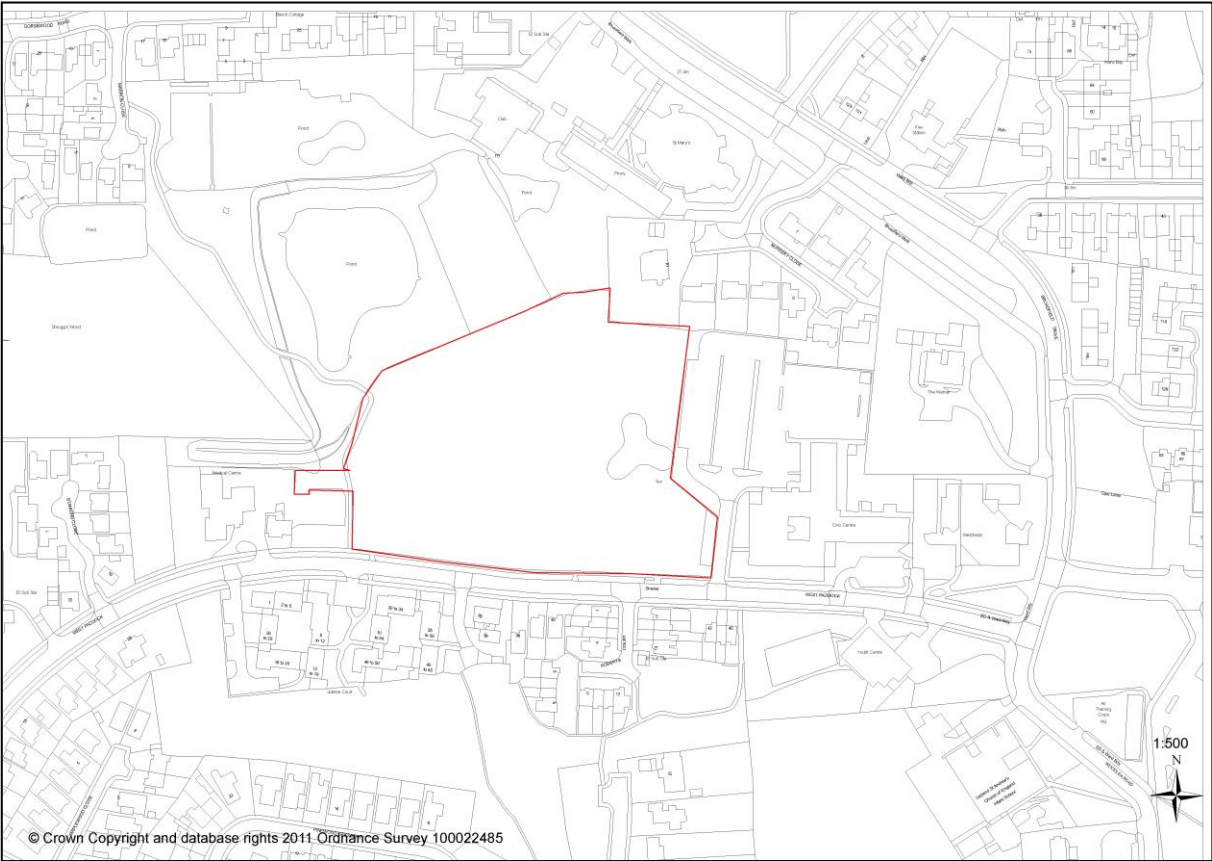


Application Number	07/2022/00359/FUL
Address	Land off West Paddock, Leyland
Applicant	Ms Rachel Salter - South Ribble Borough Council
Agent	Norr Consultants Percy House 8 th Floor Percy Street Newcastle Upon Tyne
Development	Erection of age restricted extra care accommodation (72 apartments) with private and communal ancillary spaces, café/bistro, retail unit, external landscaping and associated works.
Officer Recommendation	Approval with Conditions
Officer	Debbie Roberts
Date application valid	26.5.22
Target Determination Date	25.8.22
Extension of Time	12.09.2022



1. Introduction

1.1. The application is brought to committee as a major scheme proposed by the Council

2. Report Summary

The application refers to a 2.02ha tract of land located to the north of West Paddock, Leyland. The applicant seeks permission for erection of age restricted extra care accommodation (72 apartments) with private and communal ancillary spaces, café/bistro, retail unit, external landscaping and associated works. This is described in full at Section 5 below.

2.1. Properties would be restricted to the over 55 age group and would be affordable units supervised by a registered provider. Primary access would be from West Paddock, with secondary and tertiary private accesses coming from the existing Civic Centre car park. The NHS screening unit licence has expired and if necessary other arrangements would be made

2.2. Disturbance of the areas green space and loss of a minimum number of trees to accommodate development would, if the proposal is approved, be inevitable. Built development would however provide good levels of well landscaped public and private open space, and would not affect adjacent woodland in any way. It has been designed to relate well to buildings in the wider area but using modern design and construction techniques. Every effort has been made to ensure the schemes compliance with existing and forthcoming environmental legislation in line with Council aspirations. The scheme also provides for community facilities which are only available some distance away and would benefit both new and existing residents.

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

2.4. In policy and spatial separation terms the proposal is considered compliant, and having regard to the comments of statutory bodies and the above commentary, it is recommended that the application should be **approved subject to the imposition of conditions**

3. Application Site and Surrounding Area

3.1. The application refers to a 2.02-hectare tract of land located to the north of West Paddock, Leyland.

3.2. Abutting the sites eastern boundary are the Civic Centre car park and building. South is West Paddock with private and sheltered accommodation beyond, and to the east are Worden Medical Centre, a detached pharmacy and small car park used by both facilities. A public footpath sits between these and the proposal site. Shruggs Wood Biological Heritage Site and Woodland lies north of these buildings and wraps around the west and northern sides. Residential properties addressed onto Nursery Close about the north-eastern corner with St Marys Church (Grade II listed) beyond.

3.3. Properties facing on West Paddock are a mix of single dwelling and sheltered accommodation in single, two and three storey height. The same is true of Broadfield Drive and Lancastergate in the east. The Civic Centre is predominantly three-storey in height with the main wings being approx. 17.8m high, and raised plant rooms reaching 21m

3.4. Small ornamental size trees are present along the West Paddock frontage, but deep mature woodland partially protected by Tree Preservation Order spans the western and northern sides, although none are within the development site. Remnants of a small field

marker and low brick wall relating to the sites former bleach work use are present in the south-western corner. The field marker would be retained.

3.5. The site sits within Flood Zone 1 (least likely to flood) and there is no recorded history of flooding, but a Flood Risk Assessment has been provided. The bulk of the land is allocated as an Employment Site by Local Plan Policy E1, whilst a small area to the western side behind the pharmacy is allocated as Green Infrastructure to which Policy G7 refers.

4. Site Context / Planning History

4.1. There is no planning history for this site

5. Proposal

5.1. The applicant seeks permission for erection of 72 extra care apartments for the over 55 age group (Use Class C2) over 3 floors, a café/bistro, small public retail unit, communal community space, parking, landscaping and ancillary works. All proposed dwellings would be affordable rental units supported by a registered provider.

