

Application Number 07/2017/3794/OUT

Address Longton Equestrian Centre
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Applicant Mr Ainscough

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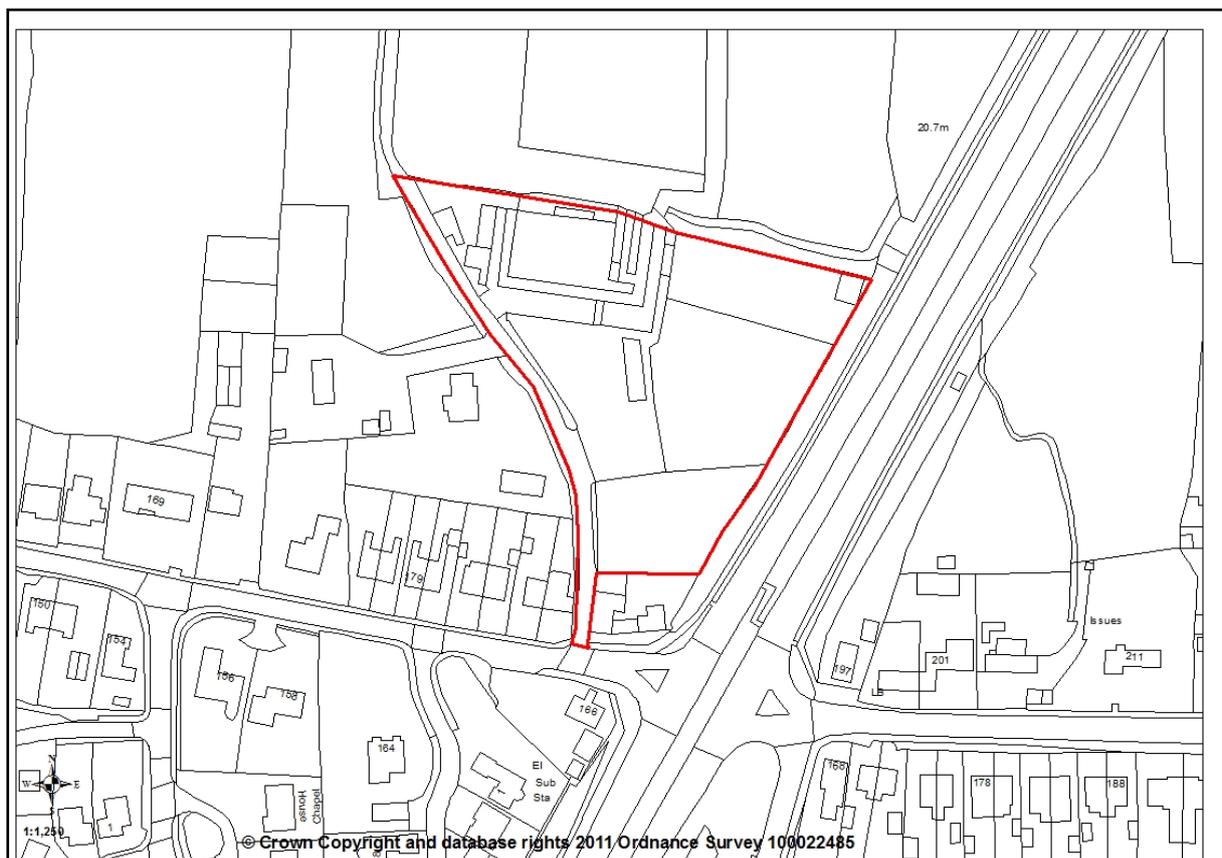
Development Outline application for the erection of 9 dwellings following demolition of existing equestrian centre buildings

Officer Recommendation Approval with Conditions

Officer Janice Crook

Date application valid 14.12.2017
Target Determination Date 15.03.2018
Extension of Time 06.04.2018

Location Plan



1.0 Report Summary

1.1 This outline application is a resubmission of a previous scheme for 6 dwellings, granted in February 2017. That previous application established the principle of development of the site together with the means of access.

1.2 This current application differs in that all matters are reserved, the proposal is for 9 dwellings and the area to be re-developed is slightly larger.

1.3 Although located in the Green Belt, the site constitutes a previously developed site and therefore is among the exceptions to the general presumption against inappropriate development. The proposal is not considered to unduly impact on the Green Belt as it will result in less built development on the site than the existing situation and can, with careful design and layout, relate well to existing properties.

2.0 Site and Surrounding Area

2.1 The application relates to Longton Equestrian Centre located on the northern side of Chapel Lane in Longton and immediately to the west of the Longton bypass. The site is accessed off Chapel Lane from a private access road which is also a public right of way PROW 37 and which serves 191 and 191a Chapel Lane and Brookfield Farm to the north-west of the site.

2.2 The site currently consists of a large two-storey equestrian building, stables, office and staff buildings, sand paddock and a parking area.

