

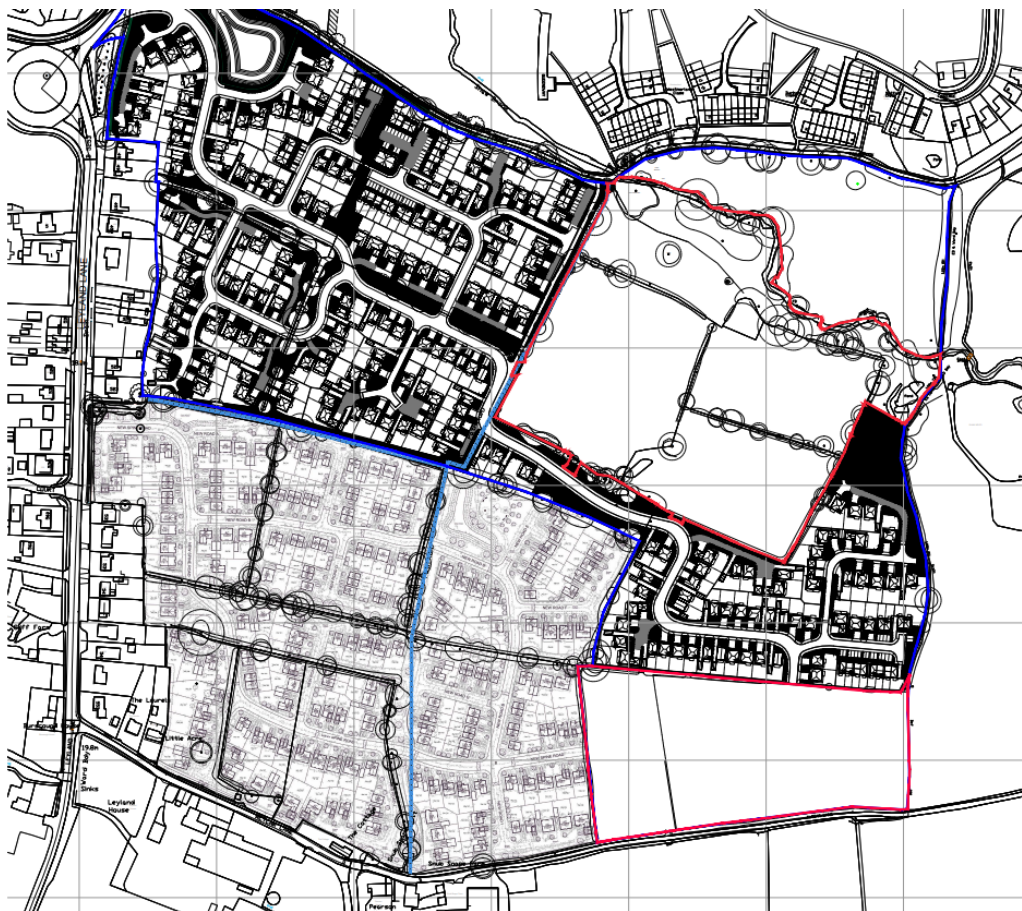
Application Number 07/2023/00718/REM
Address Land Off Shaw Brook Road and
Altcar Lane
Leyland
Lancashire

Applicant Redrow Homes Limited

Development Reserved Matters application (appearance, landscaping, layout and scale) for the erection of 154 dwellings on phases 4 and 5 including a surface water drainage scheme pursuant to condition 6 of outline planning permission 07/2016/0591/OUT

Officer Recommendation Approval with Conditions
Officer Name Mr Chris Sowerby

Date application valid 04.09.2023
Target Determination Date 04.12.2023
Extension of Time



1. REPORT SUMMARY

1.1 Outline planning permission was granted for up to 400 dwellings and associated infrastructure on the site following the successful completion of a Section 106 Agreement in September 2017. The Affordable Housing contribution element of the S106 Agreement required 10% as a commuted sum for provision off-site and 20% of units on site to be discounted open market value units.

1.2 Reserved Matters (Appearance, Landscaping, Layout and Scale) approval is sought for the erection of 154 dwellings on Parcels 4 and 5 of the development, of which 31 (20%) would be 'affordable housing' with the outline planning consent securing a further 10% provision off-site.

