ribble and Lancashire City Deal was the first of 20 second wave City Deals to be agreed and was signed in September 2013. New investment of £434 million will expand transport infrastructure in Preston and South Ribble at an unprecedented rate, driving the creation of some 20,000 new jobs and generating the development of more than 17,000 new homes over the next ten years.

1.5 Key to the success of the Preston, South Ribble and Lancashire City Deal is for development sites to come forward to deliver houses which in turn provides funding towards the costs of the infrastructure. The wider Site P at Altcar Lane is one such site. The final phases of this development would enable a significant number of residential dwellings to be constructed which will help South Ribble deliver part of its requirement towards the City Deal housing target.

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

2.0 Site and Surrounding Area

2.1 The application site includes two parcels of land within the residential site known as Land at Altcar Lane currently being constructed by Redrow Homes and located approximately 2km south of Leyland town centre. The first parcel of land known as Couthurst North Area is bounded to the north by Shaw Brook Road. The eastern boundary of this parcel includes Worden Park and previously approved residential properties. To the south is the internal estate road with previously approved residential properties beyond.

2.2 The second parcel of land known as Couthurst South Area is bounded to the north by residential properties currently being constructed by Redrow Homes, to the west homes approved by Lovell, to the south Altcar Lane and to the east open farmland.

2.3 Public Footpath number 20 runs north from Shaw Brook Road through part of the parcel known as Couthurst North Area

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

3.0 Planning History

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

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

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

3.3 A number of reserved matters applications have been submitted and approved for the Redrow site which is now under construction with some properties occupied.

3.4 Outline planning permission was granted for the Homes England (HE) formally the Homes and Community Agency (HCA) application for up to 200 dwellings to be served from the south eastern access point (Ref: 2016/0310/OUT). This too is the subject of a Section 106 agreement which includes the requirement of the two residential sites to be linked via an internal access road. The developer for this site Lovell is currently constructing these properties and again several properties are occupied.

3.5 Other applications relevant to the site:

07/2017/2486/FUL Formation of new vehicular access onto Leyland Lane Approved November 2017. Approved

07/2017/3919/DIS Application to discharge condition 11 (Construction details) of planning permission 07/2016/0591/OUT Approved

07/2018/0362/DIS Application to discharge condition 31(Archaeological Desk based assessment) of planning permission 07/2016/0591/OUT Part discharged.

07/2018/1678/DIS Application to discharge conditions 3(Highway works) and 4(Drainage) of planning permission 07/2017/2486/FUL Discharged

07/2018/2848/DIS Application to discharge condition No 6 (Drainage), 7 (Construction Management Plan) to planning permission 07/2017/2486/FUL Approved

07/2018/3600/DIS Application to discharge conditions Nos 20 (Ecology), 23 (Resurvey Work) and 27 (Desk Top Study) of planning approval 07/2016/0591/OUT. Approved.

07/2018/3673/DIS Application to discharge conditions Nos 6 (Drainage) and 29 (Sustainable Drainage and Management Plan) of planning approval 07/2016/0591/OUT Approved.

07/2018/4052/DIS Application for the discharge of conditions 16 (Pedestrian and cycle use) 26 (Standard Assessment Procedure) and 30 (Full Travel Plan) of planning permission 07/2016/0591/OUT Approved.

07/2020/00926/DIS Application to discharge condition No 3 (Replace previously approved phasing plan under 2018/4509 from 5 phases to 3 phases) to planning permission 07/2016/0591/OUT Approved

4.0 Proposal

4.1 The proposal is a Reserved Matters application for the erection of 154 dwellings comprising associated vehicular access, and parking, private amenity space and enhanced landscaping for the last two parcels of land to be constructed by Redrow.

4.2 The table below provides the accommodation schedule:

House Type	Beds	Number of Units	
Shrewsbury	4	20	
Stratford	4	10	
Windsor	4	17	
Marlow	4	10	
Oxford Lifestyle	3	11	
Oxford	4	12	
Cambridge	4	09	
Shaftsbury	4	10	
Canterbury	4	10	
Chester	4	20	
Henley	4	09	
Hampstead	5	05	
TOTAL		123	
Affordable			
Buxton Ledbury	2	23	
Bakewell	3	08	
TOTAL		31	
GRAND TOTAL		154	

5. Summary of Supporting Documents

5.1 The applicant has submitted the following supporting documents:

- Design and Compliance Statement
- Air Quality Report
- Employment and Skills Plan
- Employment and Skills Table
- Ecology Report
- Travel Plan
- Invasive Species Report
- Topographical Survey
- Utility Report

- Arboriculturist Impact Assessment
- Tree Protection Drawings
- Landscape Plans
- Landscape Management Plan.
- Surface Water Drainage Plans
- Ground Investigation Report
- Housing elevations
- Site Sections
- Street Scenes
- Waste Management Plan
- CIL forms
- Phasing Plan

6. Summary of Publicity

6.1 Site Notices have been posted at the site and within the adjacent Lovells Development. A total of 149 properties have been notified with letters to three properties hand delivered and two left with the sales office at the Lovells development.