5.2. The proposed building would be 'L' shaped, with the south-western corner being two storey community space, whilst dwellings would run in two legs along the western side facing Shruggs wood, and southern edge facing West Paddock. There would be 64 no: 1 bed apartments and 8 no: two bedroomed units. Each would be accessible and would have a balcony. At the widest points the building would be 116M wide x 64M deep, with a roof height of between 13-15M (three storey) and 4-6M (lower sections). For context the main body of the Civic Centre is around 17.8m high but on a very slightly elevated site.

5.3. The western leg would house 29 apartments – 14 facing Shruggs Wood over 3 floors and 15 which would look onto central landscaped gardens at the rear. A similar arrangement is proposed on the southern side with 19 dwellings facing West Paddock and 24 facing rear gardens. Each floor would also have residents' lounges, storage and toilets, whilst at the ground floor would be private and public communal space, residents 'pamper' and guest suites, store, plant, meeting and office areas, and internal scooter and waste storage rooms. An external residents terrace would also be constructed on the first floor, south-west corner.

5.4. West of the 'legs' would be a two-storey height, flat roofed section beyond which is a two storey corner with mono-pitched, curved roof; this would house the proposed café/bistro with external seating terrace, retail unit, residents lounge, hair and beauty suite, management and service rooms. An external seating area would run adjacent to this along the western side facing Shruggs Wood.

5.5. Buildings would be constructed in a mix of red and buff brick, with dark grey curtain walling (glazing) to the western sections. The roof would be a combination of grey roof tiles and zinc with a standing seam finish which resembles that found on the Civic Centre. Similarly styled facilities such as this have recently been constructed in the area with some success

5.6. To the rear of the property would be landscaped and wildflower gardens with paths connecting to the existing right of way and West Paddock frontage. A circular, sunken 'amphitheatre' allows for group activity. Gardens would provide for both defensible private, and public access outside space, with private space being secured by 1.8m high railings from the café to the eastern side along the rear elevation. A 500mm high knee rail would secure the café outside terrace, and handrails are proposed in strategic places throughout the site. To the front would also be new soft landscaping and a row of trees running parallel to the existing tree line to soften the appearance of the building and to provide additional privacy. A balcony garden is proposed for the first-floor seating area

5.7. Primary access into the site would be via a new opening towards the south-western site corner. Secondary and tertiary (fire tender to the rear only) accesses would also be provided off the Civic Centre car park; the secondary driveway through what is currently the small car park used by the NHS scanner whilst the tertiary would be from the north-west corner of the councils car park. The proposed car park would run along the site frontage and would be split into two sections separated by bollards, and incorporates landscaped gardens which would accommodate the field marker. The eastern one would include an access barrier from the Civic car park to prevent unauthorised parking, and the western side would provide ambulance and emergency service parking bays and turning areas. In total, 37 parking spaces would be provided of which 5 are mobility use. This complies with the Local Plan requirement for C2 (residential institution) uses. Secure, covered cycle storage for staff is also provided.

5.8. Some parking spaces would be lost to the Civic to make way for secondary and tertiary accesses, and when combined with traffic control measures required by LCC highways which include amongst other things 'double yellow' lines on both sides along West Paddock, there is potential for the Civic park to be oversubscribed as use by existing and proposed residents and visitors, and users of the proposed café and shop, pharmacy and surgery who frequently park on the road. As such LCC request that a car park management scheme which may result in a need for options such as staff permits and additional pay and display parking is secured by condition.

5.9. Foul and surface water drainage would connect to existing infrastructure, and a substation is identified to the front adjacent to vehicle charging points.. Within the site there would be two swales and 'rain gardens' around the building which would intercept and slow surface water from roof and hard surfaces.

6. Summary of Supporting Documents

6.1. The application is accompanied by the suite of documents referred to in recommended condition 2

7. Representations

7.1. Summary of Publicity

7.1.1. Two site notices and a newspaper advert have been posted, and 109 neighbouring properties consulted. Ward Councillors Titherington and Tomlinson have also been notified

7.1.2. *Statement of Community Involvement (SCI)* - The National Planning Policy Framework (Para 38) states that 'early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community'. In summary therefore, and as required by the Councils Statement of Community Involvement (August 2013) the applicant engaged in the following ways:

- ☑ Pre-application local authority meetings and formal pre-application advice given. Officer responses informed application content
- ☑ Community consultation event (21st October 2021) – 16 attendees
- ☑ Online marketing and social media presence
- ☑ Leaflet drop to all residents and businesses within a 3-mile radius
- ☑ Second stakeholder event (12.4.22) to update the final design - In total 14 responses were received.

The majority of respondents agreed that the proposal would benefit Leyland but requested a carbon neutral development. 11 out of 14 requested that the development should use local supply chains which accords with the Councils Employment and Skills Supplementary Planning Document and would be secured by condition as standard. Summarised responses were provided with the application submission

7.2. Letters of Objection or Support

7.2.1. Six letters of objection have been received; two of which make neutral comments.

7.3. *In Objection*

Highways

- ☐ Existing problems with traffic being parked outside the pharmacy and GP surgery (western side)
- ☐ Surgery is concerned that residents, visitors and contractors will use surgery/pharmacy car park. A condition to prevent this is requested
- ☐ West Paddock isn't suitable as a main road
- ☐ Two many entrances onto West Paddock already. These should be removed. A new one will cause problems
- ☐ Lack of parking for a residential and commercial development
- ☐ Applicant states that there are good public service options but only two buses pass in one direction along West Paddock
- ☐ Users won't stop driving and it is likely that 'over 55's' will still have at least one car per unit – where will everyone using flats/café, surgery, pharmacy etc park their cars
- ☐ Issues for Civic Centre car park users as residents use free parking adjacent

Residential Amenity

- ☐ Loss of view and green space. Council elsewhere is supporting not allowing development of green space so why is this different?
- ☐ Green space suggested as alternative (cemeteries, school fields etc) is either secured and inaccessible or unusable
- ☐ Overpowering height and design in context
- ☐ Need homes for the elderly but why cant they be smaller bungalows as per Roberts Court (facing)
- ☐ Nowhere for less mobile in the area to walk apart from this site.

Design

- ☐ It's a '*monstrosity*' facing bungalows

Other

- ☐ '*No one will want to live in a block of flats*'
- ☐ Lack of surgery – *Officer Note: this comment came from both residents and Doctors at the practice who have no capacity for new patients. The Care Quality commission have not responded*

Environmental Issues

- ☐ Request from surgery that drainage takes into account recent 'wash' into their site from the development site

Comments made which are not material planning considerations and as such cannot be taken into account

- ☐ Suggestion that West Paddock is made into a one way road

8. Summary of Responses

8.1. **Arborist** – the accompanying tree survey noted that there are 28 trees, 4 tree groups, 1 woodland and 1 hedgerow to consider; although the majority of these lie outside of the developable area. Of these, 7 trees and a quarter of one small tree group would be removed either to facilitate the proposed fire tender access, public footpath or drainage swale. All are category B or C (moderate or low value) and none are protected. Development does not in any way impact on woodland to the west or north adjacent to Shruggs Wood, although the woodland canopy would need to be pruned in the short term to allow construction ground clearance. Mitigatory tree planting which provides for more replacements than trees removed, in addition to soft landscaping throughout has been identified. The Councils Arborist confirms that removal of these trees, being a fairly small percentage of the trees on the site, will not have a significant impact on visual amenity levels. The proposed planting is extensive and will increase the amount of canopy cover in the medium and long term. A tree protection plan is recommended.