2.3 The area is within the Green Belt and is open and rural in nature.

3.0 Planning History

- 07/1976/0697 Indoor riding school. APV 10/11/1976
- 07/1976/0285 Erection of indoor riding school. REF 30/06/1976
- 07/1978/0323 Outline application for a detached bungalow REF 07/06/1978
- 07/1981/0414 Building of Riding School Premises. APV 24/06/1981
- 07/1987/0654 Floodlighting to outdoor riding arena. APV 11/11/1987
- 07/1996/0186 Extension of Car Park. APV 05/06/1996
- 07/1996/0213 Installation of Pre-Fabricated Building to Provide Office and Mess Room for Staff and Waiting Area for Public. APV 05/06/1996
- 07/1997/0532 Change of use to site one caravan for security purposes. APV 19/09/1997
- 07/2003/0964 Outline Application for indoor school/dressage arena (siting & means of access only) REF 21/11/2003
- 07/2006/0677/FUL Re-building of existing hay barn to rear. Siting of two portacabins to front to provide an office related to equestrian centre. Erection of tack store to rear and siting of three storage containers to side for riding equipment APV 25/08/2006
- 07/2010/0526/FUL Siting of static caravan for residential use REF 22/09/2010
- 07/2016/0727/OUT for residential development of 6 dwellings with means of access and siting applied for was approved on 24/02/2017.

4.0 Proposal

4.1 The application is in outline with all matters reserved. The application seeks to establish the principle of developing the site for 9 dwellings following demolition of the existing equestrian centre buildings. An indicative site layout plan has been submitted which indicates how 9 detached dwellings could be accommodated together with parking provision, landscaping and the indicative access.

4.2 The scheme is a re-submission of a previously approved outline application which established the principle of development for 6 dwellings together with the site access and the layout. This current scheme differs in that the proposal is for 9 dwellings with a slightly larger area of the site to be redeveloped.

5.0 Summary of Supporting Documents

- Planning Statement
- Design and Access Statement
- Ecology Statement
- Noise Impact Assessment
- Topographical Survey

6.0 Summary of Publicity

6.1 Neighbouring properties were notified and a site notice posted with one letter of representation being received, objecting to the proposal on the following grounds:

- Regrettable that this once thriving equestrian business, well suited to its semi-rural and wider rural environment, would close to make way for dwellings
- The proposed dwellings must be precisely on the same footprint or comprise the same volume of existing buildings
- In relation Biodiversity and Ecology, it is important for the property developer to bear in mind the environmental dimension of the National Planning Policy Framework (NPPF) "*in contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy*". (Paragraph 6 - Achieving Sustainable Development). "*Pursuing sustainable development involves seeking positive improvements in the quality of the natural and historic environment moving from a net loss of bio-diversity to achieving net gains for nature*" (Paragraph 6).
- Concerned about the fact that there are natural ponds on the site, which it would be illegal to fill in without full ecological surveys of these being undertaken.

7.0 Summary of Consultations

7.1 **LCC Highways** have no objection and are of the opinion that the proposals should have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site. They comment that the access is a private road with footpath 37 running along its length. The road is not subject to any future adoption agreement and advise that the applicant should check with their solicitor that they have rights over this road to access the site.

7.2 LCC Highways also comment that, as part of any Reserved Matters application the applicant should ensure the recommended parking provision is achievable and that the minimum internal single garage size of 6x3m is achievable.

7.3 LCC Highways also require conditions be imposed to ensure facilities are available for the cleaning of the wheels of vehicles leaving the site and that an informative note is included advising that the granting of planning permission does not entitle a developer to obstruct a public right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.

7.4 **PROW Officer** had not commented at the time of compiling this report. Any comments received will be reported verbally at Planning Committee.

7.5 **Environmental Health** comment that the noise assessment for the previous scheme has been submitted again for this development but this is no longer be applicable since the site layout has been altered with three additional properties. Therefore the original assessment must be reviewed to identify if the measures for mitigation are still suitable. However EH consider the proposed site layout can be improved to reduce the level of road traffic noise in the garden area by placing the residential structure next to the road and the gardens to the rear, this will allow the structure of the building to act as an acoustic barrier. This can be addressed at Reserved Matters stage and the layout is not applied for and the site plan is indicative only.

7.6 EH require a number of conditions be imposed in respect of the submission of a dust Management Plan; that wheel wash facilities be installed; that during the site preparation and construction, the hours of use of machinery, plant or powered tools be restricted; that the hours of deliveries of construction materials or removal of construction waste be restricted; that details of all piling activities shall be submitted prior to commencement; that an assessment for the presence of invasive plants be carried out; that at the reserve matters application stage, a desk study in respect of contaminated land be submitted; that prior to the importation of any subsoil and/or topsoil material, information supporting the suitability of the material be submitted; that a scheme for the provision of foul and surface water drainage be submitted and that Electric Vehicle recharge points be provided to every property.