Two letters of representation have been received which make the following summarised points:

- Increased amount of traffic will add to the problems of the existing road conditions which are not fit for purpose.
- Concern that their letter arrived late to make a meaningful response.
- Strongly object to the six additional dwellings which would be constructed along the border of their property and would block light and take away privacy.

7.0 Summary of Consultations

7.1 County Highways Drainage: No comments received

7.2 County Highways: The S38 adoption plans show the proposed internal road layout which is a combination of 5.6m and 6m wide roads, alongside footways. These are acceptable to LCC for adoption. Please note the shared private drives will remain private and will not be adopted.

Requested cycle storage to fit in line with requirements for sustainable transport, which is at the core of the NPPF to those units with no garage.

7.3 Local Lead Flooding Authority: Has submitted a second response dated 15.02.2022 which raises no objections subject to updated conditions.

7.4 Environmental Agency: No objection to the proposed layout as it adheres to the requirements specified in their response to the outline application dated 18 August 2016. It is noted that the landscape buffer between the development and Shaw Brook has been retained and the attenuation pond and all built development remains in Flood Zone 1. It is also noted that there appear to be two proposed outfalls to Shaw Brook which is a designated Main River. We therefore take this opportunity to remind the applicant of the need for an environmental permit for all works within 8 metres of a Main River. An Informative will be included to this effect.

7.5 Ecology Services: Sufficient ecological survey information has been supplied to allow consideration of the proposal without the need for further work. Several changes to the layout to facilitate a reduction in biodiversity losses are recommended together with clarification in relation to Important Hedgerows. Further information may be required regarding the access arrangements and integration with Worden Park to reduce potential impacts to biodiversity. A number of conditions are recommended to address these points.

7.6 Natural England: No comments to make.

7.7 Preston Ramblers: No comments received.

7.8 Chorley Council: Previously raised no objection to the proposal

7.9 Architectural Police: Acknowledge that a Crime Impact Statement has been submitted and the details are supported.

7.10 SRBC Tree Officer No objection to the proposed removal given mitigation planting on site. Whilst 14 trees would be lost but 185 proposed for planting. Subject to conditions to ensure that the trees and their roots are protected during construction as set out in the submitted planning documents. Any trees that fail within 5 years should be replaced.

7.11 Archaeology: The applicant be required to submit details (a further Written Scheme of Investigation) outlining how the evaluation (by trial trenching) of the site is to be undertaken. The trenching should include the former site of Green Hill Farm and the associated Well Spa, unless it is the intention for these areas to no longer be subject to any development. Such work will provide information as to the nature and extent of the survival of remains in these areas and aid in the formulation of a more detailed excavation strategy if necessary; alternatively, it might show the sites to no longer survive in a form that merits further archaeological investigation and recording. A condition to control this aspect is required.

7.12 Cadent Pipelines Although Cadent have not responded Cadent have previously identified operational gas apparatus within the vicinity of the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance. An Informative Note should be added to any Decision Notice. The same Informative would be provided.

7.13 Fire and Rescue: No objections to the scheme

7.14 National Grid: No comments received

7.15 Environmental Health: Request conditions controlling electric vehicle recharge points, cycle storage, travel plan and piling.

7.16 LCC Public Rights of Way: No comments received.

7.17 Economic Development: Initially advised that the numbers of careers information, advice and guidance (IAG) sessions appears low given the duration of the project and the number of local schools available. It would be good to see a commitment to support a higher number of IAG sessions within South Ribble. Following receipt of revised information to address these points no objection is raised.

8.0 Policy Background

8.1 i) NPPF

The NPPF Sustainable Growth Policy - The NPPF at Para 10: provides a presumption in favour of sustainable, and supports sustainable economic growth to deliver, amongst other things, homes. Similarly, Chapter 5 (Delivering a sufficient supply of homes) of the same document notes that To support the Governments objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed (Para 60). Design Policy - NPPF Chapter 12 (Achieving well -designed places) is also relevant.

8.2 ii) Core Strategy Policy Considerations

- **Policy 1: Locating Growth** supports development.
- **Policy 4: Housing Delivery** seeks to provide a minimum of 417 dwellings per annum within South Ribble during the period 2012 to 2026.
- **Policy 5: Housing Density** advises that the density of development should make efficient use of land whilst also maintaining with the character of local areas.
- **Policy 6: Housing Quality** supports the provision of accessible housing, neighbourhoods and the use of higher standards of construction.
- **Policy 7: Affordable and Special Needs Housing** requires the provision of 30% affordable housing within urban areas and 35% in rural areas for sites providing 15 or more dwellings, subject the financial viability considerations and contributions to community services.
- **Policy 17: Design of New Buildings** provides guidance for the design of new buildings. Designs should consider a number of criteria including the character and uses of the local area, minimise opportunity for crime, be inclusive, adaptable to climate change and the achievement of 'silver' or 'gold' Building for Life ratings.
- **Policy 22: Biodiversity and Geodiversity** promotes the conservation and enhancement of biodiversity and the safeguarding of ecological networks and geological assets.
- **Policy 26: Crime and Community Safety** encourages the use of Secure by Design principles in new development.
- **Policy 27: Sustainable Resources and New Development** requires the incorporation of sustainable resources into new dwellings. The design of new homes should minimise energy use, maximise energy efficient and be flexible enough to withstand climate change. Further, appropriate facilities should be provided for the storage of recyclable waste and composting.
- **Policy 29: Water Management** aims to improve water quality, water management and reduce the risk of flooding through a number of measures.