Following amendments to highway proposals the Arborists original comments remained the same. The extra tree to be removed has fairly low amenity value being mostly visible from the Civic Centre and its car park, and removal of a small group (G3) will have a negligible impact.

8.2. **Lancashire County Council Highways** - The proposed new access (with increased stagger distance from Jubilee Court) is acceptable and vision splays appear to be achievable. All highway works would need to be subject to a s278 agreement with LCC. LCC do still have concerns regarding the overall parking provision unless the occupation is restricted to those over retirement age. They are a little more relaxed about the car parking for the home on the basis that the likely occupation is by 70+ aged occupants, but as suggested it would be good to increase the age on the description and permission. Possibly restricted to 65 years of age (or those with defined mobility issues). They also stress that demand to enter into section 278 agreements with Lancashire County Council as the highway authority is extremely high. Enquiries are being dealt with on a first come first served basis. As such all developers are advised to seek to enter into Section 278 agreements at a very early stage. This information has been passed to the applicant.

Officer Note: when assessing similar developments for age restricted properties, the Councils officers took Counsel legal advise with regards to parking. Advice was that subject to conditions relating to age provision, the properties could qualify as 'extra care' and as such parking provision would be significantly reduced regardless of potential car usage. Whilst this is not ideal, case law in other parts of the country firmly establishes this stance and as such LCC and South Ribble officers are accepting of provision

LCC request that a number of other conditions are imposed without which they would object to the proposal, including potential financial contribution towards works to the highway adjacent to the site and the crossing on Broadfield Drive/Lancastergate (to be agreed)

8.3. **Lancashire Constabulary** – LC request that the applicant contacts the Designing Our Crime Team to arrange a meeting with regards to site and post construction security. This information has been passed to the applicant to action.

8.4. **Ecology Consultant** – The applicants ecology report notes that the proposal is feasible, subject to conditions relating to tree and bird protection, invasive species management, bat lighting and roosting opportunities. The scheme will also offer the opportunity to secure ecological enhancement. The Councils ecologist is satisfied that no further bat survey information or measures are required, and that there is no likely impact on bats.

It is very unlikely that any negative impacts will occur because of the proposals proximity to Shruggs Wood Biological Heritage Site as existing trees and vegetation between the development site create an effective barrier. Standard construction management measures will be sufficient to prevent any negative impacts; bespoke measures are not required. A precautionary nesting bird condition is also requested

With regards to invasive species, two species included within schedule 9 part 2 of the Wildlife & Countryside Act 1981 are present along the northern and western boundaries of the site (Himalayan Balsam and Rhododendron). It is an offence to introduce or cause to grow wild any plant listed under this schedule, and both are likely avoidable, given the footprint of the construction works but particularly with regards the balsam there will be a risk of tracking seed dispersed around and off the site. GMEU therefore recommend as a minimum biosecurity measures are put in place. The details can be dealt with by condition

Contributing to and Enhancing the Natural Environment - NPPF 2021 Section 174 of the NPPF 2021 states that planning should contribute to and enhance the natural and local environment. The development will result in the permanent loss of around 0.5ha of low ecological value habitats to building and hardstanding as well as a small number of trees and associated bird nesting habitat. The proposed landscape layout includes significant numbers of replacement trees and areas of species rich grassland. GMEU are therefore satisfied given the area of land available for enhancement and the low ecological value of the habitats lost, that mitigation can be achieved on-site and that further information is not required at this time. Soft landscape proposals can be conditioned but the addition of bird and bat boxes in line with the recommendations of the ERAP report is advised.

8.5. Environmental Health have a number of reservations relating to the proposal; many of which refer to the Councils commitment to becoming a net-zero borough but which haven't been addressed. Comments relating to these and other issues such as noise and air quality assessment, lighting, odour, biodiversity and construction management however may be dealt with via pre commencement conditions without which this proposal would not have been supported. Relevant conditions have been agreed with the EH team.

8.6. Lead Local Flood Authority has no objection subject to conditions relating to sustainable drainage. Information relating to these conditions has since been supplied and the conditions amended as relevant. Following amendments to the drainage strategy LLFA confirm their comments remain the same

8.7. Parks have no comments other than to seek information relating to landscape management. A standard condition to require pre-occupation details is recommended

8.8. Public Rights of Way notes that there are no recorded public rights of way within the propose site edge.

8.9. United Utilities have no objection to the proposal subject to conditions relating to sustainable drainage and drainage management. These are combined with conditions requested by LLFA. UU also note the presence of a larger, strategic diameter trunk main in the sites vicinity which they will not permit building over. This is along the main West Paddock frontage and measures to amend which allow for a 6m easement (3m either side of the pipe) within which development will not be permitted are required. A pre commencement condition to secure protection of the assets is also recommended. Amended plans have since been provided and UU are now satisfied subject to relevant conditions

8.10. Leyland Historical Society have no comments as regards the build itself as it does not impact on a historic building. They do however note that an archaeological survey of the site would be welcome to gain further understanding of the sites previous history before this is lost by the building. They also reflect on the loss of yet more green space from the centre

of Leyland considering that Leyland did until the mid-20th century have the nickname of the *Garden of Lancashire*.

Following this comment Lancashire County Archaeology was approached. Their comments are: *'our records show that the former Shruggs (Leyland) Bleach Works lies outside the proposed development redline boundary, in the area of Hazelwood Close/Gorsewood Road/Spey Close/Marron Close & Elwood Avenue. Consequently I had no concerns when I checked the application against the Historic Environment Record when it appeared on the planning list for the week beginning 30th May. Having checked our records again, I see no reason to change my opinion that the proposed development will not have any archaeological impact, and that no archaeological works are therefore necessary'*.

8.11. Clinical Commissioning Group (NHS) have been consulted but despite repeated requests have not responded

8.12. South Ribble Economic Development - The new development of 72 apartments with café and retail on West Paddock will create some new job opportunities both at construction stage and within the café, retail and support services on-site as the facility becomes operational. An Employment and Skills Plan should set out the jobs, training and career development support, which this development can deliver both during construction and in the end use when it is operational. The Investment and Skills Team is available to support the delivery of those recruitment, training and education outputs, but a condition to require an Employment and Skills plan is necessary.

9. Material Considerations

9.1. Site Allocation Policy

9.1.1. The site is designated under policies E1 (Employment Premises and Sites – main site) and G7 (Green Infrastructure – small section on western side) of the South Ribble Local Plan

9.1.2. Policy E1 allocates this tract of land as Site E. Land at West Paddock is allocated for B1 (business/office – now Class E) use and associated green infrastructure to ensure buffering with adjoining land uses. The Council owned site was identified for office development in the Leyland Town Centre Masterplan (2007) but remains undeveloped. It has been retained awaiting an appropriate use, and a high-quality development is expected to reflect the sensitive surrounding land uses. A low plot/building ratio in a campus style development as referenced in the earlier 2000 local plan is considered to be the most appropriate form of development. About 1/3 of the site will be devoted to open space and the site backs onto Shruggs Wood.