7.7 **Arboriculturist** comment that a constraints plan should be submitted detailing trees to be retained/removed, to include a tree protection plan in accordance with BS 5837 2012. A landscape plan should also be provided detailing new tree planting species and size specifications. These requirements would need to be included in the Reserved Matters submission.

7.8 **Ecology** comment that they provided advice on the previous application at this site 07/2016/0727/OUT. The updated ecology survey indicates that there has been no significant change in the condition of the site or the impacts of the proposals. Therefore the advice remains unchanged. This is reported at paragraph 9.7 in the 'Ecology' section of this report.

7.9 **United Utilities** have no objection to the proposed development provided that a number of conditions are imposed in respect of foul and surface water to be drained on separate systems; that a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance be submitted; and that a sustainable drainage management and maintenance plan for the lifetime of the development be submitted

7.10 **Lead Local Flood Authority** comment that, in the absence of adequate information to assess the principle of surface water drainage associated with the proposed development, they object and recommend refusal of planning permission until further information has been submitted to the local planning authority. The application site lies within Flood Zone 1 defined by the Planning Practice Guidance as having a low probability of flooding. However the proposed scale of development may present risks of flooding on-site and/or off-site if surface water run-off is not effectively managed. The lack of any information at all in relation to surface water drainage means the LLFA cannot assess whether the development proposal meets the requirements of Paragraph 103 of the NPPF or Paragraph 80 of Section 10 of the PPG in principle. Flooding and drainage together with the LLFA's comments are fully discussed in the 'Flood Risk and Drainage' section of this report starting at paragraph 9.6.

7.11 **Ramblers** had not responded at the time of compiling this report.

8.0 Policy Consideration

8.1 **National Planning Policy Framework** sets out the presumption against inappropriate development in the Green Belt. When considering any planning application,

local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. However, among the exceptions to the presumption against inappropriate development is the limited infilling or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development

8.2 Central Lancashire Core Strategy

- Policy 1: Locating Growth** at criteria (e) encourages limited growth and investment in Longton to help meet local housing and employment needs and to support the provision of services to the wider area.
- Policy 7: Affordable and Special Needs Housing** requires the provision of affordable housing on sites of 5 dwellings or more in rural areas. At criteria a) the policy requires the provision of 35% affordable housing in rural areas on sites in or adjoining villages which have a suitable range of services. On any rural exception sites, including those in the Green Belt, there will be a requirement of 100% affordable housing.
- Policy 17: Design of New Buildings** seeks to ensure new development takes account of the character and appearance of the local area; is sympathetic to surrounding land uses and occupiers, avoid demonstrable harm to the amenities of the local area; ensure that the amenities of occupiers of the new development will not be adversely affected by neighbouring uses and vice versa.

8.3 South Ribble Local Plan 2012-2026

- Policy G1: Green Belt** has a general presumption against inappropriate development in the Green Belt, in line with the NPPF. Among the exceptions to this is the limited infilling or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- Policy G10: Green Infrastructure Provision in Residential Developments** is require for all new residential development resulting in a net gain of five dwellings or more to meet the recreational needs of the development, in accordance with the adopted standards
- Green Infrastructure should normally be provided on-site. Off-site provision will be at the Council's discretion delivered by developer contributions.
- Policy G11: Playing Pitch Provision** is required for all new residential development resulting in a net gain of five dwellings or more at a standard provision of 1.14 ha per 1000 population. Contributions will also be sought to fund or improve associated facilities.
- Policy G13: Trees, Woodlands and Development** has a presumption in favour of the retention and enhancement of existing tree, woodland and hedgerow cover on a site. Where there is an unavoidable loss of trees on site, replacement trees will be required to be planted on site, where appropriate, at a rate of two new trees for each tree lost. The policy requires that tree survey information is submitted with all planning applications, where trees are present on site. The tree survey information should include protection, mitigation and management measures. Appropriate management measures will also be required to be implemented to protect newly planted and existing trees, woodlands and/or hedgerows.
- Policy G16: Biodiversity and Nature Conservation** seeks to protect, conserve and enhance the Boroughs Biological and Ecological Network resources. This policy requires

that, where there is reason to suspect that there may be protected habitats/species on or close to a proposed development site, planning applications must be accompanied by a survey undertaken by an appropriate qualified professional. Where the benefits for development in social or economic terms are considered to outweigh the impact on the natural environment, appropriate and proportionate mitigation measures and/or compensatory habitat creation of an equal or greater area will be required through planning conditions and/or planning obligations.

- **Policy G17: Design Criteria for New Development** seeks to ensure new development does not have a detrimental impact on existing buildings or on the street scene, does not prejudice highway or pedestrian safety and provides the required number of off-street parking spaces to the adopted standards set out in **Policy F1**. The Policy also required that development does not have a detrimental impact on landscape features such as mature trees, hedgerows, ponds and watercourses.

9.0 Material Considerations

9.1 Impact on the Green Belt

9.1.1 Both National and local planning policy has a general presumption against inappropriate development in the Green Belt. However, among the exceptions to this general presumption is the limited infilling or the partial or complete redevelopment of previously developed sites which would not have a greater impact on the openness of the Green Belt. Criterion vi) within Paragraph 89 of the NPPF (mirrored in criterion f) of Policy G1 of the South Ribble Local Plan 2012-2026) allows for the development of previously developed sites in the Green Belt in circumstances where the proposed development would not have a greater impact on the openness of the Green Belt.

9.1.2 The site consists of a large equestrian building and associated office and staff building, parking area and sand paddock. The premises have been used as a commercial riding school/equestrian centre for visiting members of the public and treefall falls outside of the definition of 'agriculture' and constitutes 'previously developed land' The area considered to be previously developed land includes the hard standing parking area but excludes the sand paddock. Therefore it is considered that policy allows for redevelopment of this site, providing the development does not have a greater impact on the openness of the Green Belt.

9.1.3 The equestrian building, stables, office and staff buildings have a total volume of 5,674 cubic metres. This application is in outline and the detailed layout is not being applied for at this stage. However the supporting statement indicates that the application proposal comprises a total volume of 4,362 cubic metres, representing a reduction in volume of 24% of built development.

9.1.4 The existing equestrian buildings are to the northern part of the site and the majority of this area would be restored to green field land. The submitted Planning Statement indicates that: *"The application is for the erection of nine dwellings following the demolition of existing buildings on site. The application is supported by an indicative layout which identifies the developable area of the site and demonstrates that the site can accommodate nine dwellings.....The proposed houses, as per the previous approval for the site, relocate the developed area to the sites southern portion increasing the openness of the Green Belt at the northern end and bring the developed area closer to the built up area of the village."*

9.1.5 Whilst it is accepted that the indicative site layout introduces dwellings and their domestic gardens into an area within the site, to the eastern boundary, which is currently green field in nature, the indicative layout will result in a more compact form of development. Additionally the area of the site where the equestrian building is currently located will be returned to green field. As such the proposal replaces one area of green field whilst restoring another area to green field. It is therefore considered that this 'trade off' in areas of

green field together with the level of development and the reduction of volume of building development on the site would result in a development which does not detrimentally impact on the openness of the Green Belt. The proposal is therefore considered to be in accordance with the aims of Green Belt policy. However, the Local Planning Authority would resist any further encroachment of residential development into the Green Belt and any Reserved Matters application should be restricted to the extent shown on the indicative layout plan. On balance, given the proposed development would not have a materially greater impact on the openness of the Green Belt, the proposed development accords with criterion vi) within Paragraph 89 of the NPPF and criterion f) of Policy G1 in the South Ribblesdale Local Plan 2012-2026.

9.2 Site Access

9.2.1 The site is to be accessed off the existing access to the Equestrian Centre. This is a single track private road off Chapel Lane close to the junction of Chapel Lane and the A59 Longton Bypass. The road also serves Brookfield Farm and the residential properties 191 and 191a Chapel Lane. County Highways confirm that the access is a private road and is not subject to any future adoption agreement. Therefore they recommend that the applicant checks with their solicitor to ensure that they have rights over this road to access the site.

9.2.2 This application is in outline and the means of access has not been applied for. However, the site will need to be accessed off this existing private road with the details of the access into the site being part of the Reserved Matters applications.

9.2.3 LCC Highways require conditions be imposed to ensure facilities are available for the cleaning of the wheels of vehicles leaving the site and that an informative note is included advising that the granting of planning permission does not entitle a developer to obstruct a public right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.

9.3 Public Right of Way

9.3.1 County Highway commented that Footpath 37 passes along the access road, and therefore the details were forwarded on to the Public Rights of Way Section for comment. Additionally, a separate consultation request was forwarded to the PROW Team. They had not responded at the time of compiling this report and, should any comments be received, these will be reported verbally at Planning Committee.

9.4 Parking Arrangements

9.4.1 In respect of parking arrangements, County Highways considered that, as part of the reserved matters application, the applicant should provide the recommended individual parking provision of 1 space for one-bedroom properties; 2 spaces for two/three bedroom properties and 3 spaces for four/five bedroom properties. Further, they recommend the minimum internal single garage sizes to be 6m x 3m and this includes integral garages. Where garages are smaller than the recommended minimum internal dimension they should not be counted as a parking space and the applicant should provide an additional parking space for each garage affected. These measures will need to be incorporated in the detailed design of the scheme at Reserved Matters stage.

9.5 Relationship to Neighbours

9.5.1 The application is in outline and therefore the layout of the site would be subject to a Reserved Matters submission. However, a brief description of the neighbouring properties and their relationship to the application site follows:

9.5.2 189 Chapel Lane is located to the western side of the access road which serves Longton Equestrian Centre, 191 and 191a Chapel Lane and leads to Brookfield Farm. This access road lies to the application site's western boundary.

9.5.3 Adjacent the site access road off Chapel Lane are a pair of recently constructed dwellings with rear facing dormer windows. 195 Chapel Lane lies to the east of these dwellings and all three dwellings are located to the site's southern boundary.

9.5.4 It is considered the all the normally required spatial separation distances could be achieved with careful consideration of the site layout at Reserved Matters stage. The window placement of the proposed dwellings will need to ensure that undue impact to existing properties in terms of loss of privacy or overlooking issues. This will be assessed as part of the Reserved Matters submission to ensure there will be no undue impact on existing properties in terms of overlooking/loss of privacy.

9.6 Flood Risk and Drainage

9.6.1 Lancashire County Council as the Lead Local Flood Authority object to the proposal and comment that, in the absence of adequate information to assess the principle of surface water drainage associated with the proposed development, the application should be refused. They comment that the application site lies within Flood Zone 1 defined by the Planning Practice Guidance as having a low probability of flooding. However the proposed scale of development may present risks of flooding on-site and/or off-site if surface water run-off is not effectively managed. The lack of any information at all in relation to surface water drainage means the LLFA cannot assess whether the development proposal meets the requirements of Paragraph 103 of the NPPF or Paragraph 80 of Section 10 of the PPG in principle.

9.6.2 The LLFA considered that the submission of basic information on how surface water is intended to be managed is vital if the local planning authority is to make informed planning decisions. In the absence of any information at all regarding surface water management, the flood risks resulting from the proposed development are unknown and this is therefore sufficient reason in itself for a refusal of planning permission.

9.6.3 The LLFA go on to advise that the applicant can overcome their objection by submitting information which demonstrates how surface water will be managed on site, satisfying the principles of Paragraph 103 of the NPPF and Paragraph 80 of Section 10 of the PPG.

9.6.4 It must be noted that, during the consideration of the previous scheme for six dwellings, the LLFA were also consulted but at that time, advised the development did not fall within their consultation requirements and made no comments. This was raised with the LLFA who now advise that their response to the previous application was incorrect and a response should have been provided. This has put the Local Planning Authority in a difficult position as outline planning permission for 6 dwellings has been granted and therefore has established the principle of development on this site. Additionally, a number of conditions were imposed on that outline permission, as requested by United Utilities. The LLFA have commented that the UU conditions are a more concise version of their own conditions and they would require the conditions to be more detailed.

9.6.5 A Drainage Design Report was submitted on 14/03/2018 and forwarded to the LLFA for consideration and any comments received from them would be reported verbally at planning committee. However, it is considered that, as this is an outline application and the site is within Flood Zone 1 with a low probability of flooding, the details required by the LLFA can, in this instance, be secured by condition to be submitted as part of the Reserved Matters application. It would therefore be unreasonable for the Local Planning Authority to refuse this outline planning application on grounds of flooding/drainage.

9.6.6 United Utilities also commented on the application and have no objection to the proposed development. They comment that, in accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be

drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

9.6.7 The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the developer to consider the following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

9.6.8 United Utilities therefore require that a number of conditions are imposed in respect of foul and surface water to be drained on separate systems; that a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance be submitted; and that a sustainable drainage management and maintenance plan for the lifetime of the development be submitted

9.7 Ecology

9.7.1 An Ecological Survey and Assessment report dated November 2017 by ERAP ref 2017-2901 was submitted with the application and which concluded that the redevelopment of the Equestrian Centre for residential can be achieved with no adverse effect on designated sites for nature conservation, ecologically valuable habitats, protected species and Priority Species.

9.7.2 The report indicates that Reasonable Avoidance Measures for amphibian species and actions to ensure compliance with wildlife legislation and best practice will be implemented as described in the in Sections 5.09 and 9.0 of the report. It also indicates that it is possible to implement reasonable actions for the protection and long-term conservation of fauna such as roosting bats and nesting birds as well as measures to conserve the habitat connectivity through the sites.

9.7.3 Finally, the report also indicates that measures to achieve a net gain for biodiversity are specified in Section 5.0 of the report and are entirely feasible in order to achieve compliance with the National Planning Policy Framework and best practice.

9.7.4 The report has been considered by the Council's Ecological Advisors who comment that they provided advice on the previous application at this site 07/2016/0727/OUT. The updated ecology survey indicates that there has been no significant change in the condition of the site or the impacts of the proposals. Therefore their advice remains unchanged, as follows:

9.7.5 Overall the survey found the habitats present on site to be of low ecological value, with the most valuable being retained within the current design. There are a number of issues relating to protected species, particularly great crested newts which were found in a pond to the north of the site. In relation to newts, the consultants are of the view that if reasonable avoidance measures are followed no harm will be caused to newts and no European Protected Species Licence will be required.

9.7.6 Given the findings of the ecology report and that the majority of the impacts of the proposals would be during the construction phase of the development, Ecology advises that a Construction Environmental Management Plan for biodiversity (CEMP) be required and secured by condition. The CEMP should include measures to protect trees, hedgerows and the ditch on site as well the measures outlined in the ecology report to avoid harm to great crested newts.

9.7.7 In addition since the site, including the buildings may be used by nesting birds Ecology advise that conditions are imposed to ensure that are clearance works are not carried out in the bird breeding season.

9.7.8 Finally the ecology report makes a number of recommendations for biodiversity enhancement measures in line with the requirements of the National Planning Policy Framework and therefore Ecology advises that a scheme for biodiversity enhancement measures be submitted at Reserved Matters stage.

9.8 **Tree Issues**

9.8.1 There are a number of trees and hedgerow planting to the site's boundaries, particularly the eastern boundary with the A49 Longton bypass being dense. The Council's Arboriculturist considers that a constraints plan should be submitted detailing trees to be retained/removed, to include a tree protection plan in accordance with BS 5837 2012. A landscape plan should also be provided detailing new tree planting species and size specifications. It is considered that the tree plans and landscaping plan should form part of the Reserved Matters submission and conditioned to secure their submission.

9.10 **Noise**

9.10.1 A Noise Assessment dated October 2017 was submitted with the application which has been considered by Environmental Health. They consider that the indicative site layout can be improved to reduce the level of road traffic noise in the garden areas. However, as this is an outline application with all matters reserved, including the site layout, a Noise Assessment would be required to be submitted with the Reserved Matters application which takes account of the site layout subject to that Reserved Matters application. Therefore a suitably worded condition is proposed, requiring the submission of such a noise report and which includes suitable mitigation measures that ensure noise levels are at an acceptable level

9.11 **Affordable Housing**

9.11.1 Policy 7 of the Central Lancashire Core Strategy seeks the provision of affordable housing to meet the needs of the borough. Residential development which exceeds five dwellings within the rural areas must provide on-site affordable housing or an equivalent financial contribution. However, Planning Practice Guidance now identifies that affordable housing and tariff based contributions should not be required of developments of ten dwellings or fewer. This application proposes nine dwellings and therefore there is now no longer a requirement for affordable housing.

9.12 **Public Open Space**

9.12.1 Policy G10 requires the provision of Green Infrastructure as part of new residential development of 5 dwellings or more and Policy G11 requires contributions to playing pitch provision. However, as with the affordable housing situation, Planning Practice Guidance now identifies that tariff based contributions should not be required of developments of ten dwellings or fewer. This application proposes nine dwellings and therefore there is now no longer a requirement for public open space provision.

9.13 **Community Infrastructure Levy**

9.13.1 As the application is for residential development it will be liability to a community infrastructure levy of £65 per square metre of floor area. However, there are existing buildings on the site which are to be demolished. The floor area of these buildings can be off-set against the new floor area of the development. As this application is in outline only at this stage, the amount of new floor area or any CIL amount that may be payable cannot be calculated.

10.0 **Conclusion**

10.1 For the reasons outlined above, the application is considered to be policy compliant. With considerate design, the proposal should not impact on existing residential properties in terms of loss of privacy or overlooking. Again with careful design and the inclusion of noise attenuation measures, the proposed scheme will not unduly impact on future residents in terms of noise and disturbance. There are a number of points that can be addressed within the detailed design at Reserved Matters stage and these have been secured by conditions. Therefore the application is recommended for approval.

11.0 Recommendation

Approval with Conditions.

12.0 Recommended Conditions

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the date of the approval of the last of the reserved matters, whichever is the later.
REASON: Reason: To comply with Section 92 (as amended) of the Town and Country Planning Act 1990.
2. Application(s) for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall be begun not later than the expiration of two years from the final approval of the Reserved Matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
REASON: This is an outline planning permission and these conditions are required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended).
3. A noise assessment shall be carried out with a report submitted as part of the Reserved Matters submission. The noise assessment shall relate to the site layout subject of that Reserved Matters application. The Noise Assessment shall include appropriate measures for mitigation of road traffic noise to the dwellings and their garden areas
REASON: In the interests of the amenity of the future residents of the development and to be in accordance with Policy 17 of the Central Lancashire Core Strategy.
4. 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. 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.
5. During the site preparation and construction of the development no machinery, plant or powered tools shall be operated outside the hours of 08:00 to 18:00 Monday to Friday 09:00 - 13:00 on Saturdays. No construction shall take place at any time on Sundays or nationally recognised Bank Holidays.
REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy.
6. No deliveries of construction materials or removal of construction waste shall be undertaken outside the hours of 09:00 - 17:00 Monday to Friday. No deliveries or removal of waste shall be carried out at weekends or nationally recognised Bank Holidays.

REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy.

7. Prior to the commencement of any works on site, details of all piling activities shall be submitted to the local planning authority together with all mitigation measures to be taken. Piling activities shall be limited to 09:30-17:00.

REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy.

8. Prior to the commencement of any works on site an assessment for the presence of invasive plants, as identified under the Wildlife and Countryside Act 1981, shall be undertaken and the results submitted to the local planning authority for approval along with a detailed methodology for the removal of any identified invasive plants.

REASON: To prevent the spread of invasive plants.

9. Prior to the commencement of development hereby approved, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

a) A Desk Study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on & off-site contamination and ground gases.

b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part IIA, 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 building structures, 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 approved in writing by the LPA prior to the start of the site investigation survey.

c) A Remediation Statement, detailing the recommendations and remedial measures to be implemented within the site.

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.

On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a Verification Report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site, in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G14 of the South Ribble Local Plan 2012-2026

10. Prior to the importation of any subsoil and/or topsoil material into the proposed development site, a Desk Study shall be undertaken to assess the suitability of the proposed material to ensure it shall not pose a risk to human health as defined under Part IIA of the Environmental Protection Act 1990. The soil material shall be sampled and analysed by a Competent Person. The details of the sampling regime and analysis shall be submitted to and agreed in writing by the Local Planning Authority prior to the work taking place.

A Verification Report which contains details of sampling methodologies and analysis results and which demonstrates the material does not pose a risk to human health shall be submitted to the Local Planning Authority for approval in writing.

REASON: To protect human health and the environment in the interests of residential amenity in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G14 of the South Ribble Local Plan 2012-2026

11. Prior to first occupation of the development hereby approved, an Electric Vehicle Recharge point shall be provided to the dwelling. This shall consist of as a minimum a 13 amp electrical socket located externally or in the garage, in such a position that a 3 metre cable will reach the designated car parking space(s). A switch shall be provided internally to allow the power to be turned off by the resident(s) which if located externally shall be fitted with a weatherproof cover. The EVR shall be maintained and retained at all times thereafter for its intended use.
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.
12. For the full period of demolition/construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway.
REASON: to prevent stones and mud being carried onto the public highway to the detriment of road safety.
13. As part of the Reserved Matters submission, a detailed tree survey of the site comprising a plan and schedule indicating the precise location, species, spread, height and condition of each tree accurately plotted and showing those trees to be retained and those to be felled with a reason for felling has been submitted to and approved in writing by the Local Planning Authority.
REASON: To provide for the retention and protection of existing trees in the interests of visual amenity and biodiversity and in accordance with Policy G13 of the South Ribble Local Plan.
14. Prior to commencement of the development (construction or demolition), a Tree Protection Plan shall be submitted with the application to be approved by the Local Planning Authority. The Tree Protection Plan shall be in accordance with Para 5.5 of BS5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'
REASON: To prevent damage to trees during construction works in accordance with Policy G13 of the South Ribble Local Plan 2012-2026
15. 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 as detailed in the Tree Protection Plan which has been agreed by the Local Planning Authority. The fencing shall be constructed and located in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant, removal or addition of soil may take place. This includes ground disturbance for utilities. The fencing shall not be moved in part or wholly without the written agreement of the Local Planning Authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.
REASON: To prevent damage to trees during construction works in accordance with Policy G13 of the South Ribble Local Plan 2012-2026
16. As part of the Reserved Matters submission, a detailed landscaping plans shall be provided to include: (1) details of boundary treatments and hard surfaces (2) the location, size and species of all trees to be planted (3) the location, size, species and density of all shrub and ground cover planting and (4) a schedule of implementation.
REASON: In the interests of visual appearance in accordance with Policy G17 of the South Ribble Local Plan 2012-2026 and Policy 17 of the Central Lancashire Core Strategy
17. Foul and surface water shall be drained on separate systems.
REASON: To secure proper drainage and to manage the risk of flooding and pollution.

18. As part of the Reserved Matters submission, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted.
The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.
The development shall be completed in accordance with the approved details.
REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.
19. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.
The development shall subsequently be completed, maintained and managed in accordance with the approved plan.
REASON: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.
20. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
a) Risk assessment of potentially damaging construction activities.
b) Identification of "biodiversity protection zones".
c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
d) The location and timing of sensitive works to avoid harm to biodiversity features.
e) The times during construction when specialist ecologists need to be present on site to oversee works.
f) Responsible persons and lines of communication.
g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
h) Use of protective fences, exclusion barriers and warning signs.
The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.
REASON: To increase the biodiversity of the site and to mitigate any impact from the development hereby approved in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 of the South Ribble Local Plan 2012-2026
21. No hedgerow, tree or shrub shall be removed from the site between 1st March and 31st August inclusive without the prior submission of a report to the Local Planning Authority which sets out the results of a survey to assess the nesting bird activity on the site and describes a method of working to protect any nesting bird interest. Any hedgerow, tree or shrub removal shall then be carried out in accordance with the approved details.

REASON: To protect habitats of wildlife in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 of the South Ribble Local Plan 2012-2026

22. As part of the Reserved Matters submission, scheme for the biodiversity enhancement measures, including a timescale for its implementation, shall be submitted to the Local Planning Authority. This scheme shall then be implemented in accordance with the details approved above and retained thereafter in accordance with the approved scheme.

REASON: To safeguard conservation of species/habitats in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 of the South Ribble Local Plan 2012-2026

23. The volume capacity of the nine dwellings and garages combined shall not exceed a total of 4,362 cubic metres.

REASON: To restrict the amount of built development on the site to an acceptable level in terms of impact on the openness of the Green Belt in accordance with Policy G1 in the South Ribble Local Plan

13.0 Relevant Policy

National Planning Policy Framework

Central Lancashire Core Strategy

- 1 Locating Growth
- 7 Affordable and Special Needs Housing
- 17 Design of New Buildings

South Ribble Local Plan

- G1 Green Belt
- G10 Green Infrastructure Provision in Residential Developments
- G11 Playing Pitch Provision
- G13 Trees, Woodlands and Development
- G16 Biodiversity and Nature Conservation
- G17 Design Criteria for New Development

14.0 Informative Notes

Informative 1 - Sustainable Drainage Systems: General Advice

Paragraph 103 of the National Planning Policy Framework (NPPF) and Written Statement on Sustainable Drainage Systems (HCWS161) requires that surface water arising from a developed site should, as far as it is practicable, be managed in a sustainable manner to mimic surface water flows arising from the site prior to the proposed development, whilst reducing flood risk to the site itself and elsewhere, taking climate change into account.

The Lead Local Flood Authority encourages that site surface water drainage is designed in line with the Non-Statutory Technical Standards for Sustainable Drainage Systems and Planning Practice Guidance, including restricting developed discharge of surface water to greenfield runoff rates making suitable allowances for climate change and urban creep, managing surface water as close to the surface as possible and prioritising infiltration as a means of surface water disposal where possible. 3

Regardless of the site's status as greenfield or brownfield land, the Lead Local Flood Authority encourages that surface water discharge from the developed site should be as close to the greenfield runoff rate as is reasonably practicable in accordance with Standard 2 and Standard 3 of the Non-Statutory Technical Standards for Sustainable Drainage Systems.

Sustainable drainage systems offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge absorbing diffuse pollutants and improving water quality. Ponds, reedbeds and seasonally flooded grasslands can be particularly attractive features within public open space.

The wide variety of available sustainable drainage techniques means that virtually any development should be able to include a scheme based around these principles and provide multiple benefits, reducing costs and maintenance needs.

Informative 2 - Sustainable Drainage Systems: Infiltration & Permeability Testing

The Lead Local Flood Authority wishes to highlight that no geotechnical survey has been undertaken at this stage. It is therefore unknown whether infiltration techniques will prove feasible.

The applicant is reminded that Paragraph 103 of the NPPF requires priority use to be given to SuDS and in accordance with Paragraph 80, Section 10 of the Planning Practice Guidance the preferred means of surface water drainage for any new development is via infiltration. The applicant must submit evidence as to why each 'level' of this hierarchy cannot be achieved.

Prior to designing site surface water drainage for the site, a full ground investigation should be undertaken to fully explore the option of ground infiltration to manage the surface water in preference to discharging to a surface water body, sewer system or other means. For example, should the applicant intend to use a soakaway, they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365 revised 2016.

The Lead Local Flood Authority also strongly encourages that the developer should take into account designing drainage systems for exceedance working with the natural topography for the site. Should exceedance routes be used, the applicant must provide a site layout plan with these displayed, in line with Standard 9 of DEFRA's Technical Standards for SuDS.

Informative 3 - Sustainable Drainage Systems: Flow Balancing

Flow balancing SuDS methods which involve the retention and controlled release of surface water from a site may be an option for some developments at a scale where uncontrolled surface water flows would otherwise exceed the pre-development greenfield runoff rate. Flow balancing should seek to achieve water quality treatment as part of a treatment train and amenity benefits as well as managing flood risk.

They provide advice taken from Paragraph 103 of the National Planning Policy Framework (NPPF) and Written Statement on Sustainable Drainage Systems (HCWS161) which requires that surface water arising from a developed site should, as far as it is practicable, be managed in a sustainable manner to mimic surface water flows arising from the site prior to the proposed development, whilst reducing flood risk to the site itself and elsewhere, taking climate change into account.

LCC Highway Note

The granting of planning permission does not entitle a developer to obstruct a public right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.