1.3 The proposed development would supersede the Reserved Matters approval (07/2021/01247/REM) for 154 dwellings granted in March 2022, with the applicant advising changes to the detailed construction design of all house types have become necessary to reflect current Building Regulation requirements (i.e. achieving at least a 31% reduction in carbon emissions). It is also advised that instead of being developed as one phase, the two phases are to be development separately meaning changes to the types and siting of some market and affordable housing units (Plots 364-374 and 441-452) are required to ensure each of the two distinct parcel provides for the required 20% affordable housing provision.

1.4 The proposal does not alter the previously consented number of proposed dwellings, the site access or the previously approved road pattern. All requirements of the parent Outline planning consent (07/2016/0591/OUT) remain binding, with the proposal essentially being limited to minor changes to the detailed design of units and changes to the location of some market and affordable housing units within the site.

1.5 The same suite of supporting documents as previously submitted have been provided which have been updated where necessary to reflect the proposed changes. This includes a Design and Access Statement, Affordable Housing Statement, Crime Impact Statement, Invasive Species Report, Travel Plan and Tree Impact Statement.

1.6 The overall mix and units proposed in house type remains un-changed to the previously approved Reserved Matters application on the site. All inter-relationships with existing residential properties exceed the minimum spatial standards set out in the South Ribble Residential Design SPD. The proposed changes to the detailed construction design of all house types to reflect current Building Regulation requirements do not result in a noticeable change to the appearance of the house types, with the proposed dwellings remaining similar in design and scale to those currently under construction on the wider development.

1.7 The proposed to the types and siting of some market and affordable housing units (Plots 364-374 and 441-452) does not alter the previously consented number of proposed dwellings, the site access or the previously approved road pattern and would not have a detrimental impact on the character and appearance of the area.

1.8 The proposed development replicates the inter-relationships and layout principles of the development under construction in Phases 1-3. The overall mix and units proposed in house type remains un-changed to the previously approved Reserved Matters application on the site. The proposed changes to the detailed construction design of all house types to reflect current Building Regulation requirements do not result in a noticeable change to the appearance of the house types, with the proposed dwellings remaining similar in design and scale to those currently under construction on the wider development.

1.9 The previously consented access and internal road layout remains unchanged and adhere to the Parameters Plan submitted as part of the associated Outline planning permission, which also approved the matter of 'Access'. Car parking standards have been assessed by County Highways and are policy compliant.

1.10 The submitted landscaping, which remains unchanged from the previously consented, is considered to be acceptable and supports the aims of Policy G17 (b). The application will also enable the delivery of the extension to Worden Park and the development meets the aims of Policy G16 in terms of biodiversity.

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

1.12 The delivery of this site for residential development supports the aims and objectives of the Lancashire, Preston and South Ribble City Deal. The application site forms part of a wider housing site known as Site P under Policy D1 of the South Ribble Local Plan. The application site is a parcel of land that the Council wishes to see come forward for residential development and a Masterplan was endorsed by the Planning Committee in March 2016 which identified two access points for Site P.

1.13 Policy D1 and Policy G9 of the South Ribble Local Plan requires this development to provide land for, and the delivery of, the extension to Worden Park. The S106 Agreement signed as part of the Outline planning consent requires the following:

- i) A financial contribution of J123,000 to be used by the Council towards the laying out and future maintenance and management of the Worden Park Extension and or the Park. This has been received by the Council.
- ii) To transfer the Worden Park Extension Land to the Council on or before the occupation of the first dwelling that forms part of this application. – Once this has occurred the Worden Park extension will become a reality thereby meeting the requirements of Policy D1 Site P and Policy G9 Worden Park.

1.14 The proposed residential development is deemed to be in accordance with the NPPF, Policies 1, 3, 4, 5, 6, 17, 22, 26 and 29 of the Core Strategy and Policies A1, D1, F1, G7, G10, G13, G14 and G17 of the South Ribble Local Plan 2012-2026. For these reasons, and those contained within the report, the application is recommended for approval.

2. APPLICATION SITE AND SURROUNDING AREA

2.1 The application relates to 2 parcels of land within the residential allocation known as 'Land at Altcar Lane', approximately 1 miles south of Leyland town centre, which is currently being developed by Redrow Homes.

2.2 The first parcel of land, known as 'Couthurst North Area', is bounded to the north by Shaw Brook Road. The eastern boundary of this parcel includes Worden Park and previously approved residential properties. To the south is the internal estate road with previously approved residential properties beyond.

2.3 The second parcel of land, known as 'Couthurst South Area', is bounded to the north by residential properties currently being constructed by Redrow Homes, to the west a residential development under construction by Lovell's, to the south is Altcar Lane with open farmland to the east.