9.1.3. It is acknowledged that other than the café/bistro, retail unit and areas of community space this proposal would not be a typical employment use. That being said, Policy E1(e) requires that development of West Paddock is high quality, in a campus style and which is considerate of surrounding uses, and arguably a traditional employment use would neither be protective of existing occupants, or visually appealing. As a Council controlled scheme, it is also within the Council's gift to secure appropriate tenants which would otherwise not be possible on a private employment site; uncontrolled employment on such a prominent site has the potential to become a problem in visual and noise control terms. For this reason, it is considered that departure from the more stringent 'employment' description would be acceptable and on balance policy compliant.

9.1.4. Policy G7 seeks to protect and enhance existing Green Infrastructure. Development will not be permitted in areas allocated by this policy unless alternative provision of similar or better community facilities can be provided within the locality; or it can be demonstrated that the site is not required to satisfy a local recreational need. Developers should also

demonstrate that the schemes public benefits would outweigh any loss of amenity or nature conservation value of the site.

9.1.5. The amount of Green Infrastructure is limited to a small rectangle on the western side. As there would be no physical development within this area, and this section would remain open to the public there is effectively no loss to the community and as such this proposal is compliant with G7

9.2. Additional Policy Background

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

9.2.1. National Planning Policy Framework (2021)

☐ The NPPF at Para 11: provides a presumption in favour of sustainable development, supporting sustainable economic growth to deliver amongst other things homes. In particular, the following chapters of the NPPF are also relevant:

☐ Chapter 5: Delivering a Sufficient Supply of Homes - in line with Governments objective to boost the supply of homes, in a sustainable and appropriate way, and in relevant locations. Para 65 in particular states that where major development involving housing provision is proposed, at least 10% of homes should be for affordable home ownership. There are exemptions including specialist accommodation for those with specific needs (such as purpose-built accommodation for the elderly or students). The Councils Affordable Housing SPD threshold is also relevant here

☐ Chapter 11: Making effective use of land – *‘Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.*

☐ Chapter 12: Achieving Well Designed Places attaches great importance to the design of the built environment.

☐ Chapter 15: Conserving and Enhancing the Natural Environment – when determining planning applications, Local Planning Authorities should aim to conserve and enhance biodiversity as reflected by Core Strategy Policy 22 (Bio and Geo diversity)

8.2.1. Central Lancashire Core Strategy

☐ Policy MP states that the Council will take a positive approach reflecting the NPPF presumption in favour of sustainable development, and in accordance with the Local Plan unless material considerations indicate otherwise.

☐ Policy 3: Travel – reducing the need to travel, and providing alternatives to travel by car

☐ Policies 4 - 5: Housing Delivery & Density provide for, and manage the delivery of new housing, with development densities in keeping with local areas, and which will have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of the area.

☐ Policies 6: Housing Quality and 27: Sustainable Resources and New Development both aim to improve the quality of housing by facilitating higher standards of construction, greater accessibility and ensuring that sustainable resources are incorporated into new development.

☐ Policy 7: Affordable and special needs housing – this policy provides for adequate provision of affordable housing relevant to a site's type and location. It also specifically details affordable housing when relating to special needs and extra care accommodation.

☐ Policy 17: Design of New Buildings requires new development to take account of the character and appearance of the local area.

☐ Policy 22: Biodiversity & Geodiversity aims to conserve, protect and seek opportunities to enhance and manage the biological and geological assets of the area

☐ Policy 29: Water Management improves water quality and flood management by appraising, managing and reducing flood risk and drainage in all new development.

8.2.2. *South Ribble Local Plan*

In addition to site allocation policies E1 and G7 (above), the following are also pertinent:

☐ Policy A1: Developer Contributions – new development is expected to contribute towards mitigation of impact upon infrastructure, services and the environment, by way of Section 106 agreement and/or CIL contribution

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

☐ Policies G10: Green Infrastructure in Residential Development and G11: Playing Pitch Provision requires all development resulting in a net gain of five dwellings or more to provide Green Infrastructure and a contribution towards playing pitches to meet recreational needs of the development in accordance with adopted standards.

☐ Policy G13: Trees, Woodlands and Development – permission will not be granted where development adversely impacts upon protected trees or woodland. G13 includes a presumption to retain trees and woodland whether protected or not, but where loss is unavoidable replacement trees must be planted on site on a two for one replacement basis.

☐ Policy G16 –Biodiversity and Nature Conservation protects, conserves and enhances the natural environment at a level commensurate with the site's importance and the contribution it makes to wider ecological networks.

☐ Policy G17: Design Criteria for New Development considers design in general terms, and impact of the development upon highways safety, the extended locale and the natural environment.

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

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

8.2.5. *Central Lancashire Open Space and Playing Pitch SPD* sets out the standards for provision of on and off site public open space and playing pitch provision

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

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

9.3. Other Material Considerations

9.3.1. Character and Appearance, and Impact Upon Neighbouring Properties

9.3.1.1. The proposal has been designed to respect its surroundings, whilst reflecting the very varied street scene within which it will stand. Adjacent and rear are two storey dwellings and single storey retail/community uses ranging from the early 1970s through to 1990's style. Facing are 1, 2 and 3 storey units and east is the Civic Centre; a 1970's Brutalist, three storey flat roofed facility whose height exceeds that proposed by the applicant. Beyond and behind the Civic Centre are also the two storey height leisure centre, new build three storey height dwellings, and three storey office and apartments blocks. In terms of relevant design, the proposal picks up on each of these themes but in a more modern way, and has been well landscaped to provide for significant areas of both private amenity, and public open space. In design policy terms the proposal is considered acceptable.

9.3.2. Highways and Access

9.3.2..1. Primary access into the site would be from West Paddock with secondary and tertiary access from the Civic Centre car park. Having regard to LCC Highways comments, subject to a car park management plan this is considered appropriate. Parking standards for Use Class C2 (residential institutions including care accommodation) are lower than would be expected for general C3 residential properties, but the proposal provides for off road parking to the Councils adopted standard requirements for Class C2 properties.

9.3.2..2. In terms of the site being in a sustainable location, it is a short walk to Leyland Town centre and Seven Stars retail area. Tesco is around 100m away, and there are bus routes from there which reach most areas outside of Leyland. For those less mobile, people who live in the area already or who do not have transport the introduction of the café and small retail unit within the site will also be of benefit, whilst remaining relatively low key. School provision is less likely to be needed for the target age group but there are several primary and secondary schools in the immediate vicinity. There are also two GP surgeries on West Paddock and several others within easy reach.

