

**Application Numbers**

a) 07/2020/01035/FUL  
Sumpter Horse Site, Leyland Road, Penwortham  
And

b) 07/2020/01034/ORM  
Former Penwortham Mills, Factory Lane, Penwortham

**Applicant**

Mr J Patel  
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**Development**

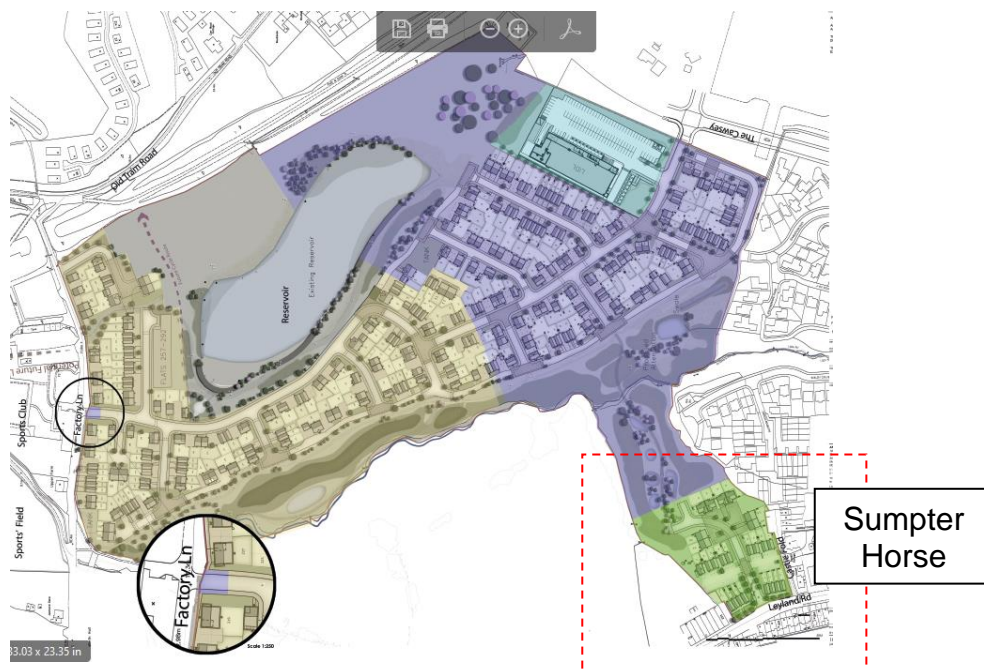
Demolition of the vacant public house and the erection of 25 dwellings (100% affordable units) with associated vehicular access off Leyland Road, landscaping and car parking (to include car park provision 20 spaces for existing dwellings located on Leyland Road).

Full planning permission for a phased development comprising: the erection of a retail store (Use Class E) with associated access, car parking, electricity sub-station re-location, landscaping and servicing and delivery areas (Phase 1a); the erection of 120 dwellings (Use Class C3) and associated access off the Cross Borough Link Road and Factory Lane, car parking, public open space, landscaping, and associated engineering and infrastructure works (Phase 1b); and Outline planning permission, with all matters reserved except for access, for a phased residential development comprising the erection of up to 181 dwellings (Phases 2 & 3).

**Officer Recommendation**

That Members are minded to approve both applications, and that the decisions are delegated to the Director of Planning and Housing in consultation with Chair and Vice-Chair of the Planning Committee upon successful completion of a legal agreement to secure public open space and affordable housing

Validation Date 8<sup>th</sup> December 2020  
Target Date 9<sup>th</sup> March 2021  
Extension of Time 10<sup>th</sup> October 2022



## 1. Report Summary

1.1. This report details two independent applications for which two separate decisions must be made, but which for practical reasons have been assessed, and over several phases would be delivered together. In combination the proposals form part of a Masterplan for the wider Penwortham Mills Site, but for the purposes of the report are identified as Sumpter Horse and Penwortham Mills. They comprise:

*Sumpter Horse* (ref 07/2020/01035/FUL) – this application seeks full permission to demolish the Sumpter Horse Public House, erect 25 dwellings (100% affordable) with vehicular access, landscaping and car parking. Access would be from a dedicated opening onto Leyland Road which extends towards the eastern site boundary. From this point pedestrian access would continue into open space beyond to provide connection with the Penwortham Mills site

*Penwortham Mills* (ref 07/2020/01034/ORM) – This application is a hybrid application for

a) Full planning permission for a phased development comprising: the erection of a retail store (Use Class E) with associated access, car parking, electricity sub-station re-location, landscaping and servicing and delivery areas (Phase 1a); and b) the erection of 117 dwellings (Use Class C3) and associated access off the Cross Borough Link Road and Factory Lane, car parking, public open space, landscaping, and associated engineering and infrastructure works (Phase 1b), and:

b) outline planning permission, with all matters reserved except for access, for a phased residential development comprising the erection of up to 184 dwellings (Phases 2 & 3).

1.2. A detailed description of both sites is provided at Section 4 below

1.3. LCC Education have commented and an education contribution is not required on either site

1.4. In design terms the proposed schemes relate well to their surroundings and protect residential amenity by being spatially acceptable, and whilst LCC do object to some aspects of the proposal as some minor highway's issues have not been resolved, these can be provided for by way of suitable conditions as proposed by LCC themselves. The proposed developments are not considered to have an undue impact on the amenity of neighbouring properties, the character and appearance of the area or highways safety and capacity and therefore appear to be policy compliant in this respect.

1.5. It is also Officers view that proposed development would not detrimentally affect the amenity or nature conservation value of the site. Although some loss of biodiversity is inevitable, mitigation in the form of well designed, effective landscaping and ecological compensation ensures protection of site biodiversity as a whole. In addition public open space provided accords to Policy G13 (Trees, Woodlands and Development) of the South Ribble Local Plan .

1.6. A financial viability assessment has been undertaken by the Councils independent assessor, and although the scheme is not completely compliant in so far as the proposal does not include sufficient ground floor properties to accord with the Penwortham Neighbourhood Plan (10% of all properties to be ground floor units), there are some ground floor units on offer as detailed below, and the viability assessor is happy to agree to the proposed schemes viability in its present form if subject to affordable housing being secured by S106 agreement.

1.7. At the time of writing this report and following full consultation for the Sumpter Horse site 9 letters of representation have been made. The Penwortham Mills site is subject to 24 letters of representation Late comments will be reported verbally at committee. Statutory consultee comments have been addressed either by amendments to the proposal, or by condition.

1.8. The application complies with the Central Lancashire Core Strategy, South Ribble Local Plan (policies as identified below), Residential Design SPD and Central Lancashire Affordable Housing,

Open Space and Playing Pitch SPD's. It is therefore recommended that Members be minded to approve the application, and that the decision be delegated to the Director of Planning & Housing in consultation with the Chair and Vice-Chair of the Planning Committee upon the successful completion of a Section 106 Agreement.

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

2.1. *Sumpter Horse* - a 0.7-hectare, former public house site facing and accessed from Leyland Road. The pub itself abuts the pavement and is separated from the highway by safety barriers. A large car park present at the rear and sides is accessed from Leyland Road either side of the pub. Beyond that in the east is a similarly sized tract of open land with woodland to the north-east corner, and which connects to the Penwortham Mills development area

2.2. On Leyland Road beyond the first (northern) access are terraced dwellings. The same face across Leyland Road, and in the south beyond the second access is First House; a detached residential property. Between First House and the southern site boundary is a road into Castle Fold and Garden Lane. Along the same boundary behind the Sumpter Horse are new build residential addressed off Aldwyn Court and Sibley Drive. The character of this stretch of Leyland Road is typified by traditional terraced dwellings with limited front gardens

2.3. The western, previously developed half of the Sumpter Horse site faces Leyland Road and is allocated as 'existing built up area' by Policy B1 of the South Ribble Local Plan. The eastern half is allocated as Site S1 (South of Factory Lane and east of West Coast Main Line) by Policy G3 (Safeguarded Land) of the same document

2.4. *Penwortham Mills* comprises 13 hectares of mostly agricultural land bound to the north by Factory Lane. To the east the site abuts the disused railway line - now National Cycle Route 55, and the southern boundary comprises land adjacent to the Cross Borough Link known as the Cawsey. Residential properties are located adjacent to the south-eastern boundary with the north-eastern boundary being agricultural land. The now demolished Penwortham Mill was located north of the site, the 2.3ha Lake Wood Reservoir is situated on the eastern boundary, and on the western side the site abuts the Sumpter Horse Public House site. The Penwortham Mills site is identified as Site H Vernon Carus and Factory Lane, Penwortham under Policy D1 of the Local Plan.

2.5. There are no Tree Preservation Orders, public rights of way or public footpaths on or through the site which predominantly lies in Flood Zone 1 (least likely to flood). Small areas of Zones 2 and 3 are present in the Penwortham Mills section but a flood risk assessment covering both areas has been provided.

2.6. A report accompanying the application details suitability of development in proximity to the reservoir which was built with the Mill around 1880. It describes the reservoir as being in a south-west to north-west trending valley on a small tributary of the River. It has a maximum capacity of 36,000 m<sup>3</sup> although the reservoir head is heavily silted, and the masterplan shows it as being roughly 70m wide x 260m long with the longest edge running along the eastern boundary. The northern side is retained by an embankment at a maximum height of 9m. A spillway is also present. The report confirms that '*general requirements for spillway and discharge capacity meet modern and best practice standards*' but that an easement/no build area should be created near the embankment and alongside the spillway to allow maintenance access. Any residual risk of embankment failure or flooding is '*extremely small*' and should not halt development. Remedial safety works have been completed in line with the survey, and the reservoir would be transferred to the Council free of charge together with the sum of £500k for future maintenance.

2.7. Immediately north of the development site is the Vernon Carus sports ground. This site has also been offered to the Council at no additional charge with a financial contribution of £150k. Both of these transfers provide an opportunity to secure areas for the future recreational, leisure and sporting benefit of residents of the borough.

### **3. Site Context / Planning History**

3.1. The Penwortham Mills/ Sumpter Horse sites have been subject to a detailed planning history; the most relevant of which are:

- Hybrid planning application (07/2008/0435/ORM May 2008) proposed a mixed-use development of up to 450 dwellings and 4,500 sqm of employment floorspace. Subsequent amendments led to a revised application.
- Outline permission 07/2014/0190/ORM for *'erection of approximately 385 dwellings. Part A: Outline application permission (excluding Phase 1) for erection of up to 204 dwellings, with associated infrastructure and open space. All matters reserved for subsequent approval, Part B: Full planning permission (Phase 1) for erection of 181 dwellings and associated infrastructure and open spaces.* Granted December 2015
- A Public Inquiry was held (Jan 2017) relating to access arrangements to the approved residential development.

#### **Appeal A Ref: APP/F2360/W/16/3144372 / South Ribble Ref 07/2010/0648/FUL**

Appeal A was allowed and permission granted for construction of a new priority junction onto Leyland Road together with a link road to provide access to a residential development on the land at Penwortham Mills (planning application: 07/2014/0190/ORM) on land at Penwortham Mills-The Causeway, Leyland Road, Penwortham in accordance with the terms of the application, Ref 07/2010/0648/FUL 9Sept 2010) subject to the conditions in the Appeal Decision Letter.

#### **Appeal B Ref: AP/F2360/W/16/3152894 / South Ribble Ref 07/2014/0190/ORM**

Appeal B related to dispute of Condition 14 which required primary access from the Cross-Borough Link Road (CBLR). The appeal was allowed, and this condition varied by deleting substituting Condition 14 for Condition 13 in the Joint Appeal Decision Letter Ref APP/F2360/W/16/3144372, APP/F2360/W/16/3152894 dated 20<sup>th</sup> February 2017.

A Section 106 related to the proposed development

### **4. Proposal**

4.1. Proposed Sumpter Horse Development – The first application seeks permission to demolish the Sumpter Horse Public House with erection of 25 affordable dwellings with associated vehicular access off Leyland Road, landscaping and car parking.

4.2. Access/Highways/Parking – The dedicated access road into the Sumpter Horse site is proposed from Leyland Road, with a cul-de-sac/turning area towards the eastern (rear) edge, and three shorter estate roads at right-angles to this. The main estate road would be constructed in tarmac and block paving with pavements on both sides along its full length; pedestrian access is also proposed through to public open space between the Sumpter Horse and Penwortham Mills developable areas.

4.3. Off road parking is provided to each property in line with adopted standards, and to the south-western site corner (right of Leyland Road access) would be a communal car park with 20 spaces for the use of Leyland Road residents. Two additional parking spaces are also provided in the north-east corner adjacent to the pedestrian access to public open space; these are not allocated to any dwelling in particular.

4.4. 25 properties across 6 complementary house types are proposed. Proposal drawings identify two storey, two and three bedroomed terraced, semi-detached and detached, in addition to 8 no: two bedroomed apartments and 4 no: two bedroomed semi-detached bungalows.

4.5. All are modest in size but relate well to both Leyland Road's typical housetype, and the street scene which they would become part of. Each has either a gabled front and/or rear section, cantilevered porch or side entrance doors (apartments), and provides for between 55m<sup>2</sup> - 70m<sup>2</sup> footprint. All dwellings would be constructed in red or sandstone brick, with grey roof tiles and decorative features.

4.6. A terrace of dwellings would face Leyland Road to the left of the estate road access; the communal car park sits to the right of the same. To the rear would be 5 separate blocks of either 4 or 5 dwellings, each with private amenity and service space. Waste storage is possible to the rear and electric vehicle charging points would be provided to each property with private parking and to 10% of communal parking spaces

4.7. *Boundary Treatments /Lighting* – 1.8m feather board fencing is proposed between each dwelling, whilst a 1m brick base/piers with timber infill fence to the same height would provide privacy for the rear side of plot 10, plots 14 and 15. A 0.7m high wall would be erected along the side of plots 20-22, front of 25, side of 16 and 17, and rear of plots 1-4, and 1.8m / 2m acoustic fence would prevent any noise intrusion from the main estate road into plots 9 and 4 respectively.

4.8. *Landscaping* – Although there are front gardens amenity space would mainly be to the rear of each property. Grass verges however would be introduced along the Leyland Road frontage, around the entire communal car park boundary, along the main estate road and in the south-east and north-east corners; the latter being a larger corridor which connects to public open space beyond.

4.9. *Proposed Penwortham Mills Development* – The second application for which an independent decision is required is a hybrid application as follows:

Phase 1A – Full planning permission for phased development comprising erection of a retail store (Use Class E) with associated access, car parking, electricity sub-station re-location, landscaping, and servicing and delivery areas (Phase 1a)

Phase 1B Full planning permission for erection of 117 dwellings (Use Class C3) and associated access off the Cross Borough Link Road and Factory Lane, car parking, public open space, landscaping, and associated engineering and infrastructure works (Phase 1b);

Phases 2 & 3 Outline planning permission, with all matters reserved except for access, for phased residential development comprising erection of up to 184 dwellings (Phases 2 & 3).

4.10. *Phase 1A* - described as species poor grassland with unmanaged hedgerow and a large pond, Phase 1A is the area proposed for the Lidl food store. It would be west of The Cawsey and accessed in the south from a proposed estate road sitting north of Phase 1B housing. Along the western boundary would also be proposed housing. The Lidl site would benefit from deep areas of landscaping between the proposed estate road and to the north.

4.11. The store would abut the western boundary with its rear elevation facing proposed dwellings at around 15m and 18m distance. Internally, the building would accommodate a shop floor accessed from the south-east corner, staff facilities and warehousing/cold storage at the rear. A delivery yard with one delivery bay, and plant room would be located on the buildings northern side facing open space; these would be set back from the front elevation by 15m. The stores footprint would measure 32m deep x 107m wide, and its mono-pitched roof would measure 5m at the rear rising to 7m towards the front. A 5m high flat roofed section forms the buildings frontage.

4.12. East of the proposal is a car park with 124 car parking spaces including parent/child, electric vehicle charging and mobility spaces. A sub-station would also be installed along the northern edge

of the car park. The Lidl site outer edges would be landscaped to provide connection with adjacent phased development and open space, and to soften the site whilst allowing views from all aspects through and beyond the site. A Travel Plan promotes sustainable travel options and if approved would be added to the approved list of compliance documents.

4.13. 2m and 3m high acoustic fencing would be installed between the store and loading bay, and around the plant/loading area respectively. 2m close boarded timber fence would span the northern boundary to protect future dwelling occupant whilst 2m paladin fencing would secure the eastern boundary facing the reservoir and open space. Metal post and railing would run from the south-west corner along the southern side to match those on the opposite side of the Cawsey, and a brick wall with 1.8m timber infills would denote the north-west corner adjacent to the main access.

4.14. Store and flag pole advertisement has been identified and where relevant would be considered via separate advertisement consent.

4.15. The store would be constructed in grey and white cladding with curtain wall glazing and powder coated doors and canopy.

4.16. The applicant has agreed to a compromise on opening times of 7am – 10pm Monday to Saturday and nationally recognised holidays, and 10am to 7pm Sundays. This is significantly less than originally requested (5am – 11pm / 7 days) but allows for use of the store in line with corporate working practices yet provides some level of amenity to adjacent residential; although these would be some distance from the store or screened by proposed hard and soft landscaping.

4.17. Typically, a maximum of 3 deliveries per day are expected. The main car park has been designed to accommodate 16.5m articulated vehicles which would reverse only at the point where they arrive at the floor level, loading bay, and would be fitted with white noise reversing beepers. Drivers are required to turn off vehicles and refrigeration equipment on arrival at the store if waiting to deliver; although delivery is pre-arranged so that drivers do not wait for long. Deliveries take a maximum of an hour to process. Waste remains in the store until its removal by the same vehicles which reduces trips.

4.18. *Retail Impact Assessment* – For a store of this size a Retail Impact Assessment is not required, although the proposal satisfies sequential testing requirements. Relevant retail proposals must demonstrate compliance with sequential testing by firstly considering more appropriate town centre sites. Appeal decision APP/G2815/U/12/219175 however offers a more flexible approach. The applicant has considered delivery of the Lidl store within or closer to a defined town centre as evidenced by the accompanying Planning and Retail Statement (Plan A/Savills Dec 2020). Units in Penwortham are too small even if more than one unit is combined, and the only one available in Bamber Bridge is not of comparable scale. Lostock Hall and Walton le Dale only have free units which are too small to be of use (roughly 3% of floor space required) and the tightly defined retail boundaries of Farington, Higher Walton and Kingsfold retail centres hold little opportunity for a scheme of this size.

4.19. Phase 1B would comprise 117 dwellings; 21 house types in a similar design to those proposed to the Sumpter Horse. This allows for assimilation of character and design across all of the proposed development areas. Of these, 33 would be affordable units (14 affordable rent/19 shared ownership) which are pepper potted through 1B. Property boundaries would be secured by either 1.8m or 2m close boarded fences, or brick walls with fence infills.

4.20. Public Open Space on Phase 1 would cover the western side (connection to Sumpter Horse) A series of swales and sustainable drainage would run alongside marginal planting beyond which would be low level, informal play equipment. There would be hedgerow between this area and Phase 2/3 development. The reservoir and lands to the east would also be upgraded as part of a wider landscaping scheme, with potential for a future cycle route as part of Phases 2 & 3 (below)

4.21. A meandering estate road would run from The Cawsey, through Phases 1-3 to Factory Lane in the north with smaller estate roads at right angles. A footway follows the main roads path through open space on the western side.

4.22. Phases 2 & 3 – these areas are described as poor grassland with an area of dense scrub. Penwortham Brook defines the western boundary of Phase 2 and part of Phase 1 and is described as being at the bottom of a wooded valley.

4.23. Outline permission only is sought for this section, and indicative drawings provide for residential development of up to 184 dwellings including 36 apartments to the north of the reservoir.. A small section (up to 40 dwellings) could be accessed from Factory Lane – vehicular access being restricted to avoid Factory Lane becoming a ‘rat run’ through to The Cawsey, but proposals are subject to change during any future reserved matters when specific details would be finalised should this outline is approved.

4.24. Public open space would continue from that of the Sumpter Horse and Phase 1B, resulting in a deep, accessible belt of green space fit for a large development of this type.

## **5. Summary of Supporting Documents**

5.1. A list of supporting documentation is provided by proposed conditions 2 (below). Separate conditions lists are recommended for each proposal as noted in Appendix 1 of this document

## **6. Representations**

### **6.1. Summary of Publicity**

6.1.1. Site and newspaper notices have been posted and neighbouring properties consulted; 136 and 867 for the Sumpter Horse and Penwortham Mills sites respectively.

6.1.2. *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 suggested by the Councils Statement of Community Involvement (August 2013) the applicant engaged in the following ways:

- Pre-application local authority meeting (27.2.20). Formal responses informed application content
- Two meetings with South Ribble Councillors (Oct 2019/March 2020)
- Community consultation at Vernon Carus Sports Club (19<sup>th</sup> March 2020) was cancelled due to Covid lockdown, but consultation continued online via dedicated website for 5 weeks (1<sup>st</sup> May to 5<sup>th</sup> June) with representation possible by e mail and social media
- Consultation boards adapted for online use
- Joint press release from Lidl and the applicant

In total there were 557 unique consultation views. 17 responded in support, 6 with objections and 6 neutral comments were received

### **6.1.3. Letters of Objection or Support**

At the time of writing this report 9 letters of representation have been received – 6 objecting and 3 making general comments for the Sumpter Horse site, and 24 letters for the Penwortham Mills site - 20 in objection and 4 neutral. These are summarised together as follows:

#### *Residential Amenity*

- 3 respondents do not object but request that trees between the proposal and Aldwyn Court are retained to protect privacy

- Loss of privacy, view and light
- Objection to apartments near respondents' property - should be changed to bungalows
- Beech hedge along the Castle Fold boundary belongs to Castle Fold residents
- Loss of hedge behind Aldwych Court would result in loss of privacy
- Loss of visual amenity if fields are built upon

#### *Highways*

- Not enough done to mitigate traffic and parking issues on Leyland Road, Bee Lane and Studholme Avenue
- Need traffic restrictions all along Leyland Road
- Unacceptable increase in traffic
- Existing traffic issues on Leyland Road – suggestion that Leyland Road traffic is diverted via the Cawsey
- Separate suggestions that all traffic from Factory Lane is re-directed along Leyland Road
- Factory Lane is unsuitable for heavy traffic. It should be closed off altogether or heavily restricted
- Houses proposed for Factory lane should access via The Cawsey
- Request for widening of the railway bridge and a traffic light system on Factory Lane
- Factory Lane will be used as a rat run to/from the capitol centre
- Pedestrian safety issues
- Castle Fold is too difficult to access – *Officer note: Castle Fold is adjacent to, but not part of the development*

#### *Environmental Impact*

- Japanese Knotweed on site is not being considered – see Para 7.7
- Intrusion into the countryside and loss of visual amenity
- Ecological damage
- Increased air pollution
- Historic flooding reported – *Officer note: there is no history of flooding to the Sumpter Horse site recorded on LCC 'Mapzone' flooding database*
- Increased risk of flooding as more hard surfaces introduced
- Impact on natural environment caused by increased traffic
- Loss of hedgerow and wildlife haven
- Fields should be used to grow food instead
- Impact on Old Tram Road 'nature reserve'
- Request for more trees

#### *Retail Proposal*

- Excessive noise from out of hours servicing
- Light pollution
- No need for another retail unit – Local Plan provides for adequate provision
- Retail site too intensively developed

#### *Other*

- Lack of infrastructure and services to support new residents (schools, doctors etc)
- Too many documents to work through – is this designed to deter representation?
- Request for summary of documents
- Planning documents are incomplete. A full set should be issued and reconsulted upon
- Respondent supports affordable housing but should widen description post covid as affordable units are no longer affordable

Comments have also been made which are not material considerations relating to this proposal and have not been taken into account:

- Nowhere for waste bins to be put out as Castle Fold access is too narrow



- Issues relating to state of Castle Fold road left by a developer who ceased trading

#### 6.1.4. Penwortham Town Council

Despite Policy 2 of the Penwortham Neighbourhood Development Plan supporting larger scale development, Penwortham Town Council objects to both proposals on the following grounds

- Recent Penwortham Mills appeal stated that 20 parking spaces must be provided for Leyland Road residents (Sumpter Horse site). 12 shown isn't enough and will lead to confrontation between residents – *Officer note: Approved plans provide for 20 not 12 parking spaces for Leyland Road residents*
- Safe pedestrian routes listed in the Travel Plan are unrealistic as most require crossing Leyland Road which is heavily trafficked and has no nearby crossings
- Sumpter Horse proposal is clear overdevelopment on a congested highway and protected bus route
- Proposal is contrary to Policy H1 which protects public houses. The Sumpter Horse was a thriving business until its purchase by Bovis and subsequent closure (*see Policy H1 discussion below at Section 7*)
- Sumpter Horse proposal would be overbearing to properties on Castle Fold
- Historic flooding in the area has not been addressed
- Japanese Knotweed on site has not been mitigated – *see Para 7.7*

### 7. Summary of Responses

7.1. **Arborist** - The accompanying Arboricultural Impact Assessment notes that on the Sumpter Horse site there are 2 individual trees and 9 tree groups (Cat B or C – moderate or least viable) within or bounding the site. None are covered by Tree Preservation Order. None are identified in the report for removal, but proposal drawings show loss of all trees within the western side (previously developed); those in the area of proposed green space would remain. A row of beech trees is present against the south-west boundary but following public concerns the plots along this side have been moved 1m north to allow easement for the beeches

7.2. On the Penwortham Mills sections overall there are 5 trees, 13 tree groups and 2 woodlands. None are protected and most are the remains of former field boundary hedge with the occasional individual tree. 'Woodland 1' circles the south-western shore of the reservoir whilst 'Woodland 2' runs along the valley sides. Other tree cover is limited. The proposal would see removal of 1 category B tree, 5 tree groups (4 category C and 1 category B) and 4 small sections of woodland (1 category A – most viable and 3 category B), but enhanced woodland and supplementary planting is expected to mitigate against these losses. The Councils Arborist is satisfied that proposed vegetation removal would be mitigated by the eastern landscaping but requests conditions to secure tree protection and a 5-year landscaping plan.

7.3. **Archaeology** – The documentation includes a Geophysical Survey report and a Desk-Based Assessment. The former concludes that whilst there are no features definitely of archaeological origin, there could be buried remains. The latter incorporates the results of the geophysical survey into its conclusions, stating that no designated heritage assets are impacted by the proposed development, but that there is some potential for significant buried remains of early date to be present. It goes on to recommend that the Sumpter Horse public house be recorded photographically and that a scheme of trial excavation is undertaken to test the results of the geophysical survey. It also states that *'where archaeology is confirmed to be present, full excavation and recording based on the results of geophysical survey and evaluation excavation would be required'* LCC Archaeology concur with these conclusions subject to an appropriately worded recording condition

7.4. **Cadent** – the Cadent LinesearchbeforeUdig (LSBUD) platform notes that the Sumpter Horse site is in the vicinity of their gas asset/s but following further assessment and review of the HSE

webapp results have no objection to the Sumpter Horse proposal. Cadent recommend an informative note should permission be granted

With regards to Penwortham Mills, Cadent has a major accident hazard pipeline in the vicinity for which there is a building proximity distance of 14.5. From the information provided it does not appear that proposed works will directly affect the pipeline, but the developer is asked to adhere to safety guidelines. Informative notes to that effect are also provided.

7.5. **Canals and River Trust** - CRT do not wish to comment.

7.6. **Care Quality Commission** have been consulted on a number of occasions but have not responded.

7.7. **Ecology** – An Environmental Statement encompassing both sites considers the likely impact of proposed development on the environment. The applicant has produced a non-technical summary of the Environment Assessment and it is considered that the applicant has complied with the requirements of Schedule 4 of the EIA Regulations. The application is also supported by ecological survey which assesses developable areas on both sites as being potential badger and hedgehog foraging territory. This however can be mitigated by a precautionary approach. There is low potential for bats and no roosting bats were recorded during nocturnal survey; precautionary conditions including one relating to bat lighting are recommended. There is also bird nesting site potential but opportunities for Great Crested Newts and other amphibians or reptiles are limited.

*Invasive Species* - Several invasive plant species were recorded within 2 km of the site including Japanese Knotweed - the closest recording of which was 600m north in 2015; Giant Hogweed recorded 810m and 970m north (2015 and 2019 respectively), and Himalayan Balsam some 1.8 km east in 2018. No invasive species were recorded on or within immediate proximity to the Sumpter Horse site although it is understood that Japanese Knotweed was recorded east in 2016. This was not present in 2019 and at the time of the Delta Simons Arboricultural survey in April 2020, such that it is assumed to have been treated and removed.

*Habitat Condition* - A habitat condition assessment completed using the DEFRA metric criteria shows an existing calculation of 81.29 biodiversity units across both Sumpter Horse and Penwortham Mills sites with a proposed increase to 85.62 biodiversity units when taking into account all proposed landscaping and natural upgrade measures. This is a net biodiversity gain of 5.43% across both sites. Current legislation requires only that there is no net loss and as such this proposal is compliant with ecology requirements.

*Ecologist response* - The Councils Ecologist notes that the Sumpter Horse supports dense scrub areas that may be home to nesting birds and which would be lost. Mitigation has not been provided on this site and the Sumpter Horse will see a net loss for biodiversity, but detailed landscaping plans appear to have been submitted and overall there is a biodiversity gain; albeit a low one. This mitigation should be included within a construction environmental management plan for biodiversity which would also support the applicant recommended appraisal mitigation for species protection. This would be secured by condition.

Precautionary conditions relating to nesting birds, proposed lighting and protected species are also recommended.

7.8. **Natural England** have not commented on the Sumpter Horse site but have no objection to the connecting Penwortham Mills scheme.

7.9. **Economic Development** have assessed the accompanying Employment Skills Assessment, and Appendix D of the Planning and Retail Statement which provide a useful overview of the planned approach to social value on this development. However, it does not provide any commitment to delivering employment and skills outputs as required in the Employment and Skills Supplementary Planning Document (SPD). ED note that the Sumpter Horse site falls beneath the

SPD threshold, but is linked to the wider Penwortham Mills site, which does exceed the threshold for which Employment & Skills Statements are required; the Employment & Skills / Planning and Retail Statements cover both sites. Following discussion with the applicant, and until such time as the information to complete this assessment is available, ED have agreed to a relevant condition.

**7.10. Electricity Northwest** confirm that development could impact on ENW infrastructure and should not cross into ENWL easements. Advice is given which would be added as an informative note if approval is granted. The **Health & Safety Executive PADHI+** online system however confirms that the proposed development site does not currently lie within the consultation distance of a major hazard site or major accident hazard pipeline, and at present HSE does not need to be consulted on any developments on these sites. A formal consultation response has also been provided by HSE. It is standard practice to advise against development on all level 3 development (30+ houses) but HSE have since reviewed the proposal whilst taking into account the information in the illustrative masterplan and the Design and Access Statement. It is also understood that landscaped open areas cover the inner and middle pipeline consultation zones and that any features or facilities associated with outdoor open areas which would encourage the public to congregate (e.g. formal play areas or sports grounds) will be located outside major accident hazard pipeline consultation zones. Taking into consideration the information provided for application 07/2020/01034/ORM, HSE's Land Use Planning advice team does not advise against the granting of planning permission on safety grounds. This advice supersedes that obtained from the HSE planning Advice Web App in December 2020 and in these circumstances, there is no need for HSE to request that the application be called-in by the Secretary of State for his own determination. HSE reserve the right to reconsider their advice should the scheme change significantly.

**7.11. Environment Agency** do not wish to comment on the Sumpter Horse proposal as there are no EA constraints on that site despite it being part of the wider Penwortham Mills development whose previous use as a cotton mill and garage presents a high risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located adjacent to a surface watercourse, and upon a primary aquifer. The proposed development therefore will be acceptable subject to a planning condition requiring submission of a remediation strategy. Without this condition EA would object to the proposal because it cannot be guaranteed that the development will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

Environment Agency also notes

- *Contaminated Land* – the accompanying site investigation report records elevated concentrations of heavy groundwater metals and copper localised in areas north of the Phase 2 site. It is considered that recorded exceedances do not pose a significant risk to controlled waters on the basis that ground deposits are likely to be low permeability, thereby protecting the underlying secondary aquifer and limiting lateral migration of on-site groundwater to the nearby Vernon Lodge Reservoir and surface watercourses. Despite copper, nickel and zinc being more mobile or potentially bio-accessible in groundwater, the risk to surface water receptors is considered low. The report also considers the reservoir as a possible receptor, however in a lot of cases, reservoirs are constructed with puddle clay and may well be defended from groundwater infiltration, a factor not mentioned in this report. This report satisfies part 1 of the proposed condition and most of part 2.
- *Flood Risk* - Flood Risk Assessment (19-0864.04 Delta-Simons) has been assessed as far as it relates to EA's remit and there is no objection to proposed development based on the plans and mitigation measures provided. The majority of the development site is within Flood Zone 1; defined as having 'low probability' of flooding. There are areas located partially within Flood Zones 2 & 3 but even when considering appropriate allowances for climate change, modelled flood levels would not pose a significant threat to site areas proposed for dwellings or retail development.

**8.3. Environmental Health** has the following comments, in addition to recommending conditions which relate to construction management and electric vehicle recharge points. A construction management plan has not been provided but would be secured by condition if approved.

Land contamination – a site investigation report which covers both site areas identifies elevated levels of contaminants on both sites. As such a contaminated land remediation condition is felt necessary; this is standard practice

Noise - The accompanying noise assessment (19.0864/6 Delta Simons) covers both sites and states that subject to noise mitigation measures as reported noise is not expected to exceed the significantly observed adverse effect level. Environmental Health confirm that the standard for internal noise can be met if recommended mitigation from acoustic barriers, glazing and ventilation is incorporated into the design. It is recommended that conditions are attached to the consent to ensure that these recommendations will be followed for phase 1 of the Penwortham Mill development and the Sumpter Horse development. Further assessment of noise affecting phases 2 and 3 of the Penwortham Mill is still required however further conditions can be attached at the reserved matters stage in relation to these.

Air Quality – The applicants Air Quality Assessment (19-0864-03 July 20 Delta Simons) encompasses both development sites. A dispersion assessment has been carried out in accordance with local and national guidance, and during the construction phase the impact of the development due to dust soil was considered medium to low; with appropriate mitigation this would be reduced to 'not significant'. During operational development phases the impact at all adjacent receptors was found to be 'not significant'. A condition is recommended to ensure that residual impacts during construction phases are properly managed.

**7.12. Lancashire Constabulary** – Both applications are accompanied by Crime Impact Assessment (14.5.2020) which considers where the proposal might be susceptible to crime and disorder, and how the scheme might reduce impact on existing and proposed areas. Lancashire Constabulary offers advice with regards to security in and around the site during, and post construction which appears to have been taken into account. Informative notes would also be added to this effect if permission is granted

**7.13. Lancashire County Education** has considered impacts associated with development, and any linked developer contribution which would be used to provide education places within a reasonable distance of, and for the children expected to live on the development. In the case of these sites in combination an education contribution is not required

**7.14. Lancashire Fire & Rescue** offer generic advice relating to access and water availability which will have been considered by other statutory consultees and accounted for during construction by the Building Regulations Inspector.

**7.15. Lancashire County Council Highways** – with regard to supporting sustainable travel LCC are not aware of any further proposals from the developer and any earlier comments remain relevant. This is very much an issue for the site going forward.

For the proposed 'Full permission' layout the pedestrian/cycle path around the site and connections to the Old Tramway Cycle route or Sumpter Horse is omitted from the plans. For the wider proposed 'outline permission' masterplan area layout - There are no details from the Masterplan for pedestrian/cycle routes through the site, and connections to the 'Potential Future Link' to the north through the sports ground, and a 'Future Cycle Route' to the east connecting to the Old Tram Road. There has been much discussion of cycle routes through the site and possible future cycle route connections, but no details have been forthcoming. This could be covered by suitable conditions.

*Factory Lane Dwellings* - The Masterplan submissions (drawing AFL-00-00-DR-A-20107 P8) do not include the SCP scheme for the unadopted section of Factory Lane (east of Middleforth Hall Farm), or the land for the road improvement within the red edge of development. It is common for applications to not include adopted highway within the red edge, but in this case the section of Factory Lane fronting the development is not adopted highway. Hence the developer has not demonstrated access can be provided for these units facing Factory Lane. As previously stated, it

would be requirement of any approval and road adoption scheme that the spine road is NOT open to through traffic.

*Summary* - In terms of the wider site it would seem that the developer has not really taken on board previous comments and there are significant highway safety issues and in the circumstances I would advise against any permission. Should members wish to approve the scheme however a number of conditions relating to these and other comments are recommended.

7.16. The **Lead Local Flood Authority Position** has no objection subject to conditions relating to surface water drainage implementation and management.

7.17. **Parks** have no comment specifically for the Sumpter Horse application but do not wish to adopt such a small area of public open space unless it is included in the larger Penwortham Mills parcel. With regards to the Lidl store the proposed seed mix will provide biodiversity value but would need to be maintained as a wildlife meadow. This amenity would be lost without a specific management requirement and should be included in the landscape maintenance plan.

7.18. **Public Right of Way** have not responded despite several requests. No PROW however would be directly affected by the proposal

7.19. **South Ribble Strategic Housing** confirms that the Sumpter Horse proposal is for 100% affordable housing, and whilst taken as part of a masterplan for allocated Site H (Penwortham Mills) is policy compliant.

Phase B of Penwortham Mills confirms 32% affordable housing which exceeds the policy requirement. No provision is confirmed for outline Phases 2 and 3 but there is a clear commitment to deliver a compliant offer as part of any future reserved matters application; a minimum of 30% is expected across the whole site.

*Tenure* – All Sumpter Horse properties would be affordable rent – evidenced as being the most needed in South Ribble by the SHMA 2017 and CLHS 2020. This is supported. Phase 1B separately proposes a tenure split of 41% affordable rent and 59% shared ownership which is not in line with the Affordable Housing SPD, but which increases to 67% affordable rent/33% shared ownership when both sites are considered together which Officers feel is close enough to the SPD requirement.

*Size/Mix* – The Sumpter Horse proposal includes a good mix of tenure blind affordable units on a relatively small site. Ground floor properties are welcomed given South Ribble's ageing population and need for older persons affordable housing, and as a 100% affordable element it is acknowledged that units cannot be pepper potted. This is acceptable when taken in the wider context of Site H which includes clusters of tenure blind dwellings; clustering as proposed is supported. Over 90% of affordable properties also achieve nationally described space standards which is not a policy requirement but appreciated.

The applicant is a Registered Provider of Social Housing and there is confidence in delivery of affordable homes on the site.

7.20. **Sport England** (SE) acknowledges South Ribble Council and Vernon Carus Sports Club discussions to bring forward comprehensive redevelopment.

It is understood that a £150k sports development contribution has been agreed but SE need clarity via feasibility study as to

- a) what this payment would be spent on despite references in the draft S106 agreement details are limited
- b) How the sum was calculated which justifies the contribution, or evidence that the contribution needs to be re-negotiated

- c) allows assessment of whether the sum is enough for increased demand from the development, and
- d) provides timescales as S106 monies must be repaid within a statutory timescale if not spent. SE need to know that the Council has the capacity to be able to deliver within that timescale
- e) details of the organisation responsible for carrying out work and their ongoing management and maintenance response

SE therefore object to the proposal which is not in their opinion policy compliant.

Sport England's comments however must be taken in the context of the sites past history. Their objection was also raised in respect of the previous applications on the site which regardless were approved by the Local Planning Authority, and also by the Planning Inspectorate following appeals being upheld in respect of conditions relating to highways access.

In response to the objection currently made by Sports England, the contribution of £150,000 is equal to the contribution proposed under the previous consent. This was therefore considered acceptable in the planning balance by both the local planning authority and the planning inspectorate.

Unlike the previous consent on the site however, the current applications do not include the Vernon Carus Sports Club within the application red line boundaries. Instead, the sports club and reservoir were transferred to Lane End Development who work closely with the applicant, and it was agreed that the site will be leased from Lane End to the Sports Club for a period of 26 years.

The sports club and reservoir are both to be transferred to the Local Council in due course, but the sports ground land remains outside of the proposed development site. Despite not owning the Sports Club or it not being included within either application, the applicant is committed to providing the £150,000 contribution as agreed with the Council, to improve facilities. For clarity, any land deal or payment relating to the sports club is wholly independent of any permission granted for this proposal.

It is also noted that a significant sum of money has also been spent on remediating the reservoir which will serve as a major area of outdoor amenity space, and the development proposals will improve access to the sports club by active travel methods, as the land to the south is currently under private ownership.

On the basis of the previous consents on the site, and that there are no material changes to impact the acceptability of this approach to funding the sports club, the applicant considers the contribution proposed to be an acceptable and appropriate means of improving sports facilities on the Vernon Carus Sports Club. In light of the club's location outside of this application boundary, Officers are also satisfied.

**United Utilities** request sustainable drainage conditions

## **Material Considerations**

### 7.21. Site Allocation

7.22. *Sumpter Horse* - The western half of the Sumpter Horse site faces Leyland Road, is previously developed and is allocated as existing built-up area by Policy B1 of the South Ribble Local Plan. The eastern half which includes proposed development and areas of open space providing connection to the Penwortham Mills site is allocated as Site S1 (South of Factory Lane and east of West Coast Main Line) by Policy G3 (Safeguarded Land) of the same document

7.23. Policy B1 (Existing Built-Up Area) supports re-use or re-development of undeveloped and unused land and buildings where proposals comply with other development plan requirements in terms of access, parking and service space provision. Proposals must be in keeping with the

character and appearance of the area as required by Policy G17 (Design), must not affect the amenity of nearby residents or compromise highway or pedestrian safety

7.24. Policy G3 (Safeguarded Land for Future Development) states that such allocations will remain safeguarded, free from physical development which would prevent future comprehensive development of the site, and not designated for any specific purpose within the plan period. Some appropriate minor residential development adjacent to other properties would however be considered

7.25. Although specific design is discussed below, the proposal which re-uses an area of previously developed but untidy land on the western half following demolition of the Sumpter Horse in principle complies with the presumption towards development of Policy B1.

7.26. The eastern side would introduce development - albeit only 13 dwellings - alongside existing residential into safeguarded land, so theoretically complies with the guidance given regarding minor residential development. Significant areas of land within this allocation would also be left open other than for mitigatory landscaping which also complies with the remit of Policy G3.

7.27. More importantly however is the potential for pedestrian connection between the Sumpter Horse site and that proposed for Penwortham Mills. Without sacrifice of this small central tract of safeguarded land which will be released for developed at some point in the future anyway, the Sumpter Horse would simply be a disjointed stand-alone development of 8 dwellings with a then unwarranted residents car park, without true connection or access to the facilities proposed for the wider developable area.

7.28. There would be no direct pedestrian access into open space shown for the Penwortham Mills scheme, and any future physical development is likely to be less co-ordinated in design which has the potential to impact on the character and appearance of the area. In reality, without the eastern section the western part is also a less viable proposition which may see failure to deliver 8 much needed affordable homes, and retention and further dereliction of the Sumpter Horse site to the detriment of the existing community. As a stand-alone scheme there would also be no requirement from the applicant or any other developer to include residents parking which would affect existing residents. Overall, the principle of residential development on the western half has been established, and proposals for the eastern side in officers' opinion can be justified when assessed against Policy G3.

7.29. The *Penwortham Mills* section is allocated as Site H by Local Plan Policy D1 (Allocation of Housing Land). The plan describes it as a 24-hectare site capable of accommodating circa 475 dwellings over a 15-year period, although this is neither a minimum nor maximum, and does recognise that some reduction could be offset against commercial floorspace. Site H is well suited for residential development, is located on the edge of the urban area and its redevelopment would result in the areas environmental and visual improvement, the creation of recreational access to the mill reservoir, and footpath and cycleway connections to the proposed Central Park, but it would need to be developed in a comprehensive manner. Access from Factory Lane is restricted and could not serve the development as a whole but should come from the Cross-Borough Link Road. The site should also include provision of open space to the north of Factory Lane. The proposal put before you complies in all respects to the base designation of Policy D1

7.30. Although two separate applications have been provided, it is considered that if the Sumpter Horse and Penwortham Mills sites are constructed in isolation there would be disruption of the wider area's comprehensive development. As such, a blended approach to delivery of both parcels together is felt to be the most appropriate way forward

#### 7.31. Policy Background

Additional policy of marked relevance to this proposal is as follows. For the sake of consistency, policies listed below are relevant to both Sumpter Horse and Penwortham Mills applications.

### *7.31.1. National Planning Policy Framework*

7.31.1.1. The NPPF (2021) at Para 11: presumes in favour of sustainable development which means approving development which accords with the development plan unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the framework as a whole. Other chapters of the NPPF of interest are:

7.31.1.2. Chapter 5 (Delivering a Sufficient Supply of Homes) - housing applications should be considered in the context of the presumption in favour of sustainable development. Large scale development should be well located and designed, and supported by necessary infrastructure and facilities.

7.31.1.3. Chapter 6 (Building a Strong Competitive Economy) supports protection and enhancement of economic opportunity and employment

7.31.1.4. Chapter 8 (Promoting Healthy, Safe Communities) – planning should promote social interaction through mixed use development, strong neighbourhood centres, street layouts and pedestrian and cycle connections within and between neighbourhoods. Communities should be safe and accessible and enjoy high quality public space.

7.31.1.5. Chapter 9 (Promoting Sustainable Transport) encourages opportunities for alternatives to travel by car (cycle, walking, public transport) with development which is close to appropriate facilities and employment options

7.31.1.6. Chapter 11 (Making Effective Use of Land) – planning should promote the effective use of land in meeting the need for homes whilst safeguarding and improving the environment and living conditions. Decisions should avoid homes being built at low density where there is identified need, and should consider minimum density standards, but development should reflect that of its surroundings.

7.31.1.7. Chapter 12 (Achieving Well Designed Places) attaches great importance to the built environments design which contributes positively to making better places for people.

7.31.1.8. Chapter 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change – the planning system supports the transition to a lower carbon future taking account of flood risk and climate change.

7.31.1.9. Chapter 15 (Conserving and Enhancing the Natural Environment) – when determining planning applications, Local Planning Authorities should aim to conserve and enhance biodiversity

7.31.1.10. Chapter 16 (Conserving and Enhancing the Historic Environment) protects heritage assets and their setting from inappropriate development

### *7.31.2. National Planning Policy Guidance (NPPG)*

7.31.2.1. NPPG's supports the NPPF by providing more detailed guidance on a wide range of topics; many of which have been considered during determination of this proposal.

### *7.31.3. Central Lancashire Core Strategy*

7.31.3.1. Policy MP requires that planning applications which accord with Local Plan policies will be approved without delay unless material considerations indicate otherwise

7.31.3.2. Policy 1 (Locating Growth) focusses growth and investment on well located Brownfield sites and key urban locations including Penwortham



- 7.31.3.3. Policy 2 (Infrastructure) ensures infrastructure is provided at an appropriate phase of development and where relevant secured through developer contribution
- 7.31.3.4. Policy 3 (Travel) encourages alternative, sustainable travel methods to reduce motor vehicle dependency.
- 7.31.3.5. Policy 4 (Housing Delivery) provides for and manages the delivery of new housing.
- 7.31.3.6. Policy 5 (Housing Density) aims to secure 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
- 7.31.3.7. Policies 6 (Housing Quality) and 27 (Sustainable Resources and New Development) both aim to improve housing quality by facilitating higher standards of construction, greater accessibility and ensuring that sustainable resources are incorporated into new development.
- 7.31.3.8. Policy 7 (Affordable Housing) confirms a target of 30% affordable housing for housing developments of 15 dwellings or more. Specialist housing is exempt from this calculation
- 7.31.3.9. Policy 10 (Employment Sites) protects employment premises and sites but also allows for re-development of such sites where there would be a reduction of the type, quality of quantity of employment land, the site is suitable for the new use, in a sustainable location, there would be no loss of amenity and there is no demand for the former use.
- 7.31.3.10. Policy 12 (Cultural and Entertainment Facilities) protects and promote existing cultural assets
- 7.31.3.11. Policy 14 (Education) provides for new educational facilities in partnership with the education authority. Where appropriate these would be secured by developer contribution
- 7.31.3.12. Policy 16 (Heritage Assets) protects and enhances the historic environment and its setting from inappropriate development
- 7.31.3.13. Policy 17 (Design of New Buildings) requires new development to take account of the character and appearance of the local area.
- 7.31.3.14. Policy 18 (Green Infrastructure) protects and enhances the natural environment
- 7.31.3.15. Policy 21 (Landscape Character Areas) – new development must be well integrated into existing settlement patterns and contribute to its conservation or enhancement.
- 7.31.3.16. Policy 22 (Biodiversity & Geodiversity) aims to conserve, protect and seek opportunities to enhance and manage the biological and geological assets of the area
- 7.31.3.17. Policy 23 (Health) aims to reduce health inequality by working with partners to enhance and secure health promoting facilities where relevant through developer contribution
- 7.31.3.18. Policy 24 (Sports and Recreation) provides opportunities for access to sport, and protects existing sport facilities unless they are surplus to requirement
- 7.31.3.19. Policy 25 (Community Facilities) promotes and provides for existing and new community facilities
- 7.31.3.20. Policy 26 (Crime & Community Safety) seeks to reduce crime levels and improve community safety by encouraging the inclusion of Secured by Design principles in new development.

- 7.31.3.21. Policy 29 (Water Management) seeks to improve water quality and flood management by appraising, managing and reducing flood risk in all new development.
- 7.31.3.22. Policy 30 (Air Quality) – improved air quality is prioritised through delivery of green initiatives
- 7.31.4. South Ribble Local Plan*
- 7.31.4.1. In addition to site allocation policies B1 and G3 (above), the following are also pertinent:
- 7.31.4.2. Policy A1 (Developer Contributions) – new development should contribute towards mitigation of impact upon infrastructure, services and the environment, by way of Section 106 agreement and/or CIL contributions.
- 7.31.4.3. Policy A2 (Cross Borough Link Road) – land will be protected from physical development for delivery of the Cross Borough Link Road
- 7.31.4.4. Policy D1 (Allocation of Housing Land) allocates land for residential development and related infrastructure. This allocation covers the Penwortham Mills site to be determined by application 07/2020/01034/ORM but not the Sumpter Horse site.
- 7.31.4.5. Policy F1 (Parking Standards) requires all development proposals to provide car parking and servicing space in accordance with parking standards adopted by the Council.
- 7.31.4.6. Policy G3 (Safeguarded Land) identifies land safeguarded for future comprehensive development including Site S1 (South of Factory Lane/East of West Coast Main Line)
- 7.31.4.7. Policy G6 (Central Park) seeks to provide for new parkland as a natural break between settlements
- 7.31.4.8. Policies G7 (Green Infrastructure (Existing)) and G8: Green Infrastructure (Future) protects and enhances the existing green infrastructure (G7) and provides for new as part of new development (G8)
- 7.31.4.9. Policy G10 (Green Infrastructure) states that all new residential development resulting in a net gain of 5 dwellings must provide sufficient green infrastructure to meet the developments recreational needs in accordance with adopted standards
- 7.31.4.10. Policy G11 (Playing Pitch Provision) – all new development of more than 10 dwellings must support playing pitches via developer contribution
- 7.31.4.11. Policy G13 (Trees, Woodlands and Development) states that development will not be permitted where it affects protected trees and woodland. Where loss of the same is unavoidable however this policy accepts suitable mitigation.
- 7.31.4.12. Policies G14 (Unstable and Contaminated Land) and G15 (Derelict Land Reclamation) reduce pressure on greenfield sites by presuming towards redevelopment of previously developed land where suitable site investigation and mitigation is considered
- 7.31.4.13. 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.
- 7.31.4.14. 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.

7.31.4.15. Policy H1 (Protection of Health, Education and Other Community Services) protects and provides such facilities. Loss of premises which includes public houses will only be permitted where the use no longer serves the needs of the community or is no longer financially viable.

7.31.4.16. Chapter J (Tackling Climate Change) looks to reduce energy use and carbon dioxide emissions in new developments, encouraging the use of renewable energy sources.

7.31.5. *South Ribble Residential Design SPD* discusses design in very specific terms and is relevant with regards to separation between properties in and beyond the site bounds.

7.31.6. *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

7.31.7. *Central Lancashire Affordable Housing SPD* guides on a range of approaches to deliver affordable housing which meets local needs. This reflects the remit of the Central Lancashire Strategic Housing Market Assessment which amongst other things maximises affordable housing delivery in a form relevant to its surroundings

7.31.8. Central Lancashire Biodiversity and Nature Conservation SPD ensures that there is no net loss of nature conservation assets, and where appropriate there is improvement

7.31.9. *Central Lancashire Renewable and Low Carbon Energy SPD* provides advice and guidance for applicants on the suitability, appropriate location of such technologies and how the planning system relates to them.

7.31.10. *South Ribble Borough Council Air Quality Action Plan 2018* aims to improve the boroughs air quality and promote awareness of actions to reduce environmental impact. It also fulfils the legal responsibilities of South Ribble Borough Council, Lancashire County Council and other partner organisations to embed Low emission behaviours by 2024. Any development which contributes to increase levels of particulate is by its nature having an adverse impact on the locality, and in line with national planning guidance mitigation is required to reduce this negative impact through a series of measures.

7.31.11. *Penwortham Neighbourhood Development Plan* – the relevant sections of the NDP are:

- Policy 1: Extensions or alterations affecting any property named on the Penwortham List (*heritage assets*) should be designed sympathetically, not detract from the appearance of the property, and demonstrate that they have taken into account its significance.
- Policy 2: The phased delivery of allocated large-scale residential sites, such that each phase has a distinctive character of its own, will be supported.
- Policy 3: On development sites where affordable housing is provided, the provision of 10% of units specifically for occupation by older people will be supported. On all residential developments, the provision of 10% of units as single storey properties suitable for use by older people will be supported.
- Policy 7: dedicates a safeguarded, circular route for cyclists and walkers. Proposals within the neighbourhood area that prejudice delivery of the route will be resisted.

7.31.12. *City Deal* -a ten-year infrastructure delivery programme, funded through local and national private and public sector resources. The private sector contributes through Community Infrastructure Levy and other developer contributions. The City Deal will see investment in South Ribble, resulting in new roads, better public transport, improved public spaces and reduced congestion; required infrastructure such as new schools and health centres to support population growth will also be provided. A City Deal Infrastructure Delivery Programme and City Deal Investment Fund have been established by the City Deal Partners which together are worth £450m

over the deal's lifetime. Penwortham Mills is a city deal site, but the Sumpter Horse part of the overall scheme is not included in that allocation.

### 7.32. Impact of Development on Neighbouring Properties

7.32.1. The South Ribble Residential Design SPD requires a minimum distance of 13m between a habitable room window and any blank wall or facing gable, and 21m between any directly facing habitable room windows. The closest residential properties outside of the site are as follows:

7.32.2. *Sumpter Horse* - Dwellings in the south across Leyland Road would be between 22m and 28m distance from the proposed frontage properties and car park. West is no: 233 Leyland Road whose blank gable (landing window only) would face the blank side of Plot 1 at 6m. This property also benefits from existing fence screening, and rear gardens would be screened by existing trees and hedgerow.

7.32.3. Proposed plots 14-17 would face properties in the west at 22-25m, whilst the side and rear/side corner of plot 13 would be 10m from Smithy Cottage and Castle Cottage. The proposed car park would be roughly the same distance from First House adjacent on Leyland Lane. Whilst these latter 3 are substandard by around 3m distance, there is considerable high hedge in place which is confirmed by the applicant as being retained. A condition for the same is proposed. Properties in the north would face public open space.

7.32.4. Following a slightly revised layout involving 1m relocation of plots 18-21 all properties would be spatially compliant.

7.32.5. *Penwortham Mills* – Properties along the western side of Phase 1B would face proposed open space, as would Plots 4-10 in the south-eastern corner and plots along the eastern boundary. Plots 46-61 would have rear elevations facing the lower, rear of the proposed Lidle store at between 15m and 18m distance and would be screened by proposed hedgerow which could be secured by condition. Other plots in the south-eastern corner would be a minimum of 23m from the closest existing property (8 Eagleton Way).

7.32.6. Within the site, spatial separation is in general acceptable although a number of plots which were assessed as substandard have since been addressed by the applicant. A handful of dwellings are slightly reduced in separation terms but overall the design of these sections of the site works well and the reductions are so minor that there would be no real benefit to their relocation. Changes would in these cases however affect the overall site aesthetic.

7.32.7. When taking into account existing and proposed boundary treatments, shrubbery and trees the inter-relationships and spatial separation between proposed and existing neighbouring properties accords to officers' satisfaction to the sentiments of the South Ribble Residential Design Guide SPD.

7.32.8. With regards to Phases 2 and 3, although the majority of the proposal is compliant in terms of spatial separation, a number of the proposed dwellings are below the threshold considered necessary to maintain residential amenity. As mentioned earlier however plans are indicative, and subject to change and further scrutiny at the reserved matters stage.

### 7.33. Design, Character & Appearance & Crime

7.33.1. Design - Site Allocations Policy G17 (Design Criteria for new development) seeks to ensure new development relates well to neighbouring buildings and the extended locality, that layout, design and landscaping of all elements of the proposal are of a high quality; providing interesting visual environments which respect local character, reflect local distinctiveness, and offer appropriate levels of parking and servicing space in line with Policy F1 (Parking Standards) of the same document. Core Strategy Policy 17 (Design of New Buildings) mirrors these criteria.

7.33.2. In accordance with the above, local distinctiveness and character of the area have been assessed. This part of Penwortham is characterised by properties in a mix of style and design, but the dominant house type close to the Sumpter Horse is one of traditional, close knit terraced dwellings. The Sumpter Horse scheme has been designed to complement these and in materials which will work well with the frontage streetscene, but which will also reflect those of proposed and existing new build developments to the rear including Penwortham Mills and beyond. Proposed properties on the Penwortham Mills section would sit against a backdrop of wider set properties in more traditional and new build designs. Overall however the proposal is considered complementary to its surroundings, with house types identified by the applicant having been designed to prevent detriment to existing housing stock. Spatial separation has been assessed and is considered compliant with Council guidance. Existing and suggested screening to the site would ensure that impact by way of visual intrusion to and from the site would be negligible, yet the scheme offers levels of connectivity and permeability into and from the development expected of such a proposal.

7.33.3. NPPF 2021 Para 73 notes that the supply of large numbers of new homes can often be best achieved through planning for larger scale development – including significant extensions to existing settlements provided they are well located and designed, and supported by the necessary infrastructure and facilities. Policy B1 acknowledges that development of sites such as this provides the opportunity to make best use of existing services and utilities.

7.33.4. Whilst in overall terms this proposal is significant, it is an allocated housing site which extends an existing settlement sized area of residential development. Existing infrastructure is present and can be connected to, and there are established community facilities in the area. The principle of development of the main site was established by the outline permission in 2015 and other than its historic agricultural use the site was never one suggested for preservation as undeveloped or open space

7.33.5. Both developable areas demonstrate similar levels of garden space to surrounding residential properties, and that a development of this size can be accommodated on this site without resulting in a detrimental impact on the character and appearance of the area through overdevelopment and intensification of the urban fabric. Open space to the north, along the link road and throughout the site also offers appropriate levels of visual amenity for residents.

7.33.6. In terms of the detailed design of the development, the NPPF stresses the importance of securing well-designed, attractive and healthy places. The proposal has been designed to respect its surroundings but using modern, sustainable materials and construction methods. Officers are satisfied that the proposal is policy compliant in design terms

#### 7.34. Highways Considerations, Suitability of Access and Parking Arrangements

7.34.1. The application is accompanied by a transport statement which covers both sites. It concludes that the proposed internal layout facilitates pedestrian linkage to existing footpaths, and provides access to, and is accessible from a range of sustainable transport options (below) as well as by car. There are no severe transport impacts resulting from development, and the site layout can accommodate refuse and emergency vehicles. The redistribution of traffic that occurs as a result of proposed access strategy would result in imperceptible changes in traffic on the local highway network and is acceptable in highways terms. LCC Highways do not support this argument and have concerns as to the overall site layout. They do accept however that subject to relevant conditions these issues can be addressed by pre-commencement or reserved matters conditions.

#### 7.35. Sustainability

7.35.1. One of the core principles of the NPPF is to ensure developments promote options for sustainable transport such as walking, cycling and public transport. The proposal is accompanied by a Framework Travel Plan whose primary purpose is to identify opportunities for effective delivery of these options, and it is considered that the proposed permeable layout of the two combined schemes offers such opportunities whilst also benefiting from the following

7.35.2. *Community Facilities* – There are 3 high schools and 9 primary schools within 1.5 miles – the nearest being Moorhey School 700m south. The same distance from the site there are 9 GP and 4 dental surgeries, and local shops are present in Lostock Hall around 1 mile away

7.35.3. *Public Transport/Pedestrian/Cycle Routes* – Route 55 of the National Cycle Network lies 25m east of the main site access along the Cross Borough Link Road. Although restricted in width for vehicular access Factory Lane also connects eastwards through the Penwortham Mills site to Route 55 and the public right of way, with pedestrian connection to the Sumpter Horse site. The CBLR is 1.5 miles north of the Preston Guild Wheel cycle way and also provides easy connection to the A6, A5 and M6 beyond.

7.35.4. There are bus stops on Leyland Road immediately outside the site which connect Preston, Clayton Green, Walton le Dale, Hoghton, Bamber Bridge and Leyland to retail, employment and leisure uses, and there are train stations at Lostock Hall, Preston, Bamber Bridge and Leyland at 0.9m, 1.5m, 1.8m and 2.5m distance respectively

7.35.5. *Public Rights of Way* – There are none within or immediately surrounding the site, but a number are present in the north beyond existing residential, and across Leyland Road in the west.

7.35.6. In terms of being accessible sustainable development this proposal is considered to be acceptable.

### 7.36. Construction Standards and Water Management

7.36.1. *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 necessary.

7.36.2. *Water Management/Flood Risk* - In addition Core Strategy Policy 29(e) (Water Management) seeks to improve water quality and flood management in areas such as Penwortham. The Sumpter Horse site and vast majority of the Penwortham Mills site are within Flood Zone 1 and developable areas of the site are at low risk of flooding. A small section of the western side of Penwortham Mills is within Flood Zone 2 and 3 but there would be no built development in this area. The reservoir would be supervised by a specialist company to ensure its safety during the development's lifetime, and flood risk from all sources has been assessed. Site specific mitigation is not considered necessary but in line with the Building Regulations finished floor levels would be 150mm above the surrounding ground levels. Despite the relative remoteness from FZ2/3, a series of attenuation ponds, swales and a spillway connecting to the reservoir and watercourses within the Penwortham Mills site should protect the Sumpter Horse site from any risk of flooding. The Local Lead Flood Authority, United Utilities and Environment Agency are satisfied with the proposed approach

7.36.3. *Drainage* – Other than field drains and a series of wet and dry ditches which traverse the site there is no formal drainage, but the site currently drains into a combined public water system on Leyland Road. The proposal would make a new connection into the same surface water system with United Utilities agreement. There is an expected 50% reduction in flow rates, but extreme storm water attenuation has been factored into calculations. Foul and grey water would discharge directly into the public combined sewer on Leyland Road. Sustainable drainage which would help control surface water flow proposes a split-catchment approach with attenuation features in each catchment. Surface water would be diverted into a wetland area before being taken into the watercourse along the north-south link road. Discharge rates would not exceed greenfield rate and measures would store sufficient water for a 1 in 100 year rainfall plus increased capacity to the betterment of the site. Measures proposed to the Penwortham Mills site are expected to protect the Sumpter Horse in water management terms.

7.36.4. *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.

7.36.5. An area of public open space is shown to the north-eastern side of the Sumpter Horse ‘red edge’. Other smaller verges and areas of ‘green’ are also identified, which had this been a stand alone site would be considered more than adequate. When combined with the open space to the east between the Penwortham Mills development, a deep tract running along the western side of Penwortham Mills and and the even larger Lake Wood reservoir area to the Penwortham Mills eastern boundary, overall on site open space provision which provides for new and useable public open space, and connections between existing and proposed residential, commercial and natural environments is considered appropriate. Payment of £150k towards Vernon Carus sports club – albet outside of the site ‘red edge’ - also supports upgrade of the wider areas playing pitches as would the separate £500k contrintuon towards upkeep of the reservoir and its environs. On balance, it is considered that the proposal is compliant without any additional off site public open space contribution.

### 7.37. Developer Contributions

7.37.1. 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 (Para 34) however states that any such contributions should not undermine the deliverability of the plan.

7.37.2. *Community Infrastructure Levy* - CIL is payable on most new dwellings, and some commercial development, although exemption may be claimed against payment for affordable housing and apartments.

7.37.3. As the Sumpter House site provides for 100% affordable housing CIL would not be payable at the usual rate of £65 x 1.419 per square metre of development (2043m<sup>2</sup> less 390m<sup>2</sup> demolition - £.152,464.45). Lidl have acknowledged 1899m<sup>2</sup> floor area at £40 x 1.419 per square metre - £175,154.27, and the Penwothram Mills site is estimated at around 23156 m<sup>2</sup> (£2, 135, 793.66) but this section will be adjusted once the final layout of Phases 2 and 3 is known

7.37.4. *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. The Sumpter Horse offers a policy compliant 100% of affordable rental units which is supported by the Councils Strategic Housing Team. Across the Sumpter Horse and Penwortham Mills sites (indicative and proposed) there would be 45% affordable – 100% Sumpter Horse (affordable rent) and 32% Penwortham Mills (mixed affordable rent and shared ownership). Should the proposal reduce this number it is possible for the outline element of the scheme to be adjusted at reserved matters stage to secure a fully compliant offer. The applicant has confirmed that this housing would be secured by S106 agreement.

### 7.38. Financial Viability

7.38.1. The proposal includes a Financial Viability Executive Summary (July 2020 as later amended) which considers the position across both Penwortham Mills and Sumpter Horse sites. Penwortham Neighbourhood Development Plan Policy 3 (Types of Residential Property) requires that ‘*On development sites where affordable housing is provided, the provision of 10% of units specifically for occupation by older people will be supported. On all residential developments, the provision of 10% of units as single storey properties suitable for use by older people will be supported*’.

7.38.2. On the Sumpter Horse site there would be 4 bungalows and 4 ground floor apartments which would be accessible and to all intents and purposes are single storey in line with the Penwortham NDP requirement. Provision solely on the Sumpter Horse site therefore amounts to 16%. Across the entire site however – and other obligations such as affordable housing have been calculated on that basis - the provision of such properties is not compliant with the NDP, but to provide a compliant offer when taking into account higher land mass needed to build bungalows would result in reduction from 326 units to 306 units.

7.38.3. The developer's appraisal details the relevant development costs and land values, and in summary stated that initially it was not possible to provide for a viable development which would be compliant with the NDP policy. Subsequent assessment and discussion between the council and applicants assessors has taken place and it has been agreed that subject to the councils S106 agreement which would secure a minimum of 30% affordable housing across both sites in a relevant mix in perpetuity, this site would be viable albeit with the reduced offer which is on balance acceptable to the councils officers.

#### 7.39. Impact upon Heritage Assets

7.39.1. The closest heritage asset is Middleforth Hall (Grade II) which lies 600m north of the Sumpter Hors across open farmland and woodland. Its proximity to the Penwortham Mills is also such that it would not be affected by development. The Councils Archaeologist concurs with this supposition

7.39.2. A desk-based heritage assessment is provided which covers both sites and the wider areas heritage assets including local archaeology. There are 53 undesignated sites within 1km of the site and several medieval/post medieval earthworks, but there is low potential for any remains of significance and none of those relating to Penwortham Mill are expected to survive. The report does however recommend a photographic recording of the locally important Sumpter Horse prior to its demolition and excavation/recording when confirmed as present. The Councils archaeologist concurs with this assessment and has provided relevant conditions

#### 7.40. Protection of Community Assets

7.40.1. There is some resident objection on the grounds of loss of the Sumpter Horse – described in representation as a 'community asset'. In the strictest terms the pub is not a community asset as it is not listed on the Register of Assets of Community Value as being so. Local Plan Policy H1 states that development proposing the change of use and/or loss of any premises used as a community facility (including but not restricted to public houses) will only be permitted where it can be demonstrated that a) the use no longer serves the needs of the community in which it is located or b) The use is no longer financially viable and it has been demonstrated through a marketing exercise or such process agreed with the Council. Although a timescale is not identified in Policy H1, for the purposes of monitoring the Councils Retail Position Statement requires a 6-month assessment prior to surrender of any public house to another use.

7.40.2. The Councils business rate records confirm that the Sumpter Horse has not traded since around August 2017. It is to be assumed that had the pub been a viable concern it would have been retained by the former owner or re-used by an alternative provider and not sold to the applicant to allow for the site's development. Regardless, the site is now very dishevelled and in such a prominent location adds little to the character of the street scene. In fact, its loss would provide visual benefit to the wider area and on that basis the proposal is considered compliant with Policy H1.

#### 7.41. Planning Balance

7.41.1. Due to the detailed and complex arguments associated with this application, both pros and cons of the proposal are summarised below. Due weight can then be applied by the members to



each in the decision-making process, to determine whether material considerations have been demonstrated in order to be compliant with policy requirements of the Local Development Plan.

Material Considerations In Favour of Development Include:

- Delivery of a well-designed, policy compliant, sustainable development in line with evidenced requirements
- Provision of affordable homes including bungalows and ground level accessible units relevant to the area in excess of policy requirement on both sites – either in combination or if delivered independently
- Policy compliant public open space contribution as referenced above, including betterment of the existing reservoir and Vernon Carus Sports Club through financial contribution
- Contribution towards 5 year housing land supply
- Average density of approximately 36 dwellings per hectare with appropriate spatial separation and access
- Retention and enhancement of trees, shrubbery and site biodiversity
- No objection from the Councils statutory consultees subject to precautionary conditions
- Betterment of the streetscene following demolition of the derelict public house and surrounding barrier fencing
- Connectivity between existing, approved and proposed areas of employment, residential and retail development
- Provision of a small local food store which in terms of sustainable transport is welcomed
- Precedent set by earlier permissions

Material Considerations Against Development include:

- Premature loss of safeguarded land retained for future development (eastern side)
- Increased traffic generation

**8. Conclusion**

9.1 Members are asked to consider the proposal for the Sumpter Horse scheme of 25 units, but also the proposal for, and its relationship with the Penwortham Mills application (suggested maximum of 301 dwellings and food store). The two in combination would provide for a more coherent development if delivered together.

9.2 The Penwortham Mills site is allocated for housing development and has in the past been subject to planning permission; albeit for the principle rather than the finer detail. The front half of the Sumpter Horse site is previously developed and in a poor state of repair but benefits from the presumption towards development of Policy B1. At the time of the officers site visit it was also fenced off to prevent unauthorised access, and whilst it may have been used by Leyland Road residents for off road parking there is no legal right for them to do so, or for that area to be retained. The area to the rear of this section is undeveloped and safeguarded but having regard to Para 7.21 above Officers are satisfied that the benefits of this scheme overcome that allocation. The land is private, there are no public rights of way or access, and retention and enhancement of habitats across both Sumpter Horse and Penwortham Mills sites suggests a scheme which would not detrimentally affect the nature or conservation value of the site.

9.3 What is evident is that the proposal presents a well-designed, spatially acceptable development which would respect the character and appearance of the area and offers no less visual amenity than the existing site. Phases 2 and 3 (outline) have also been comprehensively designed to fit seamlessly into the wider environment should permission be granted but can be adjusted where minor changes are needed. Affordable housing provision exceeds that required by policy on both sites, and public open space on and off site is considered acceptable. Overall, the social benefit seen from this site is felt to be acceptable. Other issues have been appraised as detailed above by the Councils statutory consultees. Subject to a series of relevant and precautionary conditions the proposal is considered acceptable

9.4 It is considered that subject to these conditions these sites would be appropriate for residential and retail use; particularly when taking into account surrounding uses and the adjacent highways network. The scheme submitted for determination is likely to impact visually, but existing and proposed landscaping should prevent any excessive loss of visual or residential amenity, and loss of the pub would offset many of those visual impacts.

9.5 On balance both proposals for re-development and associated infrastructure are considered compliant with the suite of policy documents provided, and having regards to the above commentary it is recommended that Members be minded to approve both applications and that the decision be delegated to the Director of Planning & Housing in consultation with the Chair and Vice-Chair of the Planning Committee upon the successful completion of a Section 106 Agreement to secure public open space and affordable housing

### **RECOMMENDATION:**

that Members be minded to approve both applications and that the decision be delegated to the Director of Planning & Housing in consultation with the Chair and Vice-Chair of the Planning Committee upon the successful completion of a Section 106 Agreement to secure public open space and affordable housing

### **RELEVANT POLICY**

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

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

#### **MP**

- 1 Locating Growth
- 2 Policy 2 (Infrastructure)
- 3 Travel
- 4 Housing Delivery
- 5 Housing Density
- 6 Housing Quality
- 7 Affordable and Special Needs Housing
- 10 Employment Sites
- 12 Cultural and Entertainment Facilities
- 14 Education
- 16 Heritage Assets
- 17 Design of New Buildings
- 18 Green Infrastructure
- 21 Landscape Character Areas
- 22 Biodiversity and Geodiversity
- 23 Health
- 24 Sports and Recreation
- 25 Community Facilities
- 26 Crime and Community Safety
- 27 Sustainable Resources and New Developments
- 29 Water Management
- 30 Air Quality

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

- A1 Developer Contributions
- A2 Cross Borough Link Road
- B1 Existing Built Up Area

D1 Allocation of Housing Land  
F1 Car Parking  
G3 Safeguarded Land  
G6 Central Park  
G7 Existing Green Infrastructure  
G8 Future Green Infrastructure  
G10 Green Infrastructure Provision in Residential Developments  
G11 Playing Pitch Provision  
G13 Trees, Woodlands and Development  
G14 Unstable and Contaminated Land  
G16 Biodiversity and Nature Conservation  
G17 Design Criteria for New Development  
H1 Protection of Health, Education and Other Community Services  
Chapter J Tackling Climate Change

- South Ribble Residential Extensions Supplementary Planning Document
- Open Space and Playing Pitch Supplementary Planning Document
- Affordable Housing Supplementary Planning Document
- Central Lancashire Biodiversity and Nature Conservation Supplementary Planning Document
- Central Lancashire Renewable and Low Carbon Energy Supplementary Planning Document
- South Ribble Borough Council Air Quality Action Plan 2018
- Penwortham Neighbourhood Development Plan
- City Deal

## Appendix 1: Recommended Conditions

	<b>No: Sumpter Horse</b>	<b>Penwortham Mills</b>
1	<p>The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.</p> <p>REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.</p>	<p>The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.</p> <p>REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.</p>
2	<p>The development hereby permitted shall be carried out with reference to the following approved plans and suite of documents:</p> <ul style="list-style-type: none"> <li>• Application Form and Certificates</li> <li>• Air Quality Assessment* (19-0864-03: July 20 Delta Simons)</li> <li>• Arboricultural Impact Assessment (19.0864.05: July 2020 Delta Simons)</li> <li>• Archaeological Geophysical Survey (ARC/2867/1077: June 2020 Phase Site Investigations)</li> <li>• CIL documentation</li> <li>• Draft S106 Heads and Terms</li> <li>• Design and Access Statement* (184119-AFL-00-XX-RP-A-20130-P8: AFL)</li> <li>• Crime Impact Statement* (14.5.2020 Rachel Hines Lancashire Constabulary)</li> <li>• Biodiversity net gain report (19.0864.06: June 20)</li> <li>• Drainage Statement* (19071-ACE-XX-XX-RP-C-0002 Adept)</li> <li>• Drainage strategy Phase 3 (00-19071-ACE-00-XX-DR-C-0164-PS Adept)</li> <li>• Environmental Statement comprising Non-technical Summery (Volume 1), Environmental Statement (Volume 2), Figures and Drawings (Volume 3) and Technical Appendices (Volume 4) (19.0864: 1.7.2020 Delta Simons)</li> <li>• Flood Risk Assessment* (19-0864-04: Sept 21 Delta Simons)</li> <li>• Geo-Environmental Assessment* (19.0813.01: July 2020</li> </ul>	<p>The development hereby permitted shall be carried out with reference to the following approved plans and suite of documents:</p> <ul style="list-style-type: none"> <li>• Application Form and Certificates</li> <li>• Air Quality Assessment* (19-0864-03: July 20 Delta Simons)</li> <li>• Arboricultural Impact Assessment (19.0864.05: Sept 21 Delta Simons)</li> <li>• Archaeological Geophysical Survey (ARC/2867/1077: June 2020 Phase Site Investigations)</li> <li>• CIL documentation</li> <li>• Draft S106 Heads and Terms</li> <li>• Delivery, servicing and waste management plan (200147: June 2020 SCP)</li> <li>• Design and Access Statement* (184119-AFL-00-XX-RP-A-20130-P8: AFL)</li> <li>• Crime Impact Statement* (14.5.2020 Rachel Hines Lancashire Constabulary)</li> <li>• Biodiversity net gain report (19.0864.06: June 20)</li> <li>• Drainage Statement* (19071-ACE-XX-XX-RP-C-0002 Adept)</li> <li>• Drainage strategy Phase 3 (00-19071-ACE-00-XX-DR-C-0164-PS Adept)</li> <li>• Drainage strategy (Penwortham Mills and Sumpter Horse) 680136-R1/02 RSK</li> <li>• Drainage strategy technical note AMO/190786/TN01 31.8.21 SCP (Lidl)</li> <li>• Environmental Statement comprising Non-technical Summery</li> </ul>

<p>Delta Simons)</p> <ul style="list-style-type: none"> <li>Heritage Statement (THT01-01: June 2020 Prospect Archaeology)</li> <li>Noise and Vibration Assessment* (19.0864/6: Nov 21 Delta Simons)</li> <li>Planning and Retail Statement including Affordable Housing Statement, Employment &amp; Skills Statement, and, draft Local Labour Agreement) (Dec 2020: Savills and Plan A)</li> <li>Planning Statement (Addendum) (Nov 21 Savills)</li> <li>Preliminary Ecological Assessment (19-0864-02 Delta Simons)</li> <li>Proposed drainage strategy (Penwortham Mills and Sumpter Horse) 680136-R1/02 RSK</li> <li>Statement of Community Involvement* (Trafford Housing Trust and L&amp;Q Developments)</li> <li>SuDS Pro Forma V1: April 2020</li> <li>Topographical Survey (S020-040320/02/Rev 02: Survey Systems)</li> <li>Transport Statement (2101: June 2020 Crofts)</li> <li>Travel Plan* (2101: Sept 21 Crofts)</li> <li>Viability Assessment* (July 2020 Turley) and CBRE (Dec 2021)</li> <li></li> </ul> <p><u>Plans</u></p> <p><i>AFL House type plans</i>  AFL-T01-XX-DR-A-20101/P1, 20201/P1, 20202/P1  AFL-T02AB-XX-DR-A-20101/P1  AFL-T02-XX-DR-A-20201/P1, 20202/P1  AFL-T03A-XX-DR-A-20101/P1, 20201/P1, 20202/P1, 20203/P1  AFL-T03B-XX-DR-A-20101/P1, 20201/P1, 20202/P1, 20203/P1  AFL-T03C-XX-DR-A-20101/P1, 20201/P1, 20202/P1, 20203/P1  AFL-T04-XX-DR-A-20101/P1, 20201/P1, 20202/P1  AFL-T05-XX-DR-A-20101/P1, 20102/P1, 20201/P1, 20202/P1,</p>	<p>(Volume 1), Environmental Statement (Volume 2), Figures and Drawings (Volume 3) and Technical Appendices (Volume 4) (19.0864: 1.7.2020 Delta Simons)</p> <ul style="list-style-type: none"> <li>Delivery, servicing and waste management plan 9SCP)</li> <li>Flood Risk Assessment* (19-0864-04: Sept 21 Delta Simons)</li> <li>Geo-Environmental Assessment* (19.0813.01: July 2020 Delta Simons)</li> <li>Great crested newt DMA data (Sure Screen Scientifics E11475)</li> <li>Heritage Statement (THT01-01: June 2020 Prospect Archaeology)</li> <li>Lighting assessment (Stainton Lighting/Signify) and data 0400462920 (Lidl)</li> <li>Noise and Vibration Assessment* (19.0864/6: Nov 21 Delta Simons)</li> <li>Planning and Retail Statement including Affordable Housing Statement, Employment &amp; Skills Statement, and, draft Local Labour Agreement) (Dec 2020: Savills and Plan A)</li> <li>Penwortham reservoir – Acceptability of Development Immediately Downstream of Embankments (Dams &amp; Reservoirs Ltd June 2020)</li> <li>Planning Statement (Addendum) (Nov 21 Savills)</li> <li>Preliminary Ecological Assessment (19-0864-02 Delta Simons)</li> <li>Retail – greenfield run off data (Wallingford 2436390025)</li> <li>Statement of Community Involvement* (Trafford Housing Trust and L&amp;Q Developments)</li> <li>SuDS Pro Forma V1: April 2020</li> <li>Topographical Survey (S020-040320/02/Rev 02: Survey Systems)</li> <li>Transport Statement (2101: June 2020 Crofts)</li> <li>Transport statement addendum (Eddisons Sept 2021)</li> <li>Travel Plan* (2101: Sept 21 Crofts)</li> <li>Travel Plan (Lidl SCP/200147/TP/00 SCP)</li> <li>Viability Assessment* (July 2020 Turley) and CBRE (Dec 2021)</li> </ul>
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<p>20203/P1, 20204/P1  AFL-T06-XX-DR-A-20101/P1, 20102/P1, 20201/P1, 20202/P1, 20203/P1, 20204/P1, 20505/P1  AFL-T07-XX-DR-A-20101/P1, 20201/P1, 20202/P1, 20203/P1, 20204/P1  AFL-T07B-XX-DR-A-20102/P1  AFL-T08-XX-DR-A-20101/P1, 20201/P1, 20202/P1  AFL-T09-XX-DR-A-20101/P1, 20102/P1, 20201/P1, 20202/P1, 20203/P1, 20204/P1  AFL-T10-XX-DR-A-20101/P1, 20201/P1, 20202/P1  AFL-T11-XX-DR-A-20101/P1, 20201/P1, 20202/P1  AFL-T12-XX-DR-A-20101/P1, 20102/P1, 20201/P1, 20202/P1, 20203/P1, 20204/P1  AFL-T13-XX-DR-A-20101/P5, 20201/P1, 20202/P1  AFL-T14-XX-DR-A-20101/P1, 20201/P1, 20202/P1  AFL-T15-XX-DR-A-20101/P1, 20102/P1, 20201/P1, 20202/P1, 20203/P1, 20204/P1  AFL-T16-XX-DR-A-20101/P1, 20201/P1, 20202/P1, 20203/P1, 20204/P1  AFL-T17-XX-DR-A-20101/P1, 20201/P1, 20202/P1  AFL-T19-XX-DR-A-20101/P1, 20201/P1, 20202/P1  AFL-G1-XX-DR-A-20101/P1  AFL-G2-XX-DR-A-20101/P1</p> <p><i>AFL Prefix</i> AFL-Z2-00-DR-A-</p> <ul style="list-style-type: none"> <li>• Affordable housing plan 20122/P4</li> <li>• Streetscene 20130/P2</li> <li>• Illustrative masterplan (Sumpter Horse) 20130/P5</li> <li>• Site massing (Sumpter Horse) 20123/P4</li> <li>• Housing layout and schedule (Sumpter Horse) 20121/P4</li> <li>• Housing materials plan 20114/P4</li> <li>• Surface materials 20115/P8</li> <li>• Boundary treatments 20125/P5</li> </ul>	<p><u>Plans</u></p> <p><i>AFL House type plans</i>  AFL-T01-XX-DR-A-20101/P1, 20201/P1, 20202/P1  AFL-T02AB-XX-DR-A-20101/P1  AFL-T02-XX-DR-A-20201/P1, 20202/P1  AFL-T03A-XX-DR-A-20101/P1, 20201/P1, 20202/P1, 20203/P1  AFL-T03B-XX-DR-A-20101/P1, 20201/P1, 20202/P1, 20203/P1  AFL-T03C-XX-DR-A-20101/P1, 20201/P1, 20202/P1, 20203/P1  AFL-T04-XX-DR-A-20101/P1, 20201/P1, 20202/P1  AFL-T05-XX-DR-A-20101/P1, 20102/P1, 20201/P1, 20202/P1, 20203/P1, 20204/P1  AFL-T06-XX-DR-A-20101/P1, 20102/P1, 20201/P1, 20202/P1, 20203/P1, 20204/P1, 20505/P1  AFL-T07-XX-DR-A-20101/P1, 20201/P1, 20202/P1, 20203/P1, 20204/P1  AFL-T07B-XX-DR-A-20102/P1  AFL-T08-XX-DR-A-20101/P1, 20201/P1, 20202/P1  AFL-T09-XX-DR-A-20101/P1, 20102/P1, 20201/P1, 20202/P1, 20203/P1, 20204/P1  AFL-T10-XX-DR-A-20101/P1, 20201/P1, 20202/P1  AFL-T11-XX-DR-A-20101/P1, 20201/P1, 20202/P1  AFL-T12-XX-DR-A-20101/P1, 20102/P1, 20201/P1, 20202/P1, 20203/P1, 20204/P1  AFL-T13-XX-DR-A-20101/P5, 20201/P1, 20202/P1  AFL-T14-XX-DR-A-20101/P1, 20201/P1, 20202/P1  AFL-T15-XX-DR-A-20101/P1, 20102/P1, 20201/P1, 20202/P1, 20203/P1, 20204/P1  AFL-T16-XX-DR-A-20101/P1, 20201/P1, 20202/P1, 20203/P1, 20204/P1  AFL-T17-XX-DR-A-20101/P1, 20201/P1, 20202/P1  AFL-T19-XX-DR-A-20101/P1, 20201/P1, 20202/P1  AFL-G1-XX-DR-A-20101/P1  AFL-G2-XX-DR-A-20101/P1</p> <p><i>AFL Prefix</i> AFL-Z2-00-DR-A-</p>
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<ul style="list-style-type: none"> <li>• Residential parking plan 20127/P5</li> <li>• Site adoptable highway plan 20116/P8</li> <li>• Illustrative masterplan 20131/P1</li> </ul> <p><i>AFL Prefix AFL-00-00-DR-A-</i></p> <ul style="list-style-type: none"> <li>• Illustrative masterplan (whole site) 20103/P5</li> <li>• Site massing plan (whole site) 20106/P5</li> <li>• Phasing plan (whole site) 20105/P4</li> <li>• Site land ownership plan 20108/P08</li> <li>• Site adoptable highway plan 20107/P8</li> <li>• Land uses 20104/P4</li> <li>• Housing materials plan 20114/P4</li> <li>• Surface materials 20115/P8</li> <li>• Technical layout plan 20120/P4</li> </ul> <ul style="list-style-type: none"> <li>• Landscape masterplan (C-1720-01 Rev F: PDP)</li> </ul> <p>FTA Swept path analysis (2101-SP10 Croft)</p> <p>Foul and surface water drainage design 101-01-03/P2 (RSK)</p> <p>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</p>	<ul style="list-style-type: none"> <li>• Affordable housing plan 20122/P6</li> <li>• Housing materials plan 20114/P4</li> <li>• Surface materials 20115/P8</li> <li>• Boundary treatments 20125/P5</li> <li>• Residential parking plan 20127/P5</li> <li>• Site adoptable highway plan 20116/P8</li> </ul> <p><i>AFL Prefix AFL-Z1-00-M2-A</i></p> <ul style="list-style-type: none"> <li>• Planning app 90117/P1</li> </ul> <p><i>AFL Prefix AFL-00-00-DR-A-</i></p> <ul style="list-style-type: none"> <li>• Illustrative masterplan (whole site) 20103/P5</li> <li>• Site massing plan (whole site) 20106/P5</li> <li>• Phasing plan (whole site) 20105/P5</li> <li>• Site land ownership plan 20108/P08</li> <li>• Site adoptable highway plan 20107/P8</li> <li>• Land uses 20104/P4</li> </ul> <p><i>AFL Prefix AFL-Z1-00-DR-A-</i></p> <p>Phase 1 section AA 20122/P2  Phase 1 street scenes 20121/P2  Phase 1 boundary treatments 20118/P7  Phase 1 residential parking 20117/P6  Phase 1 adopted highway 20116/P6  Phase 1 surface materials 20115/P8  Phase 1 housing materials 20114/P5  Phase 1 site massing 20113/P5  Phase 1 affordable housing 20112/P5  Phase 1 housing layout schedule 20111/P7  Phase 1 technical layout 20110/P8</p>
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Phase 1 illustrative masterplan 20103/P5  
Phase 1 location plan 20102/P4  
Phase 1 site application area 20101/P2

*One Design Prefix 19169-AD-*

Lidl proposed boundary treatments 114/E  
Lidl proposed landscape design 116/D  
Lidl topo overlay 118/B  
Lidl design finishes 115/B  
Lidl boundary treatments sheet 2 114  
Lidl proposed elevations 113/A  
Proposed roof 112/A  
Proposed building 111/A  
Lidl proposed site layout 110/B  
Lidl location plan 100  
Lidl existing site plan 101  
Lidl propose legal plan 200  
Lidl proposed site section 131

*PDP Prefix C-1720-*

- Landscape masterplan 01/ F
- Phase 1 Landscape Proposals 07/D
- Detailed landscape proposals Sheet 2 of 5 03/A
- Detailed landscape proposals Sheet 3 of 5 04/A
- Detailed landscape proposals Sheet 4 of 5 05/A
- Detailed landscape proposals Sheet 5 of 5 06/A
- Phase 1 POS detailed landscaping 07/A

*AFL Prefix Z1-00-DR-A-*

House type schedule Phase 1 20111/P4 and spreadsheet schedule



		<p>Area calculation 20104/P1</p> <p>surface water option 3 outfall to reservoir SCP/190786/0500/001/C</p> <p>Phase 1 drainage strategy 882375/20-01/P2 (RSK)</p> <p>Foul and surface water drainage design 101-01-03/P2 (RSK)</p> <p>Lidl proposed lighting layout 01 Signify</p> <p>Topographical surveys SSI.19384.250.1.7, 2.7, 3.7, 4.7, 5.7, 6.7 and 7.7, (Survey Systems)</p> <p>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</p>
3	<p>Prior to first occupation of the site hereby approved details of future employment and skills in line with comments provided (J Clough 28.2.22) and 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</p> <p>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</p>	<p>Prior to first occupation of the site hereby approved details of future employment and skills in line with comments provided (J Clough 28.2.22) and 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</p> <p>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</p>
4	<p>Prior to first occupation of each dwelling hereby approved, a storage area for 4 wheeled bins shall be provided to the rear of that property and retained thereafter unless otherwise agreed in writing with the Local Planning Authority.</p> <p>REASON: To safeguard the character and visual appearance of the area and to safeguard the living conditions of any nearby</p>	<p>Prior to first occupation of each dwelling hereby approved, a storage area for 4 wheeled bins shall be provided to the rear of that property and retained thereafter unless otherwise agreed in writing with the Local Planning Authority.</p> <p>REASON: To safeguard the character and visual appearance of the area and to safeguard the living conditions of any nearby</p>

	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	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	<p>Prior to the commencement of any works on site, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:</p> <p>(a) A full 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, in line with BS10175:2011 +A1:2013.</p> <p>(b) If the desk study identifies potential contamination and/or ground gases, a detailed site investigation shall be carried out to address the nature, degree and distribution of contamination and/or 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.</p> <p>(c) A remediation statement, detailing the recommendations and remedial measures to be implemented within the site.</p> <p>(d) On completion of the development/remedial works, the</p>	<p>Prior to the commencement of any works on site, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:</p> <p>(a) A full 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, in line with BS10175:2011 +A1:2013.</p> <p>(b) If the desk study identifies potential contamination and/or ground gases, a detailed site investigation shall be carried out to address the nature, degree and distribution of contamination and/or 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.</p> <p>(c) A remediation statement, detailing the recommendations and remedial measures to be implemented within the site.</p> <p>(d) On completion of the development/remedial works, the</p>

<p>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.</p> <p>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.</p> <p>REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site, and the site cannot be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990, in accordance with Policy 17 of the Central Lancashire Development Plan and the National Planning Policy Framework</p>	<p>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.</p> <p>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.</p> <p>REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site, and the site cannot be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990, in accordance with Policy 17 of the Central Lancashire Development Plan and the National Planning Policy Framework</p>
<p>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.</p> <p>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. This needs to be provided prior to the commencement so is can be assured that the design meets the</p>	<p>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.</p> <p>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. This needs to be provided prior to the commencement so is can be assured that the design meets the required dwelling emission rate</p>

	required dwelling emission rate	
7	<p>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.</p> <p>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.</p>	<p>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.</p> <p>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.</p>
8	<p>During construction and site clearance, no machinery shall be operated, no processes carried out or deliveries taken at or dispatched from the site outside the following times: 0800 hrs to 1800 hrs Monday to Friday 0800 hrs to 1300 hrs Saturday No activities shall take place on Sundays, Bank or Public Holidays.</p> <p>REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy</p>	<p>During construction and site clearance, no machinery shall be operated, no processes carried out or deliveries taken at or dispatched from the site outside the following times: 0800 hrs to 1800 hrs Monday to Friday 0800 hrs to 1300 hrs Saturday No activities shall take place on Sundays, Bank or Public Holidays.</p> <p>REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy</p>
9	<p>Prior to commencement of works on site details of all piling activity shall be submitted to the local planning authority together with all mitigation measures to be taken. Piling</p>	<p>Prior to commencement of works on site details of all piling activity shall be submitted to the local planning authority together with all mitigation measures to be taken. Piling activities shall be limited to</p>

	<p>activities shall be limited to 09:30 – 17:00.</p> <p>REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and G17 of the South Ribble Local Plan</p>	<p>09:30 – 17:00.</p> <p>REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and G17 of the South Ribble Local Plan</p>
10	<p>There shall be no burning of waste material or vegetation on site.</p> <p>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.</p>	<p>There shall be no burning of waste material or vegetation on site.</p> <p>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.</p>
11	<p>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</p>	<p>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</p>
12	<p>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:</p> <p>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</p>	<p>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:</p> <p>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</p>

	<p>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</p>	<p>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</p>
Drainage		
13	<p>No development shall commence in any phase until a detailed, final surface water sustainable drainage scheme for the site has been submitted to, and approved in writing by, the local planning authority. The detailed sustainable drainage scheme shall be based upon the site-specific flood risk assessment and indicative sustainable drainage strategy submitted and sustainable drainage principles 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 sewer, directly or indirectly.</p> <p>Those details shall include, as a minimum:</p> <p>a) Final sustainable drainage layout plan appropriately labelled to include all pipe/structure references, dimensions, design levels, discharge rates, finished floor levels in AOD with adjacent ground levels. Final sustainable longitudinal sections plan appropriately labelled to include all pipe/structure references, dimensions, design levels, discharge rates, with adjacent ground levels. Cross section drawings of flow control manhole.</p> <p>b) The drainage scheme should be in accordance with the Adept Drainage Statement – Sumpter Horse Pub Site, Penwortham Mills, South Ribble ref.00.19071-ACE-XX-XX-RP-C-0002 revision P2 dated 13th July 2020 and demonstrate that</p>	<p>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.</p> <p>The details of the drainage strategy to be submitted for approval shall include, as a minimum;</p> <p>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.</p> <p>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;</p> <p>Drainage plan showing flood water exceedance routes in</p>

	<p>the surface water run-off and volume shall not exceed 13 litres per second. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. c) Sustainable drainage flow calculations (1 in 1,1 in 2, 1 in 30 and 1 in 100 + climate change).</p> <p>d) Measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses,</p> <p>e) A plan to show overland flow routes and flood water exceedance routes and flood extents.</p> <p>f) Breakdown of attenuation in pipes and manholes. The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings. Reason To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.</p>	<p>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 150mm+ 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, protects groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;</p> <p>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 or Falling Head Permeability Test. 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.</p>
14	<p>No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority. Those details shall include for each phase, as a minimum:</p> <p>a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged they are done so at a restricted rate to be agreed with the Lancashire County Council LLFA</p> <p>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 development shall be constructed in accordance with the approved details.</p> <p>Reasons</p> <p>1. To ensure the development is served by satisfactory</p>	<p>No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and storm water 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:</p> <p>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.</p> <p>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</p>

	<p>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;</p> <p>2. To ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.</p>	<p>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 flood risk on site or elsewhere during any construction phase in accordance with Paragraph 167 of the NPPF.</p>
15	<p>No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report and Operation and Maintenance Plan 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 by the Local Planning Authority.</p> <p>The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an final 'operation and maintenance manual' for the sustainable drainage scheme as constructed. Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the development as constructed. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.</p>	<p>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 5 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.</p> <p>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.</p>



	<p>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 and subsequently maintained pursuant to the requirements of Paragraph 165 of the National Planning Policy Framework.</p>	
16	<p>The development permitted by this planning permission shall be carried out in accordance with the principles set out within the flood risk assessment 15th September 2021 / 19-0864.04 / Delta-Simmons v5 The measures shall be fully implemented prior to the first use of the development and in accordance with the 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.</p> <p>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.</p>	<p>The development permitted by this planning permission shall be carried out in accordance with the principles set out within the flood risk assessment 15th September 2021 / 19-0864.04 / Delta-Simmons v5 The measures shall be fully implemented prior to the first use of the development and in accordance with the 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.</p> <p>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.</p>
17		<p>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:</p> <ul style="list-style-type: none"> <li>a) A timetable for its implementation;</li> <li>b) Details of SuDS components and connecting drainage structures and maintenance, operational and access requirement for each component;</li> <li>c) Pro-forma to allow the recording of each</li> </ul>

		<p>inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;</p> <p>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;</p> <p>e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;</p> <p>f) Details of whom to contact in the event that pollution is seen in the system or if it is not working correctly; and</p> <p>g) Means of access for maintenance and easements. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.</p> <p>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.</p>
18	<p>Foul and surface water shall be drained on separate systems.</p> <p>Reason: To secure proper drainage and to manage the risk of flooding and pollution in accordance with core Strategy Policy 29</p>	<p>Foul and surface water shall be drained on separate systems.</p> <p>Reason: To secure proper drainage and to manage the risk of flooding and pollution in accordance with core Strategy Policy 29</p>
19	<p>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.</p> <p>REASON: In the interests of highway safety and other highway users in accordance with Policy G17 in the South Ribble Local Plan 2012-2026</p>	<p>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.</p> <p>REASON: In the interests of highway safety and other highway users in accordance with Policy G17 in the South Ribble Local Plan 2012-2026</p>
20	No development shall be commenced until details of the	No development shall be commenced until details of the proposed

	<p>proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company has been established. Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the users of the highway and the visual amenities</p>	<p>arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company has been established. Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the users of the highway and the visual amenities</p>
21		<p>The site layout detail for Phase 2 Shall comply with the following requirements:-</p> <ul style="list-style-type: none"> <li>• That the spine road is NOT open to through traffic and only available for emergency vehicle use. The plans to include an appropriate emergency access..</li> <li>• All the private drives must have a minimum width of 3.2m where they are used for vehicular access and pedestrian access to the property.</li> <li>• Where the private drives are sandwiched between walls and fences, the drives must be to a minimum clear width of 3.0m, to provide additional room to open the doors.</li> <li>• Where pairs of parking bays are adjacent to walls and fences, the drives must have a minimum clear width of 2.6m, to provide additional room to open the doors.</li> <li>• All proposed (off road) car parking spaces must have 6m manoeuvring space to prevent over running of the opposite footpath, collisions with property and vehicles etc.</li> </ul> <p>Reason:. To secure a satisfactory detail of development in accordance with Lancashire County Council Residential Design Guide and to facilitate the unhindered movement of vehicles (including public service vehicles) and to ensure the design of the streets and spaces takes into account mobility and visually impaired users. All in the interest of highway safety.</p>

22		<p>Prior to the first occupation of the 60th dwelling hereby permitted, a Full Residential Travel Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Travel Plan to be include objectives, targets, measures and funding mechanism to achieve targets, monitoring, implementation timescales for delivery (which exceeds the build out period), and the provision of a travel plan co-ordinator. The approved plan(s) will be audited and updated at intervals as approved and the approved plan(s) be carried out.</p> <p>Reason: In order to satisfy the Local Planning Authority and the Local Highway Authority that the development provides sustainable transport options in accordance with the National Planning Policy Framework.</p>
23	<p>There shall not at any time in connection with the development hereby permitted be planted hedges, trees or shrubs over 1m above the road level within any visibility splay required to maintain safe operation for all users.</p> <p>Reason: To ensure adequate visibility splays are maintained at all times in accordance with the National Planning Policy Framework.</p>	<p>There shall not at any time in connection with the development hereby permitted be planted hedges, trees or shrubs over 1m above the road level within any visibility splay required to maintain safe operation for all users.</p> <p>Reason: To ensure adequate visibility splays are maintained at all times in accordance with the National Planning Policy Framework.</p>
24		<p>No part of the development hereby approved (full application site) shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.</p> <p>Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site in accordance with Core Strategy Policy 3</p>
25		<p>No part of the development hereby approved shall be occupied or opened for trading until the approved schemes referred to in Condition 25 has been constructed and completed in accordance</p>

		<p>with the scheme details.</p> <p>Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works and in accordance with local plan policy G17</p>
26	<p>Prior to first occupation of each dwelling 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.</p> <p>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</p>	<p>Prior to first occupation of each dwelling 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.</p> <p>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</p>
27		<p>Prior to the commencement of that parcel of the approved development which takes access from Factory Lane (maximum of 40 residential units), unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or, other ground works, except for investigative works, until a full detailed design plan for the construction of the required off-site highway improvements to Factory Lane have been submitted to and approved by the Local Planning Authority. Thereafter, the highway improvements to Factory Lane shall be constructed in accordance with the approved design details and shall be completed prior to the first occupation of any dwelling within the relevant parcel of development.</p> <p>Reason: In order to satisfy the Local Planning Authority and the Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to ensure that there will be no unacceptable detrimental impact on the operation and safety of the local highway network in accordance with Policy 3 of the Central Lancashire Core Strategy</p>

28		<p>No dwelling taking access from Factory Lane shall be first occupied unless and until a scheme of traffic calming and safety measures on Factory Lane and its approach under the railway bridge have been carried out and completed in accordance with details which shall be first submitted to and approved in writing by the Local Planning Authority. The approved measures and signage shall thereafter be retained at all times.</p> <p>Reason: In order to satisfy the Local Planning Authority and the Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to ensure that there will be no unacceptable detrimental impact on the operation and safety of the local highway network in accordance with Policy 3 of the Central Lancashire Core Strategy</p>
29		<p>No development shall take place for development accessed from Factory Lane, (including investigation work, demolition, siting of site compound/welfare facilities) until a survey of the condition of the Factory Lane 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:</p> <ul style="list-style-type: none"> <li>• A plan to a scale of 1:1000 showing the location of all defects identified;</li> <li>• 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.</li> <li>• 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.</li> </ul> <p>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</p>
30	Prior to first occupation of each dwelling hereby approved, one	Prior to first occupation of each dwelling hereby approved, one

	<p>Electric Vehicle Recharge point shall be provided to that dwelling. Once installed it shall be maintained and retained thereafter unless with the prior approval of the local planning authority.</p> <p>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</p>	<p>Electric Vehicle Recharge point shall be provided to that dwelling. Once installed it shall be maintained and retained thereafter unless with the prior approval of the local planning authority.</p> <p>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</p>
31	<p>Prior to first occupation of the last dwelling hereby approved, two Electric Vehicle Recharge points shall be provided to the communal residents parking area facing Leyland Road. Once installed these shall be maintained and retained thereafter unless with the prior approval of the local planning authority.</p> <p>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</p>	<p>Prior to first occupation of the last dwelling with communal parking spaces hereby approved 10% of all communal parking spaces shall be provided with Electric Vehicle Recharge points. Once installed these shall be maintained and retained thereafter unless with the prior approval of the local planning authority.</p> <p>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</p>
32	<p>The glazing, acoustic ventilation and acoustic barriers specified shall be installed in accordance with the specifications recommended within the Noise Assessment submitted with the application [Delta-Simons, November 2021, Project No. 19-0864].</p> <p>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.</p>	<p>The glazing, acoustic ventilation and acoustic barriers specified shall be installed in accordance with the specifications recommended within the Noise Assessment submitted with the application [Delta-Simons, November 2021, Project No. 19-0864].</p> <p>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.</p>
33	<p>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</p>	<p>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</p>

	<p>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.</p> <p>Permission for access into the RPA should 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</p> <p>REASON: To prevent damage to trees during construction works in accordance with Policy G13 in the South Ribble Local Plan 2012-2026</p>	<p>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.</p> <p>Permission for access into the RPA should 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</p> <p>REASON: To prevent damage to trees during construction works in accordance with Policy G13 in the South Ribble Local Plan 2012-2026</p>
34	<p>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.</p> <ul style="list-style-type: none"> <li>a) Risk assessment of potentially damaging construction activities.</li> <li>b) Identification of "biodiversity protection zones".</li> <li>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).</li> <li>d) The location and timing of sensitive works to avoid harm to biodiversity features.</li> <li>e) The times during construction when specialist ecologists need to be present on site to oversee works.</li> </ul>	<p>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.</p> <ul style="list-style-type: none"> <li>a) Risk assessment of potentially damaging construction activities.</li> <li>b) Identification of "biodiversity protection zones".</li> <li>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).</li> <li>d) The location and timing of sensitive works to avoid harm to biodiversity features.</li> <li>e) The times during construction when specialist ecologists need to be present on site to oversee works.</li> </ul>



	<p>f) Responsible persons and lines of communication.</p> <p>g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</p> <p>h) Use of protective fences, exclusion barriers and warning signs.</p> <p>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</p>	<p>f) Responsible persons and lines of communication.</p> <p>g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</p> <p>h) Use of protective fences, exclusion barriers and warning signs.</p> <p>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</p>
35	<p>A Construction Environment Management Plan that incorporates appropriate measures to minimise any impact to air quality during the construction phase must be submitted and approved prior to any works at the site. The measures should be in line with IAQM document 'Guidance on the Assessment of Dust from Demolition and Construction (2016)' and follow the recommendations of the air quality assessment completed by Delta Simons July 2020 ref: 19-0864.03.</p> <p>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.</p>	<p>A Construction Environment Management Plan that incorporates appropriate measures to minimise any impact to air quality during the construction phase must be submitted and approved prior to any works at the site. The measures should be in line with IAQM document 'Guidance on the Assessment of Dust from Demolition and Construction (2016)' and follow the recommendations of the air quality assessment completed by Delta Simons July 2020 ref: 19-0864.03.</p> <p>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.</p>
36	<p>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.</p> <p>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</p>	<p>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.</p> <p>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</p>
37	<p>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.</p>	<p>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.</p>

	REASON: To protect habitats of wildlife, in accordance with Policy 22 in the Central Lancashire Core Strategy	REASON: To protect habitats of wildlife, in accordance with Policy 22 in the Central Lancashire Core Strategy
38	<p>Prior to occupation, a "lighting design strategy for biodiversity" for areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:</p> <p>a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and</p> <p>b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.</p> <p>All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.</p> <p>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 check regs</p>	<p>Prior to occupation, a "lighting design strategy for biodiversity" for areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:</p> <p>a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and</p> <p>b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.</p> <p>All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.</p> <p>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 check regs</p>
39	<p>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 - <i>Trees in Relation to Design, Demolition and Construction - Recommendations</i>. This maintenance shall include the watering, weeding, mulching and</p>	<p>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 - <i>Trees in Relation to Design, Demolition and Construction - Recommendations</i>. This maintenance shall include the watering, weeding, mulching and adjustment and removal of</p>

	<p>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.</p> <p>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</p>	<p>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.</p> <p>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</p>
40	<p>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.</p> <p>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</p>	<p>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.</p> <p>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</p>
41	<p>No development, site clearance/preparation, or demolitions shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise the creation of a photographic record of the former Sumpter Horse public house building as set out in "Understanding Historic Buildings" (Historic England 2016). It should include a description of the building, inside and out, a</p>	Not relevant

	<p>drawn plan, elevations and at least one section (which may be derived from checked and corrected architect's drawings), and a full photographic coverage, inside and out. The record should also include a rapid desk-based assessment, putting the building and its features into context. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (CIfA). A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Record.</p> <p>Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building in accordance with Core Strategy Policy 16 (Heritage Assets).</p> <p>Note: See Informative 7 of this decision notice</p>	
42	<p>No development, site clearance/preparation, or demolition shall commence until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which shall be submitted to, and approved in writing by, the local planning authority. The programme of works shall include an initial phase of trial excavation and the compilation of a report on the work undertaken and the results obtained. These works should aim to establish the presence or absence of buried archaeological remains and their nature, date, extent and significance. If remains are encountered then a subsequent phase of impact mitigation (which may include preservation in situ by the appropriate design or siting of new roads, structures and buildings, formal excavation of remains or other actions) and a phase of appropriate analysis, reporting and publication shall be developed and a further written scheme of investigation submitted to and agreed with the local planning authority before development commences. All archaeological works shall be undertaken by an appropriately qualified and</p>	Not relevant (archaeology)

	<p>experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with the agreed details.</p> <p>Reason: To ensure and safeguard the investigation and recording of matters of archaeological/historical importance associated with the development.</p> <p>Note: See Informative 7 of this decision notice</p>	
43	Not relevant	<p>Prior to the first use of the Lidl development 10% of parking bays shall be provided with electric vehicle recharge points. Parking bays shall be appropriately marked to ensure the sole use by electric vehicles and an adequate charging infrastructure with associated cabling provided for the designated parking bay. The charging point shall be located so that a 3m cable will readily reach the vehicle to be charged when parked in the designated parking bay.</p> <p>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.</p>
44	Not relevant	<p>That refrigeration units on vehicles and delivery vehicle engines shall be turned off during deliveries outside of store opening hours, and whilst awaiting delivery</p> <p>REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy G17 in the South Ribble Local Plan.</p>
45	Not relevant	<p>Prior to first use of the Lidl store hereby approved, the acoustic barrier must be installed as presented in Figure 6.1 of acoustic report Delta-Simons, November 2021, Project No. 19-0864. The screen must be 3.0 m high and a solid construction with no airgaps. Acoustically absorbent linings must be installed on the inside of acoustic barrier located around the plant area to minimise reflections. The fence must be of solid wood construction with a minimum mass of 15kg/m<sup>2</sup>. An alternative construction may be</p>

		acceptable if it meets or exceeds the required noise attenuation. 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.
46	Not relevant	That deliveries to the store shall only take place during the hours of 7am and 10pm Monday to Saturday and nationally recognised public holidays, and 10am to 7pm Sundays unless otherwise agreed with the local planning authority REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy G17 in the South Ribble Local Plan.
<b>Informative Notes</b>		
	<b>Sumpter Horse</b>	<b>Penwortham Mills</b>
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 <a href="http://www.southribble.gov.uk">www.southribble.gov.uk</a>	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 <a href="http://www.southribble.gov.uk">www.southribble.gov.uk</a>
2	<u>Lancashire Constabulary Security advice</u>  <input type="checkbox"/> Lighting - Lighting is required at all external doorsets; LED 'dusk until dawn fittings' are recommended. The street lighting scheme should be BS 5489:2013 compliant and be designed by a qualified lighting engineer.  <input type="checkbox"/> Landscaping - Trees and large shrubs should not be allowed to obscure lighting columns or impede natural surveillance as they mature. Ensure that trees cannot be used as a climbing aid to gain access to the rear of dwellings. Planting and shrubbery to the front of houses should be low level e.g. below 1m high.	<u>Lancashire Constabulary Security advice</u>  <input type="checkbox"/> Lighting - Lighting is required at all external doorsets; LED 'dusk until dawn fittings' are recommended. The street lighting scheme should be BS 5489:2013 compliant and be designed by a qualified lighting engineer.  <input type="checkbox"/> Landscaping - Trees and large shrubs should not be allowed to obscure lighting columns or impede natural surveillance as they mature. Ensure that trees cannot be used as a climbing aid to gain access to the rear of dwellings. Planting and shrubbery to the front of houses should be low level e.g. below 1m high.

<p>□ Fencing - Boundary treatments should be a sufficient height and design to deter intruders. 1.8m high, close-boarded fencing is recommended for the perimeter of rear gardens and dividing fences. Access to the side and rear should be restricted with a 1.8m high lockable gate that allows natural surveillance into the area and is fitted as close to the front building line as possible. The gate should be capable of being locked from both sides and the side access area should be well lit..</p> <p>□ Physical Security - doorsets, windows and hardware should comply with Building Regulations 'Approved Document 'Q' 2015' (Security); please note, PAS 24:2012 has been superseded by PAS 24:2016. All ground floor and other accessible windows should be certified to PAS 24:2016 security standards, as a minimum. Those that abut public areas should also include 'restrictors' to reduce the opportunity of 'sneak-in' type thefts.</p> <p>□ Glazing in external doors sets, ground floor and other accessible windows, including those installed within 400mm of an adjacent door set and those situated above flat over door canopies, must include one pane of laminated glass that is securely fixed in accordance with the manufacturer's instructions and certified to BS EN 356 2000 rating P1A.</p> <p>□ By proceeding with the scheme as a Secured by Design Silver development, this will ensure all requirements under Part Q are covered as well as additional security measures for keeping residents safe. To develop a Secured by Design application contact the Lancashire Constabulary Designing Out Crime Officers at alo@lancashire.pnn.police.uk</p> <p>□ Utility Metres - If 'Smart meters' are not utilised in the scheme, external utility meters should be located as close to the front elevation as possible, so that access into secure/private areas is not required to obtain readings.</p> <p>□ Intruder Attack Alarms – An alarm system should be fitted to each dwelling. Alarms with a mixture of contacts fitted to doors</p>	<p>□ Fencing - Boundary treatments should be a sufficient height and design to deter intruders. 1.8m high, close-boarded fencing is recommended for the perimeter of rear gardens and dividing fences. Access to the side and rear should be restricted with a 1.8m high lockable gate that allows natural surveillance into the area and is fitted as close to the front building line as possible. The gate should be capable of being locked from both sides and the side access area should be well lit..</p> <p>□ Physical Security - doorsets, windows and hardware should comply with Building Regulations 'Approved Document 'Q' 2015' (Security); please note, PAS 24:2012 has been superseded by PAS 24:2016. All ground floor and other accessible windows should be certified to PAS 24:2016 security standards, as a minimum. Those that abut public areas should also include 'restrictors' to reduce the opportunity of 'sneak-in' type thefts.</p> <p>□ Glazing in external doors sets, ground floor and other accessible windows, including those installed within 400mm of an adjacent door set and those situated above flat over door canopies, must include one pane of laminated glass that is securely fixed in accordance with the manufacturer's instructions and certified to BS EN 356 2000 rating P1A.</p> <p>□ By proceeding with the scheme as a Secured by Design Silver development, this will ensure all requirements under Part Q are covered as well as additional security measures for keeping residents safe. To develop a Secured by Design application contact the Lancashire Constabulary Designing Out Crime Officers at alo@lancashire.pnn.police.uk</p> <p>□ Utility Metres - If 'Smart meters' are not utilised in the scheme, external utility meters should be located as close to the front elevation as possible, so that access into secure/private areas is not required to obtain readings.</p> <p>□ Intruder Attack Alarms – An alarm system should be fitted to each dwelling. Alarms with a mixture of contacts fitted to doors and windows that will activate if forced entry is attempted and PIR</p>
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	<p>and windows that will activate if forced entry is attempted and PIR motion detectors fitted internally are recommended. The installation company should be a member of the National Security Inspectorate or the Security Systems and Alarms Inspection Board. The system should be maintained on an annual basis.</p> <p>□ Construction Site Security - The site should be secured throughout the construction phase with adequate security measures to reduce the risk of burglary, theft and criminal damage, including a robust 2.4m high anti-climb weld mesh perimeter fence with matching lockable gates; monitored alarm system (with a response provision) for site cabins where tools, materials and fuel could be stored and monitored HD digital colour CCTV system. Any onsite CCTV recording equipment must be stored securely and located within an alarmed building/cabin.</p>	<p>motion detectors fitted internally are recommended. The installation company should be a member of the National Security Inspectorate or the Security Systems and Alarms Inspection Board. The system should be maintained on an annual basis.</p> <p>□ Construction Site Security - The site should be secured throughout the construction phase with adequate security measures to reduce the risk of burglary, theft and criminal damage, including a robust 2.4m high anti-climb weld mesh perimeter fence with matching lockable gates; monitored alarm system (with a response provision) for site cabins where tools, materials and fuel could be stored and monitored HD digital colour CCTV system. Any onsite CCTV recording equipment must be stored securely and located within an alarmed building/cabin.</p>
3	<p><u>Highways Note 1:</u> The applicant is advised that highways works will need to be constructed under an appropriate legal agreement. The Highways Authority hereby reserves the right to provide the highways 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 is advised to contact Lancashire County Council before works begin on site. Further information and advice can be found at <a href="http://www.lancashire.gov.uk">www.lancashire.gov.uk</a>.</p> <p><u>Highways Note 2:</u> 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</p> <p><u>Highways Note 3:</u> 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</p>	<p><u>Highways Note:</u> The applicant is advised that highways works will need to be constructed under an appropriate legal agreement. The Highways Authority hereby reserves the right to provide the highways 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 is advised to contact Lancashire County Council before works begin on site. Further information and advice can be found at <a href="http://www.lancashire.gov.uk">www.lancashire.gov.uk</a>.</p> <p><u>Highways Note 2:</u> 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</p> <p><u>Highways Note 3:</u> 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</p>



	of any flood waters from the adoptable United Utility surface water system, or any private surface water drainage system.	flood waters from the adoptable United Utility surface water system, or any private surface water drainage system.
4	<p><u>United Utilities Note 1:</u> Not all public sewers are shown on the statutory utility records. The applicant should be made aware that the proposed development may fall within the required access strip of a public sewer and make contact with a Building Control body at an early stage. South Ribble Building Control can be contacted on 01772 625420</p> <p><u>United Utilities Note 2:</u> A separate metered supply to each unit will be required at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999. Please contact UU on 0845 7462200 regarding water mains/public sewers or 0870 7510101 to access a fully supported mapping service.</p> <p><u>United Utilities Note 3:</u> It is the applicant's responsibility to demonstrate the exact relationship between any assets that may cross the site and any proposed development</p>	<p><u>United Utilities Note 1:</u> Not all public sewers are shown on the statutory utility records. The applicant should be made aware that the proposed development may fall within the required access strip of a public sewer and make contact with a Building Control body at an early stage. South Ribble Building Control can be contacted on 01772 625420</p> <p><u>United Utilities Note 2:</u> A separate metered supply to each unit will be required at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999. Please contact UU on 0845 7462200 regarding water mains/public sewers or 0870 7510101 to access a fully supported mapping service.</p> <p><u>United Utilities Note 3:</u> It is the applicant's responsibility to demonstrate the exact relationship between any assets that may cross the site and any proposed development</p>
5	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	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
6	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	<u>LLFA Note 1</u> : 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.	granted. The applicant should obtain a Connection Agreement from United Utilities before starting any works on site.
7		<p><u>LLFA Note 2:</u> Under the Land Drainage Act 1991 (as amended by the Flood &amp; Water Management Act 2010), consent is needed from the Lead Local Flood Authority to build a culvert or structure (such as a weir) or carry out works within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not.</p> <p>As a minimum, the applicant will be expected to carry out studies of the existing culvert/watercourse condition and capacity; undertake an examination of the downstream condition and implications of the development proposal, and restrict discharge rates so that the peak runoff rate from the development to the ordinary watercourse for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event should never exceed the peak greenfield runoff rate for the same event.</p> <p>As per Lancashire County Council Consenting and Enforcement Policy, the Lead Local Flood Authority will generally refuse consent to applications which seek to culvert an existing ordinary watercourse. This is in line with Environment Agency guidance on protecting watercourses. You should contact the Flood Risk Management Team at Lancashire County Council to obtain Land Drainage Consent. Information on the application process and relevant forms can be found here: <a href="https://www.lancashire.gov.uk/flooding/drains-and-sewers/alterations-to-a-watercourse/">https://www.lancashire.gov.uk/flooding/drains-and-sewers/alterations-to-a-watercourse/</a></p>
		<u>LLFA Note 3:</u> The proposed outfall to the reservoir and spillway may require a legal agreement with the reservoir owner to access and construct the outfall in addition to any permission(s) from flood risk management authorities.
7	<u>LCC Archaeology Notes</u> - Note: Relevant archaeological standards and a list of registered contractors can be found on	Not relevant

	<p>the ClfA web pages: <a href="http://www.archaeologists.net">http://www.archaeologists.net</a>. Contact details for other non-registered contractors can be found on the BAJR web site: <a href="http://www.bajr.org">http://www.bajr.org</a> and "Understanding Historic Buildings" can be accessed online at <a href="https://historicengland.org.uk/images-books/publications/understanding-historicbuildings/">https://historicengland.org.uk/images-books/publications/understanding-historicbuildings/</a>.. It is recommended that the trial excavation works are undertaken at the earliest opportunity, in order that sufficient time should be available to adapt the design of the development to minimise its impact and for any mitigation recording works to be undertaken without risking delay to the main development. This is in accordance with National Planning Policy Framework paragraph 199: "Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible..."</p>	
8	<p><b>Cadent Gas Note:</b> Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on <a href="http://www.linerearchbeforeudig.co.uk">www.linerearchbeforeudig.co.uk</a> to submit details of the planned works for review, ensuring requirements are adhered to. Proximity to the AGI needs to be factored in for any noise attenuation survey and assessed for any habitable structures</p> <p>The original holding objection was triggered due to the presence of a High Pressure Major Accident Hazard Pipeline (MAHP) and/or an Intermediate Pressure Pipeline and/or an Above Ground Installation. The minimum building proximity distance (BPD) for the pipelines and associated installations is as follows <b>14.5M</b></p> <ul style="list-style-type: none"> <li>• Cadent Gas has a MAJOR ACCIDENT HAZARD PIPELINE</li> </ul>	<p><b>Cadent Gas Note:</b> The applicant shall at all times adhere to the safety standards of the Cadent Gas specification SSW22.Pipeline location and technical services are available (Tel 0787 0856 098) or via the Plant Protection Team on 0800 688 588 prior to any works commencing on site.</p>

<p>in the vicinity( LOSTOCK HALL/KIRKHAM )</p> <ul style="list-style-type: none"> <li>• Cadent Gas has an INTERMEDIATE ACCIDENT HAZARD PIPELINE in the vicinity,</li> <li>• Specific AGI BPD N/A</li> </ul> <p>The building proximity distance taken from The Institution of Gas Engineers and Managers publication IGEM/TD/1 Edition 5 which is the standard applicable to steel pipelines and associated installations for high pressure gas transmission and IGEM/TD/3 Edition 5 Steel and PE pipelines for gas distribution</p> <p><b>Your responsibilities and obligations:</b> This decision does not constitute any formal agreement or consent from Cadent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.</p> <p>Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.</p> <p>If you need any further information or have any questions about the outcome, please contact us at <a href="mailto:plantprotection.nw@cadentgas.com">plantprotection.nw@cadentgas.com</a> / quoting your reference at the top of this letter.</p> <p>The applicant shall at all times adhere to the safety standards of the Cadent Gas specification SSW22.Pipeline location and technical services are available (Tel 0787 0856 098) or via the Plant Protection Team on 0800 688 588 prior to any works</p>	
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	commencing on site.	
9	<p><b>Electricity North West</b> Note: Prior to commencement of any works on site, the applicant shall verify [proximity to ENWL assets by contacting Electricity North West Land Rights and Consents, Frederick Road, Salford Manchester M6 6QH. Protection should be given at all times to both electrical apparatus and personnel working in the vicinity.</p> <p>Should there be a requirement to divert the apparatus the cost of such a diversion would usually be borne by the application. The applicant should be aware of ENWL requirements to access, inspect, maintain, repair or alter any of ENWL distribution equipment including works incidental to these processes at any time day or night. ENWL service desk (Tel 0800 195 4141) can advise further. ENWL also offer a supported mapping service fo electricity assets (<a href="http://www.enwl.co.uk/our-services/know-before-you-dig">www.enwl.co.uk/our-services/know-before-you-dig</a></p>	<p><b>Electricity North West</b> Note: Prior to commencement of any works on site, the applicant shall verify [proximity to ENWL assets by contacting Electricity North West Land Rights and Consents, Frederick Road, Salford Manchester M6 6QH. Protection should be given at all times to both electrical apparatus and personnel working in the vicinity.</p> <p>Should there be a requirement to divert the apparatus the cost of such a diversion would usually be borne by the application. The applicant should be aware of ENWL requirements to access, inspect, maintain, repair or alter any of ENWL distribution equipment including works incidental to these processes at any time day or night. ENWL service desk (Tel 0800 195 4141) can advise further. ENWL also offer a supported mapping service fo electricity assets (<a href="http://www.enwl.co.uk/our-services/know-before-you-dig">www.enwl.co.uk/our-services/know-before-you-dig</a></p>
10	<p><b>Environment Agency Note 1: Environmental permit</b> The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:</p> <ul style="list-style-type: none"> <li>• on or within 8 metres of a main river (16 metres if tidal)</li> <li>• on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)</li> <li>• on or within 16 metres of a sea defence</li> <li>• involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert</li> </ul> <p>in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission. For further guidance please visit <a href="https://www.gov.uk/guidance/flood-risk-activities-environmental-permits">https://www.gov.uk/guidance/flood-risk-activities-environmental-permits</a> or contact our National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has</p>	<p><b>Environment Agency Note 1: Environmental permit</b> The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:</p> <ul style="list-style-type: none"> <li>• on or within 8 metres of a main river (16 metres if tidal)</li> <li>• on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)</li> <li>• on or within 16 metres of a sea defence</li> <li>• involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert</li> <li>• in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission. For further guidance please visit <a href="https://www.gov.uk/guidance/flood-risk-activities-environmental-permits">https://www.gov.uk/guidance/flood-risk-activities-environmental-permits</a> or contact our National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once</li> </ul>

	been granted, and we advise them to consult with us at the earliest opportunity.	planning permission has been granted, and we advise them to consult with us at the earliest opportunity.