2.4 A Public Right of Way (Footpath 20) runs north from Shaw Brook Road through park of the parcel known as 'Couthurst North Area'.

3. SITE HISTORY

3.1 In March 2022 a Reserved Matters application (SRBC ref. 07/2021/01247/REM) was approved for the erection of 154 dwellings on the application site subject to the current application that is being considered. This permission has not been implemented.

3.2 Prior to this a Masterplan was endorsed by the Planning Committee in March 2016 for up to 600 residential properties on the wider residential site allocation.

3.3 Subsequent to this Outline planning permission (07/2016/0591/OUT) was granted in September 2017 for up to 400 dwellings on the section of the residential allocation under the control of Redrow. This permission is subject to a Section 106 Agreement which required/requires:

- ☐ Delivery of a financial contribution to Worden Park (J123,000)
- ☐ Financial contribution to a Travel Plan (J24,000)
- ☐ Affordable housing (20% on-site / 10% off-site)

3.4 A number of other Reserved Matters applications were then submitted and approved relating to other parcels of the development site, some of which are now built and occupied.

4. PROPOSAL

4.1 Reserved Matters (Appearance, Landscaping, Layout and Scale) approval is sought for the erection of 154 dwellings on Parcels 4 and 5 of the development, of which 31 (20%) would be 'affordable housing' with the outline planning consent securing a further 10% provision off-site.

4.2 The proposed development would supersede the Reserved Matters approval (07/2021/01247/REM) for 154 dwellings granted in March 2022, with the applicant advising changes to the detailed construction design of all house types have become necessary to reflect current Building Regulation requirements (i.e. achieving at least a 31% reduction in carbon emissions). It is also advised that instead of being developed as one phase, the two phases are to be development separately meaning changes to the types and siting of some market and affordable housing units (Plots 364-374 and 441-452) are required to ensure each of the two distinct parcel provides for the required 20% affordable housing provision.

4.3 The proposal does not alter the previously consented number of proposed dwellings, the site access or the previously approved road pattern. All requirements of the parent Outline planning consent (07/2016/0591/OUT) remain binding, with the proposal essentially being limited to minor changes to the detailed design of units and changes to the location of some market and affordable housing units within the site.

4.4 The table below provides the accommodation schedule, which remains unchanged from that previously approved:

House Type	Beds	Number of Units
Shrewsbury	4	20
Stratford	4	10
Windsor	4	17
Marlow	4	10
Oxford Lifestyle	3	11
Oxford	4	12
Cambridge	4	09

Shaftsbury	4	10
Canterbury	4	10
Chester	4	20
Henley	4	09
Hampstead	5	05
TOTAL		123
Affordable		
Buxton Ledbury	2	23
Bakewell	3	08
TOTAL		31
GRAND TOTAL		154

4.5 The same suite of supporting documents as previously submitted have been provided which have been updated where necessary to reflect the proposed changes. This includes a Design and Access Statement, Affordable Housing Statement, Crime Impact Statement, Invasive Species Report, Travel Plan and Tree Impact Statement.

5. REPRESENTATIONS

5.1 No letters of representation have been received in relation to the proposal.

6. CONSULTATION REPLIES

County Highways have raised no objections to the proposal, confirming the internal design specifications to be acceptable.

Environmental Health have raised no objections to the proposal.

The **Local Lead Flood Authority (Lancashire County Council)** have raised no objections to the proposal, recommending the imposition of standard drainage conditions.

United Utilities have raised no objections to the proposal, recommending the imposition of standard drainage conditions.

The **Environment Agency** have raised no objections to the proposal, recommending an informative relating to permitted surface water outfalls be included on any decision notice granting approval.

Natural England have raised no objections to the proposal.

The Local Authority's **Arboriculturist** has raised no objections to the proposal, confirming acceptable landscape mitigation is proposed to be provided. Conditions relating to the protection of trees during construction and replacement landscaping have been recommended.

LCC Archaeology have raised no objections to the proposal.

The **Crime Prevention Officer (Lancashire Constabulary)** has raised no objections to the proposal, making a number of recommendations that can be incorporated into the build to reduce the potential for crime which have been passed on to the applicant for consideration.

LCC Public Rights of Way have submitted no observations.

7. MATERIAL CONSIDERATIONS

7.1 The principle of residential development on these phases and on the wider development site has previously been established by the granting of outline planning permission 07/2016/0591/OUT.