9.3.3. NHS Screening Unit/Fair

The Councils Estates Team confirms that there is no lease or legal tie to the land for the annual fair, and that the licence agreement for the Breast Screening Unit to be sited at the car park entrance has now expired. Should either wish to return at a future date alternative arrangements would need to be made

9.4. Construction Standards, Air Quality and Noise

9.4.1. *Construction Standards*- One of the objectives of modern construction is to reduce energy use and carbon dioxide emissions in new developments; encouraging the use of renewable energy sources whilst improving the quality of housing by facilitating higher standards of construction. Conditions to ensure appropriate construction standards are considered appropriate.

9.4.2. The proposal includes a number of renewable or environmentally supportive technologies including heat pumps to provide heating and domestic hot water, variant refrigeration flow to communal and admin areas, natural and mechanical ventilation throughout, high efficiency LED lighting over and above the current Building Regulations and a photo voltaic system. Solar is not a policy requirement but has been identified anyway to

offset the facilities energy bills. Electric vehicle charging points would be installed to 13.5% of parking spaces (policy requirement is 10%) with remaining spaces being cabled to allow for future installation; the aim being to cover 100% of spaces as time progresses.

9.5. Developer Contributions

9.5.1. Local Plan Policy A1 (Developer Contributions) expects that most new development will contribute towards mitigation against impact on infrastructure, services and the environment. Contributions would be secured where appropriate through planning obligations (Section 106 agreement) and/or Community Infrastructure Levy. The NPPF however (Para 34) states that any such contributions should not undermine the deliverability of the plan.

9.5.2. *Community Infrastructure Levy - CIL* is payable on many developments, but not on affordable housing, apartments or true community space including C2 uses. It is charged on convenience retail (over 280m²) at £160 x 1.419 and neighbourhood convenience stores (less than 280m²) at £40 x 1.419 per square metre of floor space. The applicant has claimed liability for the retail unit; CIL would be payable within 60 days of commencement of site.

9.5.3. *Affordable Housing - Core Strategy Policy 7 (Affordable and Special Needs Housing)* requires that sites of 15 dwellings or more would provide a minimum of 30% on or off-site affordable housing, or where not feasible an off-site contribution towards housing elsewhere. This site would be 100% affordable rental and as such is policy compliant.

9.5.4. *Public Open Space* - The NPPF states that '*access to high quality open space makes an important contribution to the health and wellbeing of communities*'. As such, all new residential development resulting in a net gain of 5 dwellings must provide sufficient green infrastructure to meet the recreational needs of the development in accordance with specific but flexible standards. The only exemption would be where units are sheltered accommodation, replacement dwellings or nursing/rest homes, For this development – and subject to a condition to retain them as extra care (e.g. over 55 age restriction or some other relevant curtailment) it has been agreed that there would not be a public open space payment. Areas of new and linked accessible open space however have been factored into the overall design.

9.6. Impact upon Heritage Assets

9.6.1. The applicants Design and Access statement notes that the proposal has been designed to avoid any detriment to the adjacent St Marys Catholic Church and Church Tower (both Grade II), and Leyland Cross Conservation Area. Separation to both is such that officers are confident there would be no negative impact resulting from the development

10. Conclusion

10.1. Disturbance of the areas green space and loss of a minimum number of trees to accommodate development would - if the proposal is approved - be inevitable. Built development would however provide good levels of well landscaped public and private open space and would not affect adjacent woodland in any way. The scheme has been designed to relate well to surrounding buildings but in a more modern way, and also provides for community facilities which are only available some distance away and would benefit both new and existing residents.

10.2. Properties would be restricted to the over 55 age group for which need has been verified, and would be affordable units supervised by a registered provider.

10.3. In policy and spatial separation terms the proposal is considered compliant, and having regard to the comments of statutory bodies and the above commentary, it is recommended that the application should be **approved subject to the imposition of conditions**

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out with reference to the following approved plans and suite of documents:
 - o Air Quality assessment 5672R1 Redmore Environmental
 - o Acoustic report (1392021 V1 JPM Acoustics)
 - o Arboricultural Impact Assessment (9316.001 V1 TEP)
 - o CIL documentation
 - o Design and Access Statement (April 2022 Rev P01 Norr and appendix July 2022)
 - o Drainage Specification (13760/P1 Campbell Reith)
 - o Drainage Strategy and Maintenance Statement (13760 March 1011 Campbell Reith)
 - o Ecological Survey (2021-309 Erap)
 - o Flood Risk Assessment (11655: Dec 21 GTA Civils)
 - o Ground investigation report (CCL03200.CQ32.R1 Crossfield Consulting)
 - o Landscape statement (IN9078.003A TEP)
 - o Lighting lux level layout (7779-E15-01/P2 Pettit Singleton)
 - o Open space assessment (9078.01.002 V1 TEP)
 - o Paving Specification (13760/P1 Campbell Reith)
 - o Planning / Sustainable Energy Statement (7779 PSA)
 - o Transport Statement (13760 March 2020 Campbell Reith)
 - o Travel Plan (13760 March 2022 Campbell Reith)

Plans

Proposed Domestic Water Service Prefix 7779 (Pettit Singleton)
Ground floor layout M01 (AC1), M02 (AC1), M03 (AC1), M04 (AC1)
First floor layout M05 (AC1), M06 (AC1), M07 (AC1)
Second floor layout M08 (AC1), M09 (AC1), M010 (AC1)

Proposed Heating and Cooling Service Prefix 7779 (Pettit Singleton)
Ground floor layout M11 (AC1), M12 (AC1), M13 (AC1), M14 (AC1)
First floor layout M15 (AC1), M16 (AC1), M17 (AC1)
Second floor layout M18 (AC1), M19 (AC1), M020 (AC1)

Proposed Ventilation Services Prefix 7779 (Pettit Singleton)
Ground floor layout M21 (AC1), M22 (AC1), M23 (AC1), M24 (AC1)
First floor layout M25 (AC1), M26 (AC1), M27 (AC1)
Second floor layout M28 (AC1), M29 (AC1), M030 (AC1)
Roof void M32 (AC1), M33 (AC1)

Proposed Layout Plans Prefix 7779 (Pettit Singleton)
Typical bedroom layouts M34 (AC1)

Plantroom layout M35 (AC1)
Plant schematic M36 (AC1)
Roof plant deck layout M37 (AC1)
Above ground drainage layout M38 (AC1), M39 (AC1)

Proposed Landscaping Layout Plans Prefix 9078-TEP-XX-XX-DR-L- (TEP)
General arrangement 0004
Hard landscaping plan 0005
Boundary treatments 0006
Street furniture 0007
Planting strategy 0008

Proposed Drainage Plans Prefix 13760-CRH-XX-XX-DR-C-(Campbell Reith)
Drainage strategy 5050/P12
External works layout 5051/P6
Flood route exceedance 5580/p1
SW Catchment 6100/P1

Proposed Highway Plans Prefix 13760-CRH-XX-XX-DR-D- (Campbell Reith)
Swept path analysis - refuse vehicles 6175/P2
Access tracking - refuse vehicles 6175/P3
Access tracking - fire tender 6176/P2

Proposed Highway Plans Prefix 13760-CRH-XX-XX-SK-C- (Campbell Reith)
Proposed junction 5052/P1

Proposed Plans Prefix WPEC-NOR-XX- (Norr)
General arrangement - ground, lower and upper floor 00-DR-A-00001/P012
General arrangement - level 1 lower and upper floor 00-DR-A-00002/P11
General arrangement - level 2 lower and upper floor 00-DR-A-00003/P11
General arrangement - elevations sheet 1 ZZ-DR-A-00101/P08
General arrangement - section sheet 1 ZZ-DR-A-00201/P06
General arrangement - roof ZR-DR-A00005-P02
Site plan within wider context ZZ-DR-A-90004/P05
Site sections ZZ-DR-A-24023/P01
Waste management 02-DR-A-60003/P02
Site plan ZZ-DR-A-90002/P07
Parking plan ZZ-DR-A-90020/P02

Existing Plans Prefix WPEC-NOR-XX-ZZ-DR- (Norr)
Location plan 90000/P03
Site plan 90001/P02
Site sections 90201/P01

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy 17 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17

3. Prior to first occupation of the site hereby approved details of future employment and skills in line with the Central Lancashire Employment and Skills SPD and Appendix 1 of the same document shall be submitted to, and approved in writing by the Local Planning Authority. Once approved the assessment shall be adhered to thereafter unless agreed in writing with the Local Planning Authority
REASON: To identify skills shortages, and to ensure that there are the necessary employment and skills opportunities in local areas in accordance with Central Lancashire Core Strategy Policy 15

4. The apartments hereby approved shall be restricted to occupancy by persons over the age of 55 years only.
REASON: The permission was granted having regard to the parking standards of Policy F1 (Parking Standards) of the South Ribble Local Plan and the Central Lancashire Open Space and Playing Pitch SPD
Prior to first occupation of the approved development, a storage area for wheeled waste bins as identified on approved plans shall be provided and retained thereafter unless otherwise agreed in writing with the Local Planning Authority.
REASON: To safeguard the character and visual appearance of the area and to safeguard the living conditions of any nearby residents particularly with regard to odours and/or disturbance in accordance with Policy 27 in the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17
5. Prior to first occupation of the approved development, a storage area for wheeled waste bins as identified on approved plans shall be provided and retained thereafter unless otherwise agreed in writing with the Local Planning Authority.
REASON: To safeguard the character and visual appearance of the area and to safeguard the living conditions of any nearby residents particularly with regard to odours and/or disturbance in accordance with Policy 27 in the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17
6. All new dwellings are required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations. Prior to the commencement of construction of the first dwelling details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details.
REASON: Policy 27 of the Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4. However, following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Level 4 equivalent. As Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so it can be assured that the design meets the required dwelling emission rate
7. No dwelling hereby approved shall be occupied until a SAP assessment (Standard Assessment Procedure), or other alternative proof of compliance (which has been previously agreed in writing by the Local Planning Authority) such as an Energy Performance Certificate, has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling has achieved the required Dwelling Emission Rate.
REASON: Policy 27 of the Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4. However, following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. As Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development.
8. The non-residential development hereby permitted shall be registered with the Building Research Establishment (BRE) under BREEAM and constructed to achieve a BREEAM rating of 'Very Good' (or where possible in urban areas 'Excellent'. No phase or sub-phase of the development shall commence until a Design Stage Assessment Report showing that the development will achieve a BREEAM rating of

'Very Good' or 'Excellent' has been submitted to and approved by the Local Planning Authority

REASON: To be in accordance with Policy 27 in the Central Lancashire Core Strategy

9. Prior to first occupation of the development hereby approved, a BRE issued Design Stage Certificate demonstrating that the non-residential development has achieved a BREEAM rating of 'Very Good' (or where possible in urban areas) 'Excellent' has been submitted to and approved by the Local Planning Authority.
REASON: To be in accordance with Policy 27 in the Central Lancashire Core Strategy.
10. On completion of the development hereby approved a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development has achieved a BREEAM rating of 'Very Good' (or where possible in urban area) 'Excellent' has been submitted to and approved in writing by the Local Planning Authority.
REASON: To be in accordance with Policy 27 in the Central Lancashire Core Strategy
11. For the full period of construction, facilities shall be available on-site for the cleaning of the wheels of vehicles leaving the site. Such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.
REASON: In the interests of highway safety and other highway users in accordance with Policy G17 in the South Ribble Local Plan 2012-2026
12. There shall be no burning of waste material or vegetation on site.
Reason: In the interests of the amenity and to safe guard the living conditions of the nearby residents in accordance with Policy 17 in the Central Lancashire Core Strategy and the NPPF.
13. Prior to the commencement of any works on site a Dust Management Plan shall be submitted, for written approval, to the local planning authority. The Dust Management Plan shall identify all areas of the site and site operations where dust may be generated and further identify control measures to ensure dust and soil does not travel beyond the site boundary. The Dust Management Plan shall consist of a suitable risk assessment in line with national guidance. Once agreed the identified control measures shall be implemented and maintained throughout the duration of the site preparation and construction phase of the development. Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF
14. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - a) parking of vehicles of site operatives and visitors
 - b) loading and unloading of plant and materials
 - c) storage of plant and materials used in constructing the development
 - d) location of site compound
 - e) measures to control the emission of noise during construction
 - f) details of external lighting to be used during construction
 - g) a scheme for recycling/disposing of waste resulting from demolition and construction works
 - h) anticipated delivery times

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

15. The development permitted by this planning permission shall be carried out in accordance with the principles set out within the site-specific flood risk assessment 116 produced on 15/12/2021 by GTA Civils & Transport Limited and Proposed Drainage Strategy, Drawing Number 5050, Rev P12 (23/03/22 Campbell Reith). For the avoidance of doubt surface water must drain at the restricted rate of 7.1 l/s. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development. The measures shall be fully implemented prior to the first use of the development and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.

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

16. The development permitted by this planning permission shall be carried out in accordance with the principles set out within the site-specific flood risk assessment 11655 produced on 15/12/2021 by GTA Civils & Transport Limited and surface water sustainable drainage strategy 13760 revision P1 produced on 31/03/2022 by CampbellReith. 2 The measures shall be fully implemented prior to the first use of the development and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority. Reason

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.

17. The commencement of use of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable 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 surface water 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 surface water 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.

18. 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 the 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. 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 surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 167 of the National Planning Policy Framework

19. 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 to be submitted for approval should supplement the already submitted maintenance plan 13760-CRH-ZZ-XX-RP-C-0002- P1_DS Jubilee Gardens.docx produced on 31/03/2022 by Campbell Reith, and shall include: a) 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; 3 b) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life; c) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and d) 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 surface water 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.
20. No construction shall commence (including any earthworks) until details of the means of ensuring the water mains that are laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall include a survey that identifies the exact location of the water main and sewer assets, the potential impacts on the infrastructure from construction activities (including the construction compound), the impacts post completion of the development on the water main and sewer infrastructure within the red line boundary and identify mitigation measures, including a timetable for implementation, to protect and prevent any damage to the sewer and water main both during construction and post completion of the development. The details shall include a pre and post construction condition survey of assets within the red line boundary. Any mitigation measures shall be implemented in full prior to commencement of development in accordance with the approved details and timetable and shall be retained thereafter for the lifetime of the development. Reason: In the interest of public health and to ensure protection of strategic water mains.
21. Prior to first occupation of each dwelling hereby approved, electric vehicle recharge points as identified on approved plans shall be provided. Once installed these shall be maintained and retained thereafter unless with the prior approval of the local planning authority.