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

8.3 iii) South Ribble Local Plan

- **Policy B1: Existing Built-up Area** permits development proposals for the re-use of undeveloped and unused land and buildings, or for redevelopment providing that the development complies with the requirements for access, parking and servicing; is in keeping with the character of the local area and would not adversely impact the amenity of nearby residents.
- **Policy D1: Allocation of Housing Land** provides a schedule of housing allocation sites. The application site forms part of the wider site identified as Site P: Land between Altcar Lane/Shaw Brook Road, Leyland. It identifies that the whole site extends to 30.4ha and that the development would be expected to provide land and the delivery of the extension to Worden Park.
- **Policy D2: Phasing and Monitoring of Housing Land Supply** has regard to the phasing of housing development, advising that delivery will be monitored on an annual basis.
- **Policy F1: Parking Standards** advises that parking and servicing space should accord with the adopted parking standards. Any variation from the standards should be supported by a transport statement based on local evidence.
- **Policy G9: Worden Park** The extension of Worden Park is directly linked to the development of the allocated housing site at Leyland Lane and Altcar Lane.
- **Policy G10: Green Infrastructure Provision in Residential Development** requires residential development with a net gain of 5 or more dwellings to provide sufficient Green Infrastructure, which should be provided on-site, though off-site provision can be made via developer contributions. Residential developments are normally required to meet the needs for equipped children's play area which are generated by the development, either as part of the integral design or by developer contributions.
- **Policy G11: Playing Pitch Provision** requires residential development with a net gain of 5 or more dwellings to provide playing pitches at a standard provision of 1.14 ha per 1,000 population. The stated standards are to be flexible and appropriate for each individual development.
- **Policy G13: Trees, Woodlands and Development** prevents development that will adversely impact on protected trees, ancient woodlands, trees in conservation areas or recognised conservation sites. The policy supports the retention and enhancement of existing trees and hedgerows and the provision of replacements for any trees on a 2 for 1 basis.
- **Policy G14: Unstable or Contaminated Land** supports the redevelopment of previously developed land and advises that applications should be supported by satisfactory site investigations and mitigation measures where required.
- **Policy G15: Derelict Land Reclamation** supports the reclamation of derelict land for employment and residential development. Provision should also be made for maintaining and improve the environment and landscape.

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

8.4 Supplementary Planning Documents

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

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

9.0 Material Considerations

9.1 Local Plan Allocation

9.1.2 The principle of the development has been established through the Masterplan process and the granting of outline planning permission for up to 400 dwellings Ref: 07/2016/0591/OUT. Other applications for the detailed design of 232 dwellings have been approved and are being constructed.

9.1.3 This current Reserved Matters application seeks permission for the detailed design for the remaining 154 dwellings with matters of layout, scale, appearance and landscaping being applied for. These matters are considered in further detail below with reference to the relevant planning policies. The site area equates to 7.3ha and is split into two parcels of land. These parcels form the north eastern and the south eastern portion of the allocated site.

9.2 Access

9.2.1 The main access to the Redrow development is served from Leyland Lane and required off site highways works to form a new entrance which has been approved and is now fully operational.

9.3 Internal Layout and Car Parking

9.3.1 The outline application was accompanied by a Parameters plan which illustrated the internal vehicular connection between the Redrow site and the wider Homes England (HE) land. The construction of the south east parcel will include and provide for this spine road connection.

9.3.2 The applicant has provided internal estate road plans which demonstrate that the road pattern has been designed to incorporate connection points to the rest of the development. LCC Highways has considered the internal layout and raised no objection to the scheme. All dwellings have been allocated their own off-road car parking spaces. This is a mix of integral garages, standalone garages and designated car park spaces.

9.3.3 The layout provides for appropriate car park spaces and garages and meets the aims of Policy F1 of the Local Plan. The applicant has also confirmed that those properties without garages will be provided with a shed to provide outside storage for cycles as encouraged by LCC Highways to support sustainable travel. Subject to a condition to control this aspect the proposed development is acceptable.

9.4 CIL

9.4.1 Based on the Community Infrastructure Levy charging schedule, the proposed development would be required to pay a CIL payment (after deductions for the Social Housing element) of approximately £ 1,490,226.99 which will contribute to infrastructure requirements through the City Deal.

9.5 Housing

9.5.1 Policy 7 of the Core Strategy -Affordable Housing states that a target of 30% affordable housing provision is to be sought on new housing schemes on urban sites. Further advice in the Central Lancashire Affordable Housing SPD at paragraph 9 states that “The definition of affordable Housing Affordable is set out in annex 2 of the National Planning Policy Framework. It includes Social Rented, Affordable Rented and Intermediate housing provided to eligible households whose needs are not met by the market.

9.5.2 The application is accompanied by an Affordable Housing Statement which advises that the outline planning permission for the erection of up to 400 units and associated infrastructure (ref: 07/2016/0591/OUT) was granted on 21st September 2017. The related Section 106 agreement set out a requirement for the on-site delivery of 20% of the total number of dwellings within each phase of the development to be provided as affordable housing, with that affordable housing to be delivered as either Discounted Market Units or with the agreement of the Council, Starter Homes. An Off-site Affordable Housing Contribution is also payable in lieu of a further 10% on-site affordable housing provision. This sum is to be paid to the Council for the purpose of providing housing to those households in need.

9.5.3 A reserved matters planning application was approved on the first phase of the development in July 2018 (ref: 07/2018/1674/REM), with a number of amendments subsequently made to the scheme. This initial phase of development would deliver 236 dwellings, of which 20% were originally to be made available as Discounted Market Units. However, due to changes made by mortgage companies regarding their lending requirements for discounted market housing and the continued absence of any regulations from Government regarding how the alternative Starter Home initiative is intended to operate, a variation to the S106 Agreement has been agreed between the parties. As proposed to be amended, the S106 will provide a commuted sum in lieu of the 20% on-site affordable provision on the first phase of the development.

9.5.4 The applicant has advised that regarding this application, it is proposed that the affordable housing provisions as set out in the 2017 Agreement will continue to apply. This is because it is anticipated that the current lending requirements for discounted market products may be eased in the future. It is acknowledged that this would need to be kept under review as these last parcels are constructed.

9.5.5 In terms of tenure mix, the Section 106 agreement outlines that 75% of the affordable housing units shall comprise 2 bed dwellings and 25% of the Affordable Housing Units shall comprise 3 bed dwellings. The proposed development includes 154 dwellings, of which 31 (20%) are to be provided as affordable housing. Of the 31 affordable homes proposed within this application: 23 are 2-storey two bed houses with the remaining 8 being 2-storey three bed houses.

9.5.6 The discounted market units are spread within both the northern and southern parcels. The units are delivered within blocks of 4, 5 or 6 mews properties. Like the market units, the affordable house types are part of Redrow's Heritage Collection and therefore will be tenure blind and indistinguishable from the market units. This will offer an attractive mix of dwellings across the site to suit a range of people and their needs.

9.5.7 The parking arrangements for these properties provide for car park spaces adjacent to the property. There would be some landscaping to the front of these properties which will help to provide some visual relief. Electric charging points will be provided too to each property

9.5.8 Paragraph 47 of the NPPF advises that there is a need to deliver a wide choice of high-quality homes to boost significantly the supply of housing. Although the affordables are clustered in groups they are mostly adjacent to existing landscape features and dispersed within the site. On balance it is considered that the development is acceptable in terms of Policy 7 of the Central Lancashire Core Strategy.

9.6 Character, Design and Appearance

9.6.1 Policy 17 of the Core Strategy expects new buildings to *"take account of the character and appearance of the local area"* with Policy G17 of the South Ribble Local Plan 2012-2026 requiring development not have a detrimental impact on *"the existing building, neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density, massing, proximity, use of materials"*. In consideration of the above, the local distinctiveness and character of the local area have been assessed. The application site is located on the edge of the built form of Leyland with access served from Leyland Lane. These two parcels of land are within the residential development.

9.6.2 The northern parcel would be some **ZZ** metres away from the existing residential properties on Wade Hall. In between these properties there is a parcel of open fields which will form part of the extension of open space for Worden Park.

9.6.3 The southern parcel is adjacent to Altcar Lane and the existing hedge which forms the west, south and eastern boundaries would remain. As the site is identified in the Local Plan for residential it is considered that the layout and design is acceptable.

9.6.4 Within each parcel there would be a water feature as part of water management and area of landscaping which would provide a distinct but soft approach and supports the aims of national and local policy to encourage strong place making. The Landscape Core incorporates retained landscaping and field boundaries and the internal access roads would loop through the development to allow ease of access for service and general traffic.

9.6.5 The gross site area is 7.3 hectares and would provide a gross density of 21 units per hectares and provide for two small areas for the ponds associated with the drainage system. Densities between 25-50 dwellings per hectare (DPH) are considered to provide a medium density of development. Given that the application site provides for 21 units per hectare this figure is at the lower level and would provide for a mix of house types and sizes.

9.6.6 As set out in the Accommodation Schedule there is a range of house types with a total of 5 with five bedrooms, 107 four bedroomed dwellings and 11 three bedroomed as part of the 123 dwellings for open market provision. A total of 31 affordable including: 8, two bedroomed and 23 three bedrooms.

9.6.7 Considering the variety of house types present within the locality, the proposed mixture of house types and designs on the site is not considered to be out of character with the surrounding area. The applicant has amended the layout to ensure all plots meet the separation distances in the Residential Extension SPD and sufficient garden spaces are proposed for the dwellings. A simple palette of materials utilising brick and render to the walls and grey and brown roof tiles is proposed but using different elevational treatments an interesting design would again secure a strong sense of place. Different coloured front doors would provide variety within the street scene and although there are no three storey properties to provide a focal point on corners within the site, dual aspects of elevational treatment are utilised. For the above reasons the proposed development is considered to comply with Core Strategy Policy 17 and Policy G17 of the South Ribble Local Plan 2012-2026.

9.7 Relationship to Neighbours

9.7.1 The applicant has advised that there are no properties occupied adjacent to the northern parcel of the site. The nearest residential properties outside of the Redrow development are located on Wade Hall some ZZ metres away with the proposed extension to Worden Park acting as a buffer.

9.7.2 The western boundary of the southern parcel abuts the Lovell development, which is currently under construction, with some plots sold and some occupied. A letter of objection has been received to the layout from a neighbouring property currently sold but unoccupied. They raise concern about loss of privacy and overlooking. The applicant has confirmed that 13m is achieved from the back of plots 284-289 to the application boundary beyond which there is another couple of meters to the Lovell plots. It is considered that these distances meet the separation distances within the Residential Extension SPD and are acceptable.

9.7.3 To ensure that the construction phases do not impact unduly on adjacent and future occupiers of the site the applicant has confirmed that a separate Construction Management Plan which will be controlled through the imposition of a condition. The applicant has also confirmed that there would no construction traffic via Altcar Lane.

9.7.4 The design and layout of the scheme has been carefully assessed and the proposed development meets the separation distances as set out with in the Residential Extensions (Supplementary Planning Document).

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

9.8 Section 106 and Worden Park.

9.8.1 Policy D1 and Policy G9 of the SRBC requires this development to provide land and the delivery of the extension to Worden Park. The Section 106 agreement signed as part of the outline permission requires the following:

- A financial contribution of £123,000 to be used by the Council towards the laying out and future maintenance and management of the Worden Park Extension and or the Park. This has been received by the Council.

- To transfer the Worden Park Extension Land to the Council on or before the occupation of the first dwelling that forms part of this application. – Once this has occurred the Worden Park extension will become a reality thereby meeting the requirements of Policy D1 Site P and Policy G9 Worden Park.

9.9. Drainage and Ground Levels

9.9.1. The associated outline planning consent included planning conditions requiring the agreement of foul and surface water drainage details. These conditions allowed the Local Planning Authority (LLFA) to retain control over the final drainage details and have since been approved. As part of this application the LLFA has raised no objection to the inclusion of two drainage ponds and requested that conditions to control the rate of runoff for the site so that this does not exceed the previously approved rates are imposed.

9.9.2 The applicant has advised that in terms of the drainage on the site, surface water flows will be restricted to greenfield rates, and attenuated within on-site balancing ponds. The surface water outfall will discharge into Shaw Brook, to the north of the site. The foul water will discharge into the public sewers in Leyland Lane. Due to the topography of the site, which falls towards the west, the foul will drain to the sewers in Leyland Lane by gravity and no pumping will be required.

9.9.3 The majority of the land is flat/undulating and the applicant has provided site sections together with existing and proposed site levels provided, which are considered acceptable.

9.10 Tree Issues

9.10.1 The applicant has submitted an Arboricultural Impact Assessment and Method Statement together with drawings relating to Tree Survey and Root Protection Areas and Tree Protection Plans. As stated on previous applications one of the most important aspects of this site is the contribution that the existing field/hedge boundaries and trees make to the site. This contribution includes not just the ecological and biodiversity aspects but the opportunity to incorporate natural features within the proposed settlement pattern. The updated ecological report acknowledges that the hedgerows and mature trees are of value at the local scale, as they provide structural diversity habitat connectivity and are suitable for nesting birds and foraging bats. However, retention of the trees and hedgerow is achieved by the detailed Site Layout as much as possible. Where removal is unavoidable the Landscape Ecological Management Plan compensates for the loss of 15 trees, 4 tree groups and 4 hedgerow sections.

9.10.2 The Council's tree officer is satisfied with the proposed works and has recommended stringent conditions to protect the trees and their roots during construction. It is considered that the development strongly supports Policy G17 criterion (e) and Policy G13 criterion (b).

9.11 Landscape and Ecology

9.11.1 Detailed landscape plans for the two parcels of land have been submitted which provides for a mix of trees and shrubs across the site. Again, many of the garden areas include tree hedge and shrub planting.

9.11.2. Ecology Services have considered the submitted information and confirm that the updated Ecological report is acceptable. The survey concludes that the site supports a number of features of biodiversity value including Shaw Brook stream corridor and the adjacent Biological Heritage Sites abutting the application site. The report does advise that there are biodiversity matters which need to be addressed and result in adjustments to the layout out and additional conditions.

9.11.3The applicant has considered the comments and has made the following revisions: changed the house type of plot 349 to provide for a greater standoff to Shaw Brook, acknowledged that there was part of the hedgerow missing on the tree information this has been addressed and it has been confirmed the hedges are retainable within the development layout therefore there is no further loss to report.

9.11.4 The footprint of the Sustainable Drainage Scheme requires the removal of 57T an oak tree. The applicant has advised that the provision of the Suds feature in the planning balance was noted to be of principal importance. It is also acknowledged that 185 new trees would be replanted. The applicant has also provided additional plans including a bat and bird box plan. The design of the boundary fence has been revised to show the provision and specification of small mammals /amphibian gaps at the foot of the 1.8m close board fencing. The access to Worden Park has already been considered as part of the Masterplan process and the outline application. The Public Footpath has been upgraded to provide a link through the housing development to the Shaw brook Road adjacent to the extension to Worden Park.

9.11.5 On balance it is considered that that the landscaping is acceptable and supports the aims of Policy G17 criterion (b). The application will also enable the delivery of the extension to Worden Park and the development meets the aims of Policy G16 in terms of biodiversity.

9.12 Employment and Skills

9.12.1 The application is accompanied by an Employment and Skills Plan which states that the company consistently uses local supply chains and contractors to deliver the new build housing. The Plan identifies how the company aims to enhance the opportunities provided for current employees and the wider community. Approximately 15% of their workforce is made up of apprentices, trainees and graduates, with up to 130 apprentices are part of the scheme at any one time in a wide variety of roles.

9.12.2 The Council's Economic Officer has assessed the information and initially requested clarification about the amount of work being undertaken within schools with a focus on the Leyland and South Ribble area. This has now been provided and the information amended to address this aspect. On that basis the amended Statement and Plan meets the aims of the Central Lancashire Employment and Skills Supplementary Document (SPD).

9.13 Preston, South Ribble and Lancashire City Deal.

9.13.1 The Preston, South Ribble and Lancashire City Deal was the first of 20 second wave City Deals to be agreed and was signed in September 2013. New investment of £434 million will expand transport infrastructure in Preston and South Ribble at an unprecedented rate, driving the creation of some 20,000 new jobs and generating the development of more than 17,000 new homes over the next ten years.

9.13.2 Key to the success of City Deal is for development sites to come forward to deliver houses which in turn provides funding towards the costs of the infrastructure. The wider Site P at Altcar Lane is one such site. These last two parcels of land would enable the site to provide a significant number of residential dwellings, which will help South Ribble deliver part of its requirement towards the City Deal housing target.

9.13.3 It is therefore considered that these last two parcels would provide much needed new homes and strongly support the commitment of South Ribble to the delivery of the City Deal.

9.14 Other matters

9.14.1 Environmental Health have requested a number of conditions on the outline and the current application including a Construction Management Plan, provision of Electric Vehicle Recharging Points and the control and management of any contamination.

10 CONCLUSION

10.1 The delivery of this site for residential development supports the aims and objectives of the Lancashire, Preston and South Ribble City Deal. The application site forms part of a wider housing site known as Site P under D1 of the adopted South Ribble Local Plan 2015. The application site is a parcel of land that the Council wishes to see come forward for residential development and a Masterplan was endorsed by the Planning Committee in March 2016 which identified two access points for Site P. Planning permission has been granted for outline consent with “access only” applied for and would provide for 400 dwellings. A Reserved Matters application which provides for 236 dwellings has been approved and this application relates to the last two remaining parcels of land which will deliver 154 dwellings.

10.2 The proposed development would not have an undue impact upon the amenities of neighbouring properties. The proposed development is not considered to result in the overdevelopment of the site and is not considered to be out of character with the street scene. There are no significant highway safety or amenity implications. Conditions controlling, time scale, plans, materials, landscaping, delivery of parking before occupation and retention of garages for storage of cars are recommended.

10.3 The outline permission included conditions relating to sustainability, neighbour amenity, contaminated land, ecology, surface water, flood risk, and construction some of which will need to be re-imposed to this permission. The most significant issue is that of the delivery of the extension to Worden Park, A section 106 has been signed which as part of a construction programme of phasing would be delivered through the implementation of this development.

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

RECOMMENDATION:

Approval with Conditions.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

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

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

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

Drawing No. 4171-LP -001 Rev B Location Plan.
Drawing No. 4171-DSL-001 Rev F Detail Site Layout
Drawing No. 4171-AFH-001 Rev E Affordable Homes Layout
Drawing No. 4171-IDL-001 Affordable Housing Interface Distance Layout

Drawing No. 4171-BTL-001 Rev E Boundary Treatment
Drawing No. 4171-PKG-001 Rev C Parking Layout
Drawing No. 4171-LDL-001 Rev E Land Disposal Layout

Drawing No. 4171-EVCP-001 Rev B Electric Vehicle Charging Layout
Drawing No. 4171-MAT-001 Rev E Materials Layout
Drawing No. 4171-PKG-001 Rev C Parking Layout
Drawing No. 4171-PHP-001 Rev B Phasing Plan
Drawing No. 4171-PRoW-001 Rev B Public Right of Way Layout
Drawing No. 4171-WML-001 Rev E Waste Management Layout

Drawing No. 411 Rev C South Area External Works Sheet 1
Drawing No. 412 Rev C South Area External Works Sheet 2

Drawing No. 421 Rev C North Area External works Sheet 1
Drawing No. 422 Rev C North Area External works Sheet 2
Drawing No. 423 Rev C North Area External works Sheet 3
Drawing No. 424 Rev C North Area External works Sheet 4

Drawing No 202 Rev C South Area Section 38 Plan
Drawing No 203 Rev D North Area Section 38 Plan
Drawing No 205 Rev C South Area Surfacing Plan
Drawing No 206 Rev D South Area Surfacing Plan

Drawing No. F-SD0804 High Wall with railings
Drawing No. F-SD0806 Free standing brick walls
Drawing No. F-SD0902 Knee rail fencing, Chestnut pales and wire fencing
Drawing No. F-SD0906 Screen fencing
Drawing No. F-SD0910 Gate within screen fence

Tree Survey 1 of 2 4829.20 Rev A
Tree Survey 2 of 2 4829.21 Rev A
Tree Survey Report 4829.TSR Rev A

Tree Protection Plan 1 of 2	4829.22 Rev D
Tree Protection Plan 2 of 2	4829.23 Rev D
AIA & AMS	4829.AIA&AMS Rev D

Landscaping Plan 1	4829.14 Rev D
Landscaping Plan 2	4829.15 Rev D
Landscaping Plan 3	4829.16 Rev D
Landscaping Plan 4	4829.17 Rev D
Landscaping Plan 5	4829.18 Rev D
Landscaping Plan 6	4829.19 Rev D

Bat and Bird Box Plan	V1 Feb 2022
Hedgehog Highway Plan	V1 Feb 2022

House Types

Amberley house type	EF_AMBY_DM.9
Canterbury floor plan	EF_CANT_DM.7 Rev C
Canterbury elevations	EF_CANT_DM.7 Rev B
Chester brick	EF_CHTR_DM.1
Chester render	EF_CHTR_DM.1
Cambridge brick	EF_CAMB_DM.9 Rev B
Cambridge brick 2	EF_CAMB_DM.9
Cambridge render	EF_CAMB_DM.9 Rev B
Hampstead floor plan	EF_HAMP_DM.1
Hampstead brick	EF_HAMP_DM.1
Hampstead render	EF_HAMP_DM.1
Henley floor plan	EF_HENL_DM.6 Rev A
Henley elevation	EF_HENL_DM.6 Rev A
Henley elevation 2	EF_HENL_DM.6 Rev A
Marlow house type	EF_MARO_DM.3
Oxford brick	EF_OXFO_DM.5 Rev A
Oxford render	EF_OXFO_DM.5 Rev A
Oxford Lifestyle brick	EF_OXFOQ_DM.5
Oxford Lifestyle render	EF_OXFOQ_DM.5
Shaftesbury house type	EF_SHAF_DM.8
Stratford brick	EF_STRA_DM.8 Rev C
Stratford render	EF_STRA_DM.8 Rev C

Bakewell 6 block floor plan	EF_BA6_M.1
Bakewell 6 block elevation	EF_BA6_M.1
Bakewell Buxton 4 block floor plan	EF_BB4_M.1
Bakewell Buxton 4 block elevation	EF_BB4_M.1
Buxton 4 block floor plan	EF_BU4_M.1
Buxton 4 block elevation	EF_BU4_M.1
Buxton 5 block floor plan	EF_BU5_M.1
Buxton 5 block elevation	EF_BU5_M.1
Windsor brick	EF_WINS_DM.5
Windsor render	EF_WINS_DM.5
Single Garage	EF_GAR_SGS2

Reason: In the interest of a satisfactory development.

3. Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management 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 proposed times construction works will take place
- II. the parking of vehicles of site operatives and visitors
- III. loading and unloading of plant and materials
- IV. storage of plant and materials used in constructing the development
- V. the location of the site compound
- VI. suitable wheel washing/road sweeping measures
- VII. appropriate measures to control the emission of dust and dirt during construction
- VIII. appropriate measures to control the emission of noise during construction
- IX. details of all external lighting to be used during the construction
- X. 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

4. 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 specifically for the items of potential archaeological interest in the report Archaeological Desk Based Assessment October 2016. 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.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

5. Prior to the commencement of any works within any phase, the following information applicable to that phase 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 G14 in the South Ribble Local Plan.

6. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the local planning authority.

The detailed sustainable drainage strategy shall be based upon the site-specific flood risk assessment and indicative sustainable drainage strategy submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and no surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

The details of the drainage strategy to be submitted for approval shall include, as a minimum;

- a) Sustainable drainage calculations for peak flow control and volume control (1 in 1, 1 in 30 and 1 in 100 + 40% climate change), with allowance for urban creep.
- b) Final sustainable drainage plans appropriately labelled to include, as a minimum:
 - i. Plan identifying areas contributing to the drainage network, including surface water flows from outside the curtilage as necessary;
 - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions, design levels;
 - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
 - iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
 - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
 - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
 - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;
- c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and groundwater levels in accordance with BRE 365.

The sustainable drainage strategy shall be implemented in accordance with the approved details.

Reason

To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

- 7.

No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the local planning authority.

The details of the plan to be submitted for approval shall include for each phase, as a minimum:

a) Measures taken to ensure surface water flows are retained on-site during construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.

b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

Reasons

To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 167 of the NPPF.

Reason

To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 167 of the NPPF.

8. Operation and Maintenance Manual

The commencement of use of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority. The details of the manual to be submitted for approval shall include, as a minimum:

a) A timetable for its implementation;

b) Details of SuDS components and connecting drainage structures, including watercourses and their ownership, and maintenance, operational and access requirement for each component;

c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;

d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;

e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;

f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and

g) Means of access for maintenance and easements.

Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason

To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 169 of the National Planning Policy Framework.

9. The commencement of use of the development shall not be permitted until a site-specific verification report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report must, as a minimum, demonstrate that the sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

Reason

To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.

10. Notwithstanding the provisions of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Town and Country Planning (General Permitted Development) (England) Order 2015, or any subsequent Orders or statutory provisions re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority.

REASON: To safeguard residential amenity and to provide satisfactory off-street parking facilities in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

11. No property shall be occupied or be brought in to use until their respective car parking spaces have been surfaced or paved in accordance with the details shown on: Drawing number 4171-PKG-001 Rev A entitled Parking Layout

This area shall be retained at all times thereafter and shall not be used for any purpose other than the parking of vehicles.

12. The approved landscaping scheme, as detailed on Drawings no's:
Drawing No 4829.14 rev D entitled Landscaping Plan 1
Drawing No 4829.15 rev D entitled Landscaping Plan 2
Drawing No 4829.16 rev D entitled Landscaping Plan 3
Drawing No 4829.17 rev D entitled Landscaping Plan 4
Drawing No 4829.18 rev D entitled Landscaping Plan 5
Drawing No 4829.19 rev D entitled Landscaping Plan 6

Shall be implemented in the first planting season of each completed phase as set out in Drawing No 4171-PHP-001 Rev B entitled "Phasing Plan" following completion of the development of each phase or first occupation/use, whichever is the soonest, and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority, in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. This maintenance shall include the watering, weeding, mulching and adjustment and removal of stakes and support systems, and shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies by the same species. The replacement tree or shrub must be of similar size to that originally planted.

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

13. The Employment and Skills Plan Rev A Jan 2022 and Employment Skills Table Rev A Jan 2022 shall be implemented in full for the duration of the construction of this permission.

REASON: To ensure the development is in accordance with Policy 15 of the Core Strategy.

14. Prior to the occupation of any dwelling details of the provision of secure cycle storage for all domestic properties (without garages) shall be submitted to the Local Planning Authority for approval. The development shall be carried out in accordance with the approved details.

Reason: To ensure the provision and retention of adequate on-site cycle provision in accordance with Policy 30 of the Core Strategy.

15. Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the 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

16. 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.

17. The details including the time table and implementation for the control and treatment of Invasive species as set out in the report entitled Invasive Weed Management Plan for Redrow Land to the south of Shaw Brook Road and North of Altcar Lane Leyland shall be implemented in full.

Reason: In the interest of Policy G16 of the South Ribble Local Plan

18. Before the development hereby commences a Construction Environmental Management Plan shall be submitted to and approved in writing by the local planning authority. The CEMP shall be based upon the aspects identified in Section 5.3 of the Updated Ecology Survey and Assessment Report Re- 2021-297 dated November 2021 and shall include:

- Protection of retained features
 - Clearance of vegetation outside the bird breeding season.
 - Reasonable Avoidance measures for amphibians' small mammals for UK Priority Species
 - Felling technical for potential of bat roosts as identified in table 9.10
 - Protection of Shaw Brook water quality measures, establishment of working areas and storage locations for the creation of outfall headwalls on to the stream.
 - Construction lighting.
- The Plan shall be implemented in full during and until the end of the construction of the development.

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

19. An electric vehicle recharge point shall be provided to every property, prior to occupation. This shall consist of as a minimum a 13-amp electrical socket located externally (or in the garage if available) in such a position that a 3-metre cable will reach the designated electric vehicle car parking space. A switch shall be provided internally to allow the power to be turned off by the residents.
REASON: To enable and encourage the use of alternative fuel use for transport purposes in accordance with Policy 3 of the Central Lancashire Core Strategy."
20. Prior to the occupation of the first dwelling a scheme and programme for the laying out, maintenance and retention of any formal or informal public open space within that phase, shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed in accordance with the agreed scheme.

REASON: In the interests of visual amenity of the area in accordance with Policy G17 of the South Ribble Local Plan 2012-2026.

RELEVANT POLICY

NPPF National Planning Policy Framework

- 1 Locating Growth (Core Strategy Policy)**
- 4 Housing Delivery (Core Strategy Policy)**
- 5 Housing Density (Core Strategy Policy)**
- 6 Housing Quality (Core Strategy Policy)**
- 7 Affordable and Special Needs Housing (Core Strategy Policy)**
- 17 Design of New Buildings (Core Strategy Policy)**
- 22 Biodiversity and Geodiversity (Core Strategy Policy)**
- 29 Water Management (Core Strategy Policy)**

POLA1 Policy A1 Developer Contributions

- POLD1 Allocations of housing land**
- POLD2 Phasing, Delivery and Monitoring**
- POLF1 Car Parking**
- POLG9 Worden Park**
- POLG10 Green Infrastructure Provision in Residential Developments**
- POLG13 Trees, Woodlands and Development**
- POLG16 Biodiversity and Nature Conservation**
- POLG17 Design Criteria for New Development**
- RES Residential Extensions Supplementary Planning Document**
- SPDEMP Employment Skills**

Note:

Cadent Pipelines:

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