Policy Considerations

7.2 i) NPPF

7.2.1 The NPPF promotes a presumption in favour of sustainable development and supports sustainable economic development to deliver, amongst other things, homes.

7.3 ii) Core Strategy Policy Considerations

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

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

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

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

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

7.3.5 Policy 7 of the Core Strategy relates to Affordable Housing and confirms a target of 30% affordable housing for housing developments of 15 dwellings or more.

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

7.4 iii) South Ribble Local Plan

The site is allocated as a Major Site for Residential Development (Site P) under Policy D1 of the South Ribble Local Plan.

7.5 iv) Affordable Housing

7.5.1 Policy 7 of the Core Strategy is entitled Affordable Housing and states that a target of 30% affordable housing provision is to be sought on new housing schemes. The proposed scheme meets the requirements of Policy 7 and the associated Section 106 Agreement on the wider outline permission, in that 31 of the 154 dwellings proposed (20%) would be 'affordable housing' with the outline planning consent securing a further 10% provision off-site. Of the 31 affordable units proposed, the associated Section 106 Agreement requires all to be Intermediate Housing (Discounted Market Value – priced at 80%).

7.5.2 As with the previously consented Reserved Matter approval, and the wider development, the proposed affordable units are to be dispersed across the site in small clusters, with the designs being complementary to the market housing houstypes so it would not be apparent which units are affordable dwellings and which are market houses.

7.6 CIL

7.6.1 Based on the Community Infrastructure Levy charging schedule, the proposed development would be required to pay a net CIL payment (after deductions for the Affordable Housing element) of circa J1.49million which will contribute to infrastructure requirements.

7.7 Character and Design

7.7.1 Policy 17 of the Core Strategy expects new buildings to *“take account of the character and appearance of the local area”* with Policy G17 of the South Ribble Local Plan 2012-2026 requiring development not have a detrimental impact on *“the existing building, neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density, massing, proximity, use of materials”*.

7.7.2 The overall mix and units proposed in house type remains un-changed to the previously approved Reserved Matters application on the site. The proposed changes to the detailed construction design of all house types to reflect current Building Regulation requirements do not result in a noticeable change to the appearance of the house types, with the proposed dwellings remaining similar in design and scale to those currently under construction on the wider development.

7.7.3 The proposed changes to the types and siting of some market and affordable housing units (Plots 364-374 and 441-452) does not alter the previously consented number of proposed dwellings, the site access or the previously approved road pattern and would not have a detrimental impact on the character and appearance of the area.

7.8 Relationship To Neighbours

7.8.1 The proposed changes to the previously approved layout are restricted to Plots 364-374 and 441-452.

7.8.2 Abutting Plots 364-374 are other plots to be constructed within the wider Redrow development. All inter-relationships with these plots meet or exceed the minimum spatial standards set out in the South Ribble Residential Design SPD with at least a 21m window to window relationships.

7.8.3 The western boundary of the southern parcel abuts the Lovell development, which is currently under construction, with some plots sold and occupied, with Plots 445-452 of the proposal backing on to the side gables of Plots 127 and 128. A minimum distance of 15m would be present from the rear elevation of these properties to the side gables of Plots 127 and 128 on the Lovell site which exceeds the minimum spatial standards (of 13m) for such an inter-relationship set out in the South Ribble Residential Design SPD.

7.8.4 The proposed development replicates the inter-relationships and layout principles of the dwellings approved and currently under construction in Phases 1-3 of the wider development and does reduce the inter-relationships previously consented on the site.

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

7.9 Highway Issues

7.9.1 The previously consented access and internal road layout remains unchanged and adhere to the Parameters Plan submitted as part of the associated Outline planning permission, which also approved the matter of 'Access'.

7.9.2 Car parking standards have been assessed by County Highways and are policy compliant. All dwellings have been allocated their own off-road car parking spaces. This is a mix of integral garages, standalone garages and designated car park spaces.

7.9.3 The layout provides for appropriate car parking spaces and garages and satisfies the requirements of Policy F1 of the South Ribble Local Plan.

7.10 Tree Issues / Wildlife

7.10.1 The application is accompanied by an Arboricultural Impact Assessment, Method Statement and detailed landscape plans which, as with the previously approved Reserved Matters application on the site, details the retention of existing hedge boundaries where possible and provide for a mix of tree, hedge and shrub planting across the site. The Local Authority's Arboricultural Officer has considered the proposal and has raised no objections.