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

22. No development shall take place (including investigation work, demolition, siting of site compound/welfare facilities) until a survey of the condition of the adopted highway has been submitted to and approved in writing by the Local Planning Authority. The extent of the area to be surveyed must be agreed by the Highways Authority prior to the survey being undertaken. The survey must consist of:

- o A plan to a scale of 1:1000 showing the location of all defects identified;
- o A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey.

No building or use hereby permitted shall be occupied or the use commenced until any damage to the adopted highway has been made good to the satisfaction of the Highway Authority.

Reason: To ensure that any damage to the adopted highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer

23. No part of the development shall be occupied until a Car Park Management Plan has been agreed with the Local Planning Authority. I.e. To ensure that only the designated car parking spaces for Civic Centre use are occupied and the remainder of the spaces are retained for the commercial uses and resident use, with assigned guaranteed parking spaces to those with mobility difficulties by way of car Park enforcement i.e parking permit systems, and developed signage strategy of the car park and their space locations.

Reason: To ensure effective use of the proposed and adjacent car parks in the interest of highway safety and residential amenity in line with Local Plan Policy G17.

24. No part of the development shall be occupied until the new site access/ junction to West Paddock and off site highway improvements has been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. The highway junction scheme shall include the provision of, the following Off-Site Works:

- o Traffic Regulation Order for Single Yellow Line waiting restrictions along both sides of the West Paddock carriageway to prevent parking during the weekdays 8.00am-18.00pm;
- o Improvement of the existing Bus Stops on West Paddock including, low floor kerbing, new timetables and footway re-profiling for waiting area. An additional bus shelter to be erected on southern side (westbound buses);
- o Mobility 'tactile' footway crossing upgrades to the east of the site at the 3 access points to the Civic Centre.
- o A new signalised crossing point on Broadfield Drive as upgrade to the existing zebra crossing on Broadfield Drive at the junction with Lancaster Gate.

Reason: To ensure that satisfactory vehicular and pedestrian access is provided to the site before the development hereby permitted becomes occupied.

25. Prior to first occupation of the first dwelling or first use of the non residential space hereby approved, the associated parking spaces shall be drained and surfaced with a material to be agreed by the Local Planning Authority. This area shall be retained at all times thereafter and shall not be used for any purpose other than the parking of vehicles.

REASON: To ensure the provision and retention of adequate on-site parking in the interests of residential amenity and highway safety as required by Policy F1 and Policy G17 in the South Ribble Local Plan 2012-2026

26. Prior to the commencement of any works on site full details of secure cycle storage shall be submitted for approval to the local planning authority. The facilities shall prevent unauthorised access to cycles, with sufficient for residents, staff and visitors to the care facility and the associated commercial units.
REASON: To ensure the provision and retention of adequate on-site parking facilities and to accord with Policy F1 and Policy G17 in the South Ribble Local Plan 2012-2026
27. Prior to the commencement of any works on site an air quality emissions assessment shall be undertaken in line with the Councils Low Emissions and Planning Guidance document. It shall include a damage cost analysis of the development based on agreed traffic flows and methodology to be agreed in advance. Following the assessment mitigation measures to the value of the damage cost shall be identified and agreed in writing with the Council.
REASON: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy
28. All recommendations identified in the submitted air quality assessment report by Redmore (5672R1) covering the construction phase of the development shall be adhered to.
REASON: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy
29. Prior to commencement of works a noise assessment shall be undertaken and a report submitted for approval by the local planning authority considering the impact from all external plant, air handling units, refrigeration equipment on the future residents and the nearest residential properties to the south and north. No other external plant other than that detailed within the report shall be installed without first obtaining prior written approval from the local planning authority
REASON: In the interest of the amenity of nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and National Planning Policy Framework.
30. There shall be no extraction system provided to the café terminating externally, without first obtaining written approval from the local planning authority.
REASON: In the interest of the amenity of nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and National Planning Policy Framework.
31. Before any site activity (construction or demolition) is commenced in association with the development, barrier fencing shall be erected around all trees to be retained on the site which has been agreed by the local planning authority. Metal scaffold framework, protective fencing placed at a maximum interval of 3m in accordance with BS5837-2012 should be erected prior to development commencement and remain in-situ throughout the development. Onto this, weldmesh panels shall be securely fixed with scaffold clamps; Weldmesh panels on rubber or concrete feet should not be used. The site manager or other suitably qualified appointed person will be responsible for inspecting the protective fencing daily and any damage rectified immediately. The fencing will remain in place until completion of all site works and then only removed when all site traffic is removed from site. Clearly legible weatherproof signage, stating "Protected Trees - Exclusion Zone" shall be attached to the fencing 1.5m from the ground, facing out of the Tree Protection Zone located at regular intervals along the fence line.
Permission for access into the RPA should be agreed in writing with the local authority prior to entry. Existing ground levels should be retained within the RPA and excavated by hand and any exposed roots immediately wrapped to prevent desiccation. Roots over 25mm diameter should only be removed following consultation with an arboricultural consultant. Prior to backfilling roots should be surrounded with topsoil or sharp-sand or inert granular fill before the soil is replaced

REASON: To prevent damage to trees during construction works in accordance with Policy G13 in the South Ribble Local Plan 2012-2026

32. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.

REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

33. If the presence of bats, barn owls, great crested newts or other protected species is detected or suspected on the development site at any stage before or during development or site preparation, works must not continue until Natural England has been contacted regarding the need for a licence.

REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

34. No tree felling, clearance works, demolition work or other works that may affect nesting birds shall take place between March and August inclusive, unless the absence of nesting birds has been confirmed by surveys or inspections.

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

35. Prior to first occupation of the final dwelling hereby approved, the bat and bird roosting opportunities identified by Chapter 5 of the approved ecological assessment shall be provided. Once installed these shall be retained and maintained thereafter unless with the prior written agreement of the local planning authority.

REASON: To ensure adequate provision is made for these protected species in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

36. External lighting associated with the development shall be directional and designed to avoid excessive light spill and shall not illuminate bat roosting opportunities within the site or trees and hedgerows in the area. The principles of relevant guidance should be followed (e.g. the Bat Conservation Trust and Institution of Lighting Professionals guidance Bats and Artificial Lighting in the UK 08/18).

REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

37. The approved landscaping scheme shall be implemented in the first planting season following completion of each phase of the development or first occupation/use, whichever is the soonest, and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority, in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. This maintenance shall include the watering, weeding, mulching and adjustment and removal of stakes and support systems, and shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies by the same species. The replacement tree or shrub must be of similar size to that originally planted.
REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy, Policy G13 and Policy G17 in the South Ribble Local Plan 2012-2026
38. Should the development not have commenced within 24 months of the date of this permission, a re-survey be carried out to establish whether bats or other protected species are present at the site shall be undertaken by a suitably qualified person or organisation. In the event of surveys confirming the presence of such species details of measures, including timing, for the protection or relocation of the species shall be submitted to and agreed in writing by the Local Planning Authority and the agreed measures implemented.
REASON: To ensure the protection of schedule species protected by the Wildlife and Countryside Act 1981 and so as to ensure work is carried out in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
39. The development shall be carried out in accordance with the recommendations for the protection of wildlife contained in the Ecological Survey and Assessment Report, ERAP reference 2021-309 section 5.6.8 as already submitted with the planning application and agreed in principle with the LPA prior to determination.
REASON: To ensure the protection of schedule species protected by the Wildlife and Countryside Act 1981 and so as to ensure work is carried out in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
40. Prior to occupation of the first dwelling, a Management and Maintenance Plan for the laying out, landscaping, maintenance and retention of any formal or informal public open space and landscaped areas shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed in accordance with the agreed scheme and this public open space shall remain free from development thereafter.
REASON: In the interests of residential amenity, and to ensure before development commences that public open space is provided to an acceptable standard and in accordance with Policy 18 of the Core Strategy.
41. Prior to the commencement of development including earthworks or vegetation clearance a method statement detailing biosecurity measures. Control and/or avoidance measures for Himalayan balsam and rhododendron should be supplied to and agreed in writing to the LPA. The method statement shall also include proposed measures to prevent the spread of invasive plants during any operations such as mowing, strimming or soil movement, and measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the LPA.
REASON: The spread of invasive plants is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment recurs

42. Prior to first commencement of works on site , details of staff changing and shower rooms shall be provided for and approved in writing by the local planning authority. Once approved these shall be installed prior to first use of any part of the facility
REASON: To enable and encourage the use of alternative transport options in accordance with Policy 3 of the Central Lancashire Core Strategy
43. Prior to the commencement of any works on site and assessment shall be undertaken and details provided of the means to deal with periods of excess heat. These shall not render any other mitigation measures e.g. acoustic measure ineffective. The details shall be provide for agreement to the local planning authority prior to commencement.
REASON: To be in accordance with Policy 27 in the Central Lancashire Core Strategy
44. Prior to the commencement of development, details of all external lighting equipment shall be submitted to and be agreed in writing by the Local Planning Authority. The scheme shall include:
- o Details of all external luminaires
 - o A site lux level plan at ground level
 - o A light overspill plan to the adjacent land uses including the road to the south and wood to the north. This shall be undertaken at appropriate heights to cover the drivers, first and ground floor level of properties, the tree line
 - o An assessment of glare on the neighbour land uses
 - o An assessment of upward light
 - o An assessment of the impact on bats in and around the adjacent woodland to the north.
- The lighting shall be erected, directed and shielded so as to avoid nuisance to residential accommodation in close proximity. No other lighting equipment may then be used within the development other than that approved by the Local Planning Authority. The agreed measures shall be installed prior to occupation of the development and shall be thereafter retained and maintained for the duration of the approved use.
REASON: To safeguard the amenity and character of the area and to safeguard the living conditions of nearby residents and to accord with Policy 17 in the Central Lancashire Core Strategy
45. Prior to the commencement of works an assessment of the carbon footprint of the development shall be undertaken. The assess-ment shall include a whole life carbon assessment and shall include recommendations as appropriate for reducing the carbon foot-print. The plan shall be submitted and approved by the local planning authority and the mitigation measures agreed, implemented and maintained and retained for the life of the building.
REASON: To be in accordance with Policy 27 in the Central Lancashire Core Strategy

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

- 1 Locating Growth (Core Strategy Policy)
- 3 Travel (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)

South Ribble Local Plan

- A1 Policy A1 Developer Contributions
- E1 Allocation of Employment Land
- F1 Car Parking
- G7 Green Infrastructure Existing Provision
- G10 Green Infrastructure Provision in Residential Developments
- G13 Trees, Woodlands and Development
- G16 Biodiversity and Nature Conservation
- G17 Design Criteria for New Development

Affordable Housing (Supplementary Planning Documents) Open Space and Playing pitch Residential Extensions Supplementary Planning Document

Note:

Other application Informative

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

2. Highways Note 1: The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the LCC Highways Team at Cuerden Mill Depot, Cuerden Way, Bamber Bridge, Preston PR5 6BJ in the first instance to ascertain the details of such an agreement and the information to be provided.

Highways Note 2: The alterations to the existing highway as part of the new works may require changes to the existing street lighting at the expense of the client/developer

Highways Note 3: This consent does not give approval to a connection being made to the County Council's highway drainage system. The applicant is further advised that highway surface water drainage system must not be used for the storage of any flood waters from the adoptable United Utility surface water system, or any private surface water drainage system.

3. United Utilities Note 1: Water and Waste Water Services

If the developer intends to receive water and/or wastewater services from United Utilities, they should contact the UU Developer Services team for advice. This includes seeking confirmation of the required metering arrangements for the proposed development. If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the arrangements will be suitable for the new proposal. In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/> and go to section 7.7 for compulsory metering. If reinforcement of the water network is required to

meet potential demand, this could be a significant project and the design and construction period should be accounted for. To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, UU strongly recommend the applicant seeks advice regarding water and wastewater services, and metering arrangements, at the earliest opportunity.

United Utilities Note 2: Property, Assets and Infrastructure

- a) United Utilities will not allow building over or in close proximity to a water main.
- b) United Utilities may not allow building over or in close proximity to a public sewer.

A large strategic diameter trunk main is located in the vicinity of the site. It must not be built over, or UU access to the pipeline compromised in any way. The Water Industry Act 1991 affords United Utilities specific rights in relation to maintenance, repair, access and protection

of our water infrastructure. We require an access strip as detailed in our 'Standard Conditions for Works Adjacent to Pipelines'. The applicant must comply with this document to ensure pipelines are adequately protected both during and after the construction period. It also includes advice regarding landscaping in the vicinity of pipelines. Given the size and nature of the pipeline concerned UU strongly recommend that if they have not already done so, the developer contacts our Developer Services team at the earliest opportunity for advice on determining the precise location of the pipeline and additional protection measures they must consider both during and after construction.

Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme. Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include earth movement and the transport and position of construction equipment and vehicles. Consideration should also be applied to United Utilities assets which may be located outside the applicant's red line boundary.

It is the developers responsibility to ensure that United Utilities' required access is provided within their layout and that UU infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

United Utility Contacts

For detailed guidance on water and wastewater services, including application forms and the opportunity to talk to the Developer Services team using the 'Live Chat' function, please visit <http://www.unitedutilities.com/builders-developers.aspx>

Email: For advice on water and wastewater services or to discuss proposals near to pipelines, email the Developer Services team as follows:

Water mains and water supply, including metering -
DeveloperServicesWater@uuplc.co.uk

Public sewers and drainage - WastewaterDeveloperServices@uuplc.co.uk /
Telephone - 0345 072 6067

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

5. LLFA Note : For the avoidance of doubt, this response does not grant the applicant permission to connect to the United Utilities combined sewer and, once planning permission has been obtained, it does not mean that an connection agreement will be granted. The applicant should obtain a Connection Agreement from United Utilities before starting any works on site.