7.10.2 As part of the consideration of the previously approved Reserved Matters application on the site the Council's appointed Ecology consultants confirmed features of biodiversity value, including Shaw Brook stream, have been given sufficient protection.

7.10.3 The submitted landscaping, which remains unchanged from the previously consented, is considered to be acceptable and supports the aims of Policy G17 (b). The application will also enable the delivery of the extension to Worden Park and the development meets the aims of Policy G16 in terms of biodiversity.

7.11 Employment and Skills

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

7.11.2 The submitted Plan, which was previously considered by the Council's Economic Development Officer, meets the aims of the Central Lancashire Employment and Skills SPD.

7.12 Section 106 Agreement and Worden Park

7.12.1 Policy D1 and Policy G9 of the South Ribble Local Plan requires this development to provide land for, and the delivery of, the extension to Worden Park. The S106 Agreement signed as part of the Outline planning consent requires the following:

- iii) A financial contribution of J123,000 to be used by the Council towards the laying out and future maintenance and management of the Worden Park Extension and or the Park. This has been received by the Council.
- iv) To transfer the Worden Park Extension Land to the Council on or before the occupation of the first dwelling that forms part of this application. – Once this has occurred the Worden Park extension will become a reality thereby meeting the requirements of Policy D1 Site P and Policy G9 Worden Park.

8. CONCLUSION

8.1 The proposed residential development comprising of 154 dwellings on Parcels 4 and 5 of the development, of which 31 would be 'affordable houses', is considered to be acceptable. The proposed development is not considered to result in the overdevelopment of the site and is not considered to be out of character with the area. The proposed development is not considered to have an undue impact on the amenities of neighbouring properties and there are no significant highway safety or amenity implications.

8.2 The associated parent consent (07/2016/0591/OUT) includes conditions relating to sustainability, neighbour amenity, contaminated land, ecology, surface water, flood risk which some of which will need to be re-imposed on this Reserved matters application.

8.3 The proposed residential development is deemed to be in accordance with the NPPF, Policies 1, 3, 4, 5, 6, 17, 22, 26 and 29 of the Core Strategy and Policies A1, D1, F1, G7, G10, G13, G14 and G17 of the South Ribble Local Plan 2012-2026. For these reasons, and those contained within the report, the application is recommended for approval.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

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

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

2. The development, hereby permitted, shall be carried out in accordance with the approved plans ref. 4171-DSL-001 I (Detailed Site Layout), 4171-AFH-001 G (Affordable Homes Layout), 4171-BTL-001 G (Boundary Treatment Layout), 4171-PKG-001 E (Parking Layout), 4171-LDL-001 G (Land Disposal Layout), 4171-EVCP-001 C (Electric Vehicle Charging Point Layout), 4171-MAT-001 G (Materials Layout), 4171-WML-001 G (Waste Management Layout), 4171-PHP-001 C (Phasing Plan), 4171-SS-001 A (Street Scenes), EG_CHTR_DM.2, EG_CAMB_DM.2, EG_HAMP_DM.2 A, EG_HENL_DM.2, EG_MARO_DM.2, EG_OXFO_DM.2, EG_OXFOQ_DM.2, EG_SHAF_DM.2, EG_SHRB_DM.2, EG_STRA_DM.2, EG_BB4_DM.2 A, EF_GAR_SGS2, F-SD0804 (High Wall with Railings), F-SD0806 (Free Standing Brick Walls), F-SD0902 (Knee rail fencing), F-SD0906 (Screen fencing), F-SD0910 (Gate with screen fence), Affordable Housing Statement August 2023, 4829.20 (Tree Survey), 4829.21 (Tree Survey), MG.4829.TSR (Tree Survey Report), 4829.22D (Tree Protection Plan), 4829.23D (Tree Protection Plan), MG.4829.AIA&AMS D, Addendum DAS, 202 H, 203 I, 205 G, 206 H, 208 D, 209 D, 212 C, 213 C, 102 I, 103 J, 117 B, 118 C, 113 B, 115 B, 116 C 451 A, 243 A, 252 A (Highway Plans), 4829.14E, 4829.15E, 4829.16E, 4829.17E, 4829.18E, 4829.19E (Landscaping Plans), 4171-LP-001 B (Location Plan), Air Quality Report (Nov 21), Employment Skills Plan (Aug 23), Employment Skills Table Rev B, Crime Impact Statement (Nov 21), Ecology Report (2021-297), Travel Plan (SS/210627/TP/0), Invasive Species Report (IWMP2283A), Topographical Survey (4171-TS-01) and Utilities Report (Nov 21).

Reason: In the interest of a satisfactory development.

3. The Construction Management Plan approved under discharge of conditions application 07/2018/4548/DIS shall be adhered to throughout the construction period.

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

4. Works shall proceed in full accordance with the recommendations detailed in the submitted Desk Study & Ground Investigation Report (January 2022) ref. 21RED196/DSGI.

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

Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to occupation of the first and subsequent dwellings.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site, and the site cannot be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990 in accordance with G14 in the South Ribble Local Plan.

5. No development shall commence in any phase until the final detailed surface water sustainable drainage strategy for the site submitted as part of this application has been approved in writing by the local planning authority.

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

The details of the drainage strategy shall include, as a minimum;

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

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

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

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

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

- a) Measures taken to ensure surface water flows are retained on-site during construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.
- b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

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

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.

7. Prior to the commencement of development a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

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

- a) A timetable for its implementation;
- b) Details of SuDS components and connecting drainage structures, including watercourses and their ownership, and maintenance, operational and access requirement for each component;
- c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;
- d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;
- e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
- f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and
- g) Means of access for maintenance and easements.

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

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

8. Prior to the occupation of the final dwelling on each phase a site-specific verification report for the relevant phase, pertaining to the surface water drainage system and prepared by a suitably competent person, shall be submitted to and approved in writing by the Local Planning Authority.

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

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

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

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

10. No property shall be occupied or be brought in to use until their respective car parking spaces have been surfaced or paved in accordance with the details shown on:

Drawing number 4171-PKG-001 Rev E entitled Parking Layout

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

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

11. The approved landscaping scheme, as detailed on Drawings nos:

Drawing No 4829.14 rev E entitled Landscaping Plan 1
Drawing No 4829.15 rev E entitled Landscaping Plan 2
Drawing No 4829.16 rev E entitled Landscaping Plan 3

Drawing No 4829.17 rev E entitled Landscaping Plan 4
Drawing No 4829.18 rev E entitled Landscaping Plan 5
Drawing No 4829.19 rev E entitled Landscaping Plan 6

Shall be implemented in the first planting season of each completed phase as set out in Drawing No 4171-PHP-001 Rev C entitled "Phasing Plan" following completion of the development of each phase or first occupation/use, whichever is the soonest, and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority, in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the Local Planning Authority. The replacement tree or shrub must be of similar size to that originally planted. Details submitted shall be compliant with 'BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations' and shall include details of trees and hedges to be retained or removed, root protection zones, barrier fencing, and a method statement for all works in proximity to those trees or hedges to be retained during the development and construction period. Details shall also indicate the types and numbers of trees and shrubs, their distribution on site, those areas seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

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

12. 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 Plans 1 & 2. 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

13. The Employment and Skills Plan (August 2023) and Employment Skills Table Rev B shall be implemented in full for the duration of the construction of this permission.

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

14. Prior to the commencement of development details of the provision of secure cycle storage for all domestic properties without garages shall be submitted to the Local Planning Authority for approval. The approved cycle storage shall be provided in accordance with the approved details.

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

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

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

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

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

The Plan shall be implemented in full during and until the end of the construction of the development.

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

17. An electric vehicle recharge point shall be provided to every property, prior to occupation. This shall consist of as a minimum a 13 amp electrical socket located externally (or in the garage if available) in such a position that a 3 metre cable will reach the designated electric vehicle car parking space. A switch shall be provided internally to allow the power to be turned off by the residents.

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

RELEVANT POLICY

NPPF National Planning Policy Framework

- 1 Locating Growth (Core Strategy Policy)**
- 3 Travel (Core Strategy Policy)**
- 4 Housing Delivery (Core Strategy Policy)**
- 5 Housing Density (Core Strategy Policy)**
- 6 Housing Quality (Core Strategy Policy)**
- 17 Design of New Buildings (Core Strategy Policy)**
- 22 Biodiversity and Geodiversity (Core Strategy Policy)**
- 26 Crime and Community Safety (Core Strategy Policy)**

29 Water Management (Core Strategy Policy)

POLA1 Policy A1 Developer Contributions

POLD1 Allocations of housing land

POLF1 Car Parking

POLG7 Green Infrastructure Existing Provision

POLG10 Green Infrastructure Provision in Residential Developments

POLG13 Trees, Woodlands and Development

POLG14 Unstable or Contaminated Land

POLG17 Design Criteria for New Development

Note:
