

Application Number 07/2018/3247/REM

Address Land To The North Of
Altcar Lane
Leyland
Lancashire

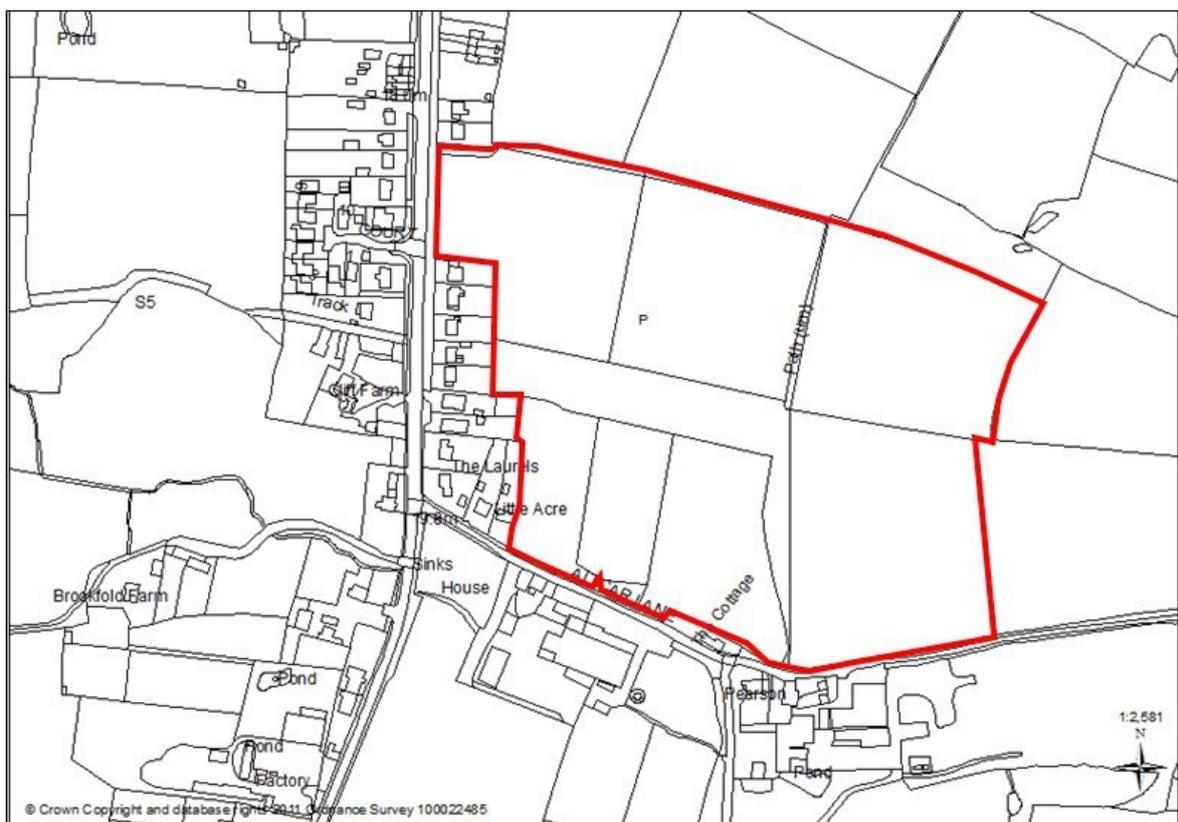
Applicant Agent Lovell
Mrs Rachel McHale

1 Price Street
Hamilton Square
Birkenhead
CH41 6JN

Development Application for Reserved Matters for residential development for 200 dwellings (Appearance, Landscaping, Layout and Scale applied for) (Outline 07/2016/0310/OUT)

Officer Recommendation **Approval with Conditions**
Officer Name **Mrs Catherine Lewis**

Date application valid 17.05.2018
Target Determination Date 16.08.2018
Extension of Time 08.09.2018



1.0 Report Summary

1.1 Outline planning permission was granted for up to 200 dwellings and associated infrastructure following the successful completion of a Section 106 Agreement in February 2017.

1.2 The current application is for 200 dwellings on the whole of the approved outline consent. Matters of layout, scale, appearance and landscaping are being applied for. The details provide for a housing mix of 2, 3, 4, and 5 bed homes including semis, detached and bungalows. 60 units (30%) would be affordable housing and this would comprise 42 units for affordable rent and 18 units for shared ownership. The development meets the aims of Policy 7 Affordable Home of the Central Lancashire Core Strategy.

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

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

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

2.0 Site and Surrounding Area

2.1 The application site is located approximately 2.6 km south west of Leyland Railway Station. Approximately 9.4 hectares in size the site comprises several fields which are enclosed with hedgerows and trees. The north and eastern boundaries consist of agricultural land that forms part of a wider housing allocation site. To the west are the rear gardens of the properties on Leyland Lane and the rear and side garden of the property known as Little Acre. Altcar Lane and the property known as "The Cottage" form the southern boundary.

2.2 Two Public Rights of Way (PROW) affect the site:
PF No. 20 runs in a north-south direction through the central part of the site.
PF No. 46 runs in a west east direction which is located on the northern boundary of the application site.

3.0 Planning History

3.1 The application site forms part of a larger area known as Site P under Policy D1 in the South Ribble Local Plan.

3.2 A Masterplan has been endorsed by the Planning Committee in March 2016 for up to 600 residential properties which included two access points one to the north to serve the Redrow

Homes development and one to the south off Leyland Lane to serve the Homes and Community Agency (HCA) now known as Homes England (HE).

3.3 Outline planning permission has been granted for the Redrow Homes application for up to 400 dwellings to be served from the northern access point (Ref:07/2016/0591/OUT).

3.4 The reserved matters application has been approved in July 2018 (ref: 07/2018/0301/REM).

3.5 Outline planning permission has also been granted for the Homes England (HE) application for up to 200 dwellings to be served from the south eastern access point (Ref: 2016/0310/OUT) in February 2017. This site is now being developed by Lovells and is the subject of this application.

3.6 The two residential sites would be linked via an internal access road.

4.0 Proposal

4.1 The proposal is a Reserved Matters application for the erection of 200 dwellings with the matters of Appearance, Layout, and Scale and of the buildings and Landscaping being applied for. The scheme would include internal access roads, areas of Public Open Space and the provision of a locally equipped play area.

4.2 Of the 200 dwellings, 60 units (30%) would be affordable housing and this would comprises 42 units for affordable rent and 18 units for shared ownership. The table below provides the accommodation schedule: A Registered Provider has been identified -Together Housing Group.

Housing	No. Units	
2 bed	40	
3 bed	60	
4 bed	73	
5 bed	27	
TOTAL	200	
Affordable Rent	No. of Units	
2 Bed	30	
3 Bed	12	
Total	42	
Shared Ownership	No. of Units	
2 Bed	6	
3 Bed	12	
Total	18	

5.0 Summary of Supporting Documents

The applicant has submitted the following supporting documents:

- Design and Access Statement
- Landscaping Plan
- Elevations

- Site Layout
- Landscaping
- Fencing Details
- Street Scene
- Sectional Plans
- Affordable Housing Statement
- Topographical Survey
- Air Quality Assessment

6.0 Summary of Publicity

6.1 Site Notices have been posted and 72 properties have been notified. A total of four letters of representation have been received two from the same property which make the following summarised points:

- Concern about speeding traffic down Leyland Lane.
- There seems little point in objecting to the plans on green fields with no school included but please ensure that the right steps to mitigate the worst of the likely road accidents that will occur due to the speeding stretch on Leyland Lane.
- Concern about people following a Sat Nav and the speeding cars down Altcar Lane.
- Two properties have raised concerns about the internal road layout and the impact that this would have on residential properties on Altcar Lane -due to the difference in the levels of the land between the existing Altcar Lane and the proposed development.
- Concern is raised about head lights and the potential to dazzle in to existing windows.
- Concern about children playing due to the land being banked up and children jumping from the higher ground to the lower level.
- There is a need to carry out a party wall survey with regard to the structural integrity of the boundary wall on the northern boundary abutting the field.
- Sleeping policemen have been requested for Altcar Lane.

6.2 Following the receipt of revised plans to address some of the neighbours concerns about aspects of the southern boundary treatment and the impact of the proposed development a further consultation exercise was undertaken. An update will be provided at the meeting if any further representations are made.

7.0 Summary of Consultations

7.1 LCC Highways: Raise two concerns about the internal layout: There are a number of raised junction tables the majority of the ones on the proposed spine road are not required. The one adjacent to plot 150 should be retained, however there is a conflict between this table and the driveway of plot 172, which would need to be amended.

The second concern relates to PROW Footpaths 20 and 46 as there is a potential conflict between the shared driveway for plots 92 and 93, Road A and Road G with the Public Rights of Way. Measures are required to facilitate separation. In addition, measures (bollards) need to be introduced at the start and finish points of the footpaths to control unauthorised vehicle use.

The submitted plans indicate that FP46 will terminate adjacent to plot 18, this Public Right of Way currently continues along the Northern boundary of the site and joins up with Public Right of Way 20. Revised plan have been submitted which address these points.

7.2 Environment Agency: Previously advised that we are aware that properties on Leyland Lane experienced flooding in December 2015, but they were not subject to fluvial flooding from Shaw Brook. We are aware of surface water drainage issues at the site at this location, however this is a matter for the LLFA as surface water drainage issues for major developments are now under their remit. We would recommend you ensure that the FRA addresses the known surface water flooding issues in this location and with positive drainage, for example, the planning proposals have the opportunity to improve the existing drainage issues experienced by the residents on Leyland Lane. We are happy to work with UU and LCC, but we will still be working within our statutory remit, i.e. in relation to impacts on fluvial/tidal flood risk. If a surface water outfall is proposed into the Main River, for example, we will need to be satisfied that flood risk will not be exacerbated elsewhere before an Environmental Permit will be issued.

7.3 United Utilities: Raise no objection and confirm that the Drainage Strategy is acceptable.

7.4 LCC Local Lead Flooding: The Lead Local Flood Authority is **not going to comment** about the proposed drainage on this reserved matters application. However, the Lead Local Flood Authority will comment on the surface water drainage on the discharge of conditions planning application no.07/2018/4405/DIS.

7.5 South Ribble Housing: The application details provide for 30% affordable housing on the site in line with current policy which equates to 60 units. Of the proposed affordable housing, 70% is to be available for affordable rent and 30% to be available for shared ownership. This provision meets requirements of the Central Lancashire Affordable Housing SPD.

Proposals provide a mixed tenure scheme offering market housing together with affordable rent and affordable home ownership the provision of 2 and 3 bed affordable homes on the site will therefore support the housing need of the borough.

7.6 South Ribble Environmental Health: Most of the issues identified have been dealt with at the Outline stage with conditions attached. However, the air quality as part of the application identifies that the development will contribute to additional pollution and highlights suitable mitigation in terms of the production of a travel plan, electric vehicle charging points and cycle storage.

7.7 South Ribble Neighbourhood Services and Parks: No comments to make.

7.8 South Ribble Arboriculturist: No objection to the development. Recommend a number of precautionary approaches to ensure that the trees are protected during the construction process. Protective fencing for trees should be erected in accordance with BS 5837 2012 using scaffold poles and herras type fencing not rubber feet. Any incursion into the Root Protection Areas should be discussed prior to the incursion with the project arboriculturist and the authority.

Any tree works to allow for either access or development should be completed prior to commencement in accordance with BS 3998 2010. All newly planted trees should have a replacement condition attached for replanting on a like for like basis for a minimum of five years and be planted in accordance with BS 8545 2014.

No machinery, tools and equipment should be stored within the RPA of any trees on site unless approved by the LPA

Given the size of the root protection areas, works will undoubtedly be taking place within the RPAs of certain trees. Where entry permission has been agreed with the LPA a temporary method of root protection is required.

7.9 Ecology Services: Most ecological issues were resolved at the outline stage and conditioned accordingly. Additional landscape detail has been provided as part of Reserved Matters which clarifies in part how ecological mitigation will occur on-site. Concern is raised about two aspects: When the updated ecological surveys as required by Condition 11 of the outline application would be undertaken and concern is raised about the loss of 9ha low ecological grassland and associated mitigation.

7.10 Ramblers: No comments received

7.11 Chorley Borough Council: No objections

8.0 Policy Background

i) NPPF Revised Planning Policy Framework

The overarching aims of the National Planning Policy Framework (NPPF) in one of presumption in favour of sustainable development with three dimensions economic, social and environmental. The Framework recognises that the planning system can contribute to this by providing the supply of housing required to encourage vibrant and healthy communities.

- Chapter 2: Achieving sustainable development
- Chapter 4: Decision-making
- Chapter 5: Delivering sufficient supply of homes
- Chapter 8: Promoting healthy and safe communities
- Chapter 11: Making effective use of land
- Chapter 12: Achieving well-designed places
- Chapter 14: Meeting the challenge of climate change, flooding and coastal change
- Chapter 15: Conserving and enhancing the natural environment

Central Lancashire Core Strategy

Policy 1: Locating Growth focusses growth and investment on well-located brownfield sites, the strategic location of Preston, Key Centres of Chorley and Leyland and other main urban areas in South Ribble.

Policy 4: Housing Delivery provides for and manages the delivery of new housing. For South Ribble this amounts to 417 dwellings per year.

Policy 5: Housing Density requires the densities of new development to be in keeping with the local area and which have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of the area.

Policy 6: Housing Quality seeks to improve the quality of housing by facilitating the greater provision of accessible housing and neighbourhoods and use of higher standards of construction.

Policy 7: Affordable and Special Needs Housing seeks to ensure a sufficient provision of affordable and special housing to meet needs through a number of measures.

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

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

Policy 26: Crime and Community Safety aims to reduce levels of crime and improve community safety. In relation to residential development, the policy encourages the inclusion of Secured by Design principles.

Policy 27: Sustainable Resources and New Developments requires new development to meet Level 4 of the Code for Sustainable Homes.

Policy 29: Water Management requires new development to improve water quality, water management and reduce the risk of flooding.

Central Lancashire Supplementary Planning Document

The **Design Guide** SPD sets out the design principles that the Council will employ when considering development proposals.

The **Affordable Housing** SPD provides advice on how the Council's affordable housing policy is implemented and includes guidance on the standards and mechanisms required to deliver a range of affordable housing to meet local needs.

The **Open Space and Playing Pitch** SPD provides advice on how the Council's open space and playing pitch policies are to be implemented.

The South Ribble Local 2012-2026 adopted July 2015

Policy A1: Developer Contributions expects new development to contribute to mitigating its impact on infrastructure, services and the environment. Contributions would be secured as a planning obligation through a Section 106 agreement, and through the charging schedule associated with the Community Infrastructure Levy.

Policy D1: Allocation of Housing Land allocates land for new housing in order for the Council to meet its targets of 417 new dwellings per year. Under this Policy the site is allocated as Site P which specifies that the site should be developed in a comprehensive manner. A comprehensive development and Masterplan is required and the development would expect to provide land and the delivery of the extension to Worden Park in line with Policy G9. The development would provide for Section 106 or CIL contributions towards local infrastructure schemes.

Policy G9: Worden Park requires the delivery of the Worden Park extension as part of the allocated housing site. The Council will work with developers and relevant partners to ensure the delivery of the parks site in line with the delivery of the residential site.

Policy G10: Green Infrastructure Provision in Residential Developments requires new residential developments of five dwellings or more to provide sufficient green infrastructure to meet the recreational needs of the development in accordance with the adopted standards.

Policy G13: Trees, Woodlands and Development also seeks to protect trees with a presumption in favour of the retention and enhancement of existing trees, woodlands and hedgerow cover on 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. It requires tree survey information be submitted with all planning applications where trees are present on site and should also include tree protection, mitigation and management measures.

Policy G16 Biodiversity and Nature Conservation seeks to protect, conserve and enhance the Biodiversity and ecological network.

Policy G17: Design Criteria for New Development seeks to ensure new development does not have a detrimental impact on neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density, massing, proximity or use of materials. It also specifies that the layout, design and landscaping of all elements of the development, including internal roads, car parking, footpaths and open spaces are of a high quality and respects the character of the site the local area

At criteria c), Policy G17 development would not prejudice highway safety, pedestrian safety, the free flow of traffic and provides on-site parking spaces as set out in **Policy F1: Parking Standards** and as listed in **Appendix 4**.

Policy G17 requires development to not have a detrimental impact on landscape features such as mature trees and hedgerows. In some circumstances where, on balance, it is considered acceptable to remove one or more of these features, the mitigation measures to replace the features will be required either on or off-site.

South Ribble Supplementary Planning Document

The **Residential Extensions** SPD provides best practice principles when considering residential design.

9.0 Material Considerations

9.1 Local Plan Allocation

9.1.2 The principle of the development has been established through the Masterplan process and the granting of planning permission for Ref: 07/2016/0310/OUT. The application site relates to the southern part of Site P which is in the ownership of the Homes England. The land to the north and east is in different land ownership and an outline planning permission has been granted with Reserved Matters for 232 of the 400 units consented.

9.1.3 This current Reserved Matters application seeks permission for the detailed design of a scheme for 200 dwellings with matters of layout, scale, appearance and landscaping being applied for. These matters are considered in further detail below with reference to the relevant planning policies. In respect of the access, the access to the site has been agreed as part of the Outline stage. Whilst the increase in traffic has been previously analysed the detail in relation to the internal layout has been assessed by County Highways and will be addressed below

9.1.4 The principle of the access points to Site P have been agreed through the Masterplan process. With regard to this application, to serve the southern part of the site, access would be taken from Leyland Lane, through a new junction. The outline consent comprises a modified junction with Leyland Lane.

9.1.5 Residents have raised concerns about the impact that this would have on the exiting vehicular traffic. However, these issues were identified and discussed and the vehicular access for the development has been approved. Therefore, the increase in traffic has been previously addressed, together with the details of the construction from the roundabout to the internal layout. This current application focuses on the internal layout and has been assessed by County Highways as set out below.

9.2 Internal Layout

9.2.1 The Master Plan illustrated the vehicular connection east between this site and wider outline application submitted by Redrow Homes. This demonstrated a loop road between the

proposed Redrow access junction and a separate HE access junction as per the approved Masterplan.

9.2.2 Initially LCC Highways raised concerns about two aspects: the number of raised table junctions within the internal road access and the relationship of the proposed housing to the PROW. Revised plans have been received which address these points and LCC Highways are satisfied and raise no objection.

9.3 Parking Arrangements

9.3.1 The detailed layout provides for garages which have an internal dimensions of at least 3.0m x 6.0m and all parking spaces are 2.4m x 4.8m. LCC Highways has not raised any concerns about the car parking provision and the scheme meets the aims of Policy F1 of the South Ribble Local Plan.

9.4 CIL

9.4.1 Based on the Community Infrastructure Levy charging schedule, the proposed development would be required to pay a net CIL payment (after deductions for the Social Housing element) which will contribute to infrastructure requirements contained within the Regulation 123 list.

9.5 Housing

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

9.5.2 The Central Lancashire SHMA identifies that there remains a need for affordable housing within the South Ribble area and the Council’s Strategic Housing Framework 2017-20 supports the development of sites offering a mix of homes to meet housing need.

9.5.3 Originally the site had been identified for 20% Starter Homes and 10% other product or 10% commuted sum. However, Central Government has not taken forward Starter Homes as a formal product and following a Deed of Variation to the original Section 106 Agreement the scheme provides for 60 affordable dwellings to be provided on-site.

9.5.4 The Strategic Housing team have advised that of the proposed affordable housing, 70% is to be available for affordable rent and 30% to be available for shared ownership. This provision meets the requirements of the Central Lancashire Affordable Housing SPD. Furthermore, the scheme has in the spirit of integration pepper potted the affordable units within the housing development to create a strong mixed communities.

9.5.5 The development would provide a mixed tenure scheme offering market housing together with affordable rent and affordable home ownership. Proposals for 2 and 3 bedroom affordable homes on the site will therefore support the housing need of the Borough and would be policy compliant.

9.6 Character, Design and Appearance

9.6.1 Policy 17 of the Core Strategy expects new buildings to “*take account of the character and appearance of the local area*” with Policy G17 of the South Ribble Local Plan 2012-2026

requiring development not have a detrimental impact on *“the existing building, neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density, massing, proximity, use of materials”*. The application site is located on the edge of the built form of Leyland with access served from Leyland Lane. To the west of the site (Leyland Lane), the area comprises of a mix of housing including bungalows, and detached properties. To the east is farm land with There are sporadic farm buildings on Altcar Lane.

9.6.2 In consideration of the above, the local distinctiveness and character of the local area have been assessed. The applicant has advised that inspiration has been taken from the local context to provide a modern pallet of materials including red brick, and a mix of art stone heads, cills and soldier course for the proposed development. There is a strong mix of housing types and sizes ranging from 2 to 5 beds and 2 and 3 bedroomed bungalows. The houses would vary in height from bungalows to 2.5 storey properties in accordance with the outline consent.

9.6.3 The applicant has advised that all units would have pitched roofs and full gables providing interest in the streetscape and creating aspects and views through the development. The new dwellings would be grouped as detached and semi-detached pairs which reflects the outline consent. All properties would be provided with off street parking. The houses would be constructed in red stock brick multi (two brick types) with artstone heads and cills with smooth red brick soldier heads and cills. Windows and patio doors would be grey uPVC with fascias and soffits in grey with black rain water pipes. These materials are acceptable and would complement the proposed dwellings associated with the Redrow Homes site. Considering the variety of house types present within the locality, the proposed mixture of house types and designs on the site is considered to reflect the character of the surrounding area. Sufficient garden spaces are proposed for the dwellings. It is therefore considered that the proposed development is not considered to result in the overdevelopment of the site. Similar coloured front doors would provide a sense of continuity within the street scene with some properties constructed at 2.5 stories to provide focal points on corners within the site and dual aspects of elevational treatment are utilised. The existing trees and field boundaries have been incorporated to ground the development.

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

9.7 Landscaping

9.7.1 The site would incorporate 1.027ha of open space (11% of the total site area) which includes the integration of the public footpaths, a local play area drainage mitigation ponds together with a green corridor connecting and utilising the existing hedge boundaries.

9.7.2 Immediately to the north of the application site is the PROW which would remain and be upgraded to provide a multi-purpose link across the site. There are two attenuation ponds within the development which have been incorporated within the Public Open Space with the dwellings orientated to provide natural surveillance. A Village Green has been developed which incorporate the LEAP providing a strong sense of place. The proposed scheme does include corner units which would help to ensure that that Public Open Space is overlooked and framed by the location of the proposed housing.

9.7.3 The main spine road provides the principle circulation link connecting the development to Leyland Lane. Specific tree and buffer planting would frame key corners and junctions. Additional trees would be planted in front gardens which will provide important ecological connectivity. Significant tree and shrub planting is to take place across the site to break up the residential development and ensure strong place making. It is considered that that this aspect is acceptable and supports the aims of Policy G17 criterion (b).

9.7 Tree Issues

9.7.1 The applicant has submitted an Arboricultural Impact Assessment and Method Statement together with drawings relating to Tree Survey and Root Protection Areas and Tree Protection Plans. One of the most important aspects of this site is the contribution that the existing field boundaries and trees make to the site. This contribution includes not just the ecological and biodiversity aspects but the opportunity to incorporate natural features within the proposed settlement pattern. It is acknowledged that there would be the loss of some trees and the partial removal of some of the hedging. The Council's tree officer is satisfied with the proposed works and has recommended stringent conditions to protect the trees and their roots during construction. It is considered that the development strongly supports Policy G17 criterion (e) and Policy G13 criterion (b).

9.8 Boundary Treatment

9.8.1 There are existing established hedgerows and trees around the perimeter of the site and across the site which would be maintained as an ecological corridor. The Boundary treatment would incorporate Close boarded fencing would be utilised to rear back gardens and where rear gardens would back on to a pavement a 1.8m brick wall would be used. These details are acceptable and the use of brick walls as a boundary treatment would provide a strong urban form.

9.9. Relationship to Neighbours

9.9.1 There are no neighbouring residential properties immediately to the north and east of the application site.

9.9.2 The closest residential properties abut the western boundary of the application site and this boundary has a number of trees and hedges which currently provide some screening. The property known as "The Cottage" abuts the site on the southern boundary and would be most affected by the development. The main garden area of The Cottage is orientated so that it appears at the side of the dwelling and sits at a lower level to the existing field. These residents have expressed concern about a number of issues namely, the proposed ground levels immediately to the rear of the property and the impact of the proposed shared driveway and housing on their residential amenities. The applicant has worked proactively with officers and the residents which has led to a number of revisions: The proposed levels of the dwellings have been reduced by between 300-500mm; Plot 146 has been handed to reduce the impact upon the residential amenity in terms of massing; the relative height of the proposed shared drive immediately to the north of the property has been clarified and additional screening in the form of a boundary brick wall and timber panels which would provide privacy and decrease noise and light pollution has been provided. With regard to the structural integrity of the party wall this would be a civil matter and addressed at a later stage in the development.

9.9.3 The property known as Pearson House is located approximately 21m away from the proposed spine road and has raised similar concerns about potential light from cars dazzling into their windows. The applicant has provided a revised plan to provide for a screen to the head of the cul de sac to restrict this aspect. The screen would consist of a tapered brick wall approximately 1m height (max) topped with a conical coping stone which would deter any potential antisocial behaviour. The existing boundary hedge and trees would remain which would ensure the rural nature of Altcar Lane is not compromised.

9.9.4 At the outline stage residents on Leyland Lane raised concerns with regard to the impact of proposed dwellings to the rear of their properties. In particular the existing properties no's 535 to 545 Leyland Lane which are bungalows. The applicant has provided

bungalows to the rear of these properties in line with the outline application. Whilst there would be dormer bungalows to the rear of no's 535, 543 and 545 the dormer would face eastwards and would not overlook the existing rear gardens of the properties on Leyland Lane but would face in to the proposed housing.

9.9.5 A minimum distance of 8m would be present from the rear of the proposed garages of Plot 1 and the side of 535 Leyland Lane which is considered acceptable.

9.9.6 Further the minimum separation distances of all the proposed dwellings to the rear properties on Leyland Lane have been exceeded and therefore there would be no undue overlooking/loss of privacy to any of the existing properties. The design and layout of the scheme has been carefully assessed and the proposed development meets the separation distances as set out with in the Residential Extensions (Supplementary Planning Document).

9.10 Phasing and Delivery

9.10.1 The applicant has advised that the site will be developed within three years of a start on site through the accelerated construction programme associated with Homes England. Conditions on the outline permission have been imposed with regard to the management of the construction process.

9.11 Drainage and Ground Levels

9.11.1 Concerns by residents have been raised in the past in relation to drainage issues. The associated outline planning consent includes planning conditions requiring the agreement of foul and surface water drainage details. The conditions allows the Local Planning authority to retain control over the final drainage details.

9.11.2 The majority of the land is flat/undulating and the applicant has provided site sections together with existing and proposed site levels provided, which are considered acceptable. These details relating to the levels across the site will be considered as part of the discharge of condition application.

9.12 Wildlife

9.12.1 Ecology Services has advised that clarification about the timing of any future surveys is required. This application is however, a Reserved Matters application which provides details on an associated outline planning consent, which is in effect the planning permission. Ecological matters were given consideration as part of the associated outline application and a condition requiring further surveys to be undertaken if the existing ones become outdated exists.

9.12.2 Section 170 NPPF states that the planning system should contribute to and enhance the natural and local environment. It was accepted at outline that the main issues related to the scale of the development, with adequate mitigation for loss of hedgerow, trees and nesting bird habitat possible. The landscape proposals submitted at reserved matters confirm that adequate mitigation is being provided for the latter ie trees, hedgerows and nesting birds. Ecology Services has expressed concern about the loss of 9ha low ecological grassland. As part of the Section 106 associated with the outline permission the applicant is committed to a financial contribution towards the delivery of the extension and low level improvements to Worden Park and therefore this aspect would be addressed.

9.14 Preston, South Ribble and Lancashire City Deal.

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

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

9.14.3 It is therefore considered that this site would provide much needed new homes and strongly support the commitment of South Ribble to the delivery of the City Deal.

9.15 Other matters

Residents have raised concern that the proposed development does not provide any education facilities. A two form entry primary school is required for the Leyland area as identified through the Community Infrastructure 123 List and this aspect has been addressed through the delivery of a school site as part of the Test Track Masterplan.

Environmental Health have requested a number of conditions most of which have been included on the outline application. A condition with regard to controlling the importation of soil is recommended.

10 CONCLUSION

10.1 The delivery of this site for residential development supports the aims and objectives of the Lancashire, Preston and South Ribble City Deal. The application site forms part of a wider housing site known as Site P under D1 of the adopted South Ribble Local Plan 2015. The application site is a parcel of land that the Council wishes to see come forward for residential development and a Masterplan was endorsed by the Planning Committee in March 2016 which identified two access points for Site P. Planning permission has been granted for outline consent with “access only” applied for and would provide for 200 dwellings. The reserved matters provides for the delivery of these 200 dwellings of which 46 would be affordable units and is therefore policy compliant with regard to this aspect. The applicant has worked proactively with officers to address neighbour concerns and the scheme would make an important contribution to the delivery of a wide range of housing opportunities for South Ribble.

RECOMMENDATION

Approval with Conditions

CONDITIONS/REASONS

1. The development hereby approved shall be begun either before the expiration of 3 years from the date of the outline permission, or before the expiration of 2 years from the date of the permission herein.
REASON: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990

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

Drawing Sheet No 01002 entitled "Altcar Lane Site Boundary Plan"
Drawing No S14-325 entitled "Altcar Lane Topographical Survey"
Drawing No. 1801-S1-04 entitled Tree Hedge Removal and TRPA Plan.
Drawing No S1-05 entitled Proposed Strip Elevations
Drawing No S1-07 entitled Rev N Proposed Site Layout
Drawing No S1-020 entitled Proposed Site Layout -Colour
Drawing No S1-1—Affordable Housing Plan

Trees and Landscaping

Drawing No. 1801-EW-11.01 Rev C entitled Proposed Landscape
Drawing No. 1801-EW-11.02 Rev C entitled Proposed Landscape
Drawing No. 1801-EW-11.03 Rev C entitled Proposed Landscape
Drawing No. 1801-EW-11.04 Rev C entitled Proposed Landscape
Drawing No. 1801-EW-11.05 Rev C entitled Proposed Landscape
Drawing No. 1801-EW-11.06 Rev C entitled Proposed Landscape
Drawing No. 1801-EW-11.07 Rev C entitled Proposed Landscape
Drawing No. 1801-EW-11.08 Rev C entitled Proposed Landscape
Proposed Planting Schedule Rev A

Drawing No. 1801-EW-12.01 A entitled Proposed External Works
Drawing No. 1801-EW-12.02 A entitled Proposed External Works
Drawing No. 1801-EW-12.03 A entitled Proposed External Works
Drawing No. 1801-EW-12.04 B entitled Proposed External Works
Drawing No. 1801-EW-12.05 B entitled Proposed External Works
Drawing No. 1801-EW-12.06 A entitled Proposed External Works
Drawing No. 1801-EW-12.07 A entitled Proposed External Works
Drawing No. 1801-EW-12.08 A entitled Proposed External Works
Drawing No. 1801-EW-12.09 entitled Proposed External Works

External Works Details

Drawing No. 1801-EWD-01 entitled 1800mm Close Boarded Timber Fence
Drawing No. 1801-EWD-02 entitled 1800mm Masonry Wall
Drawing No 1801-EWD-03 entitled 1100mm Railing
Drawing No EWD-04 entitled Masonry Pier/Timber Panel Wall
Drawing No.1801 EWD-05 entitled Low Level Masonry Wall
Materials Schedule dated August 2018 Rev A

Drawing Number 29111-6012 P5 entitled "Planning Sections J-J K-K and L-L"
Drawing Number 29111-6008 entitled Planning Sections F-F G-G and H-H.
Drawing Number 2911-6005 entitled Planning Sections

Drawing No. 29111-615 entitled External Levels Sheet 1 of 4
Drawing No.29111-616 entitled External Levels Sheet 2 of 4
Drawing No.29111-617 entitled External Levels Sheet 3 of 4
Drawing No.29111-618 entitled External Levels Sheet 4 of 4

Elevations

Drawing No's
1009T.120 Rev A
898T.120 Rev A
864T.120 Rev A

900T.120 Rev A
1050T.120 Rev A
1902T.120.1
1902.T.120. 2
2164T.120.1 Rev A
2164T.120.2 Rev A
1706T.120.1. Rev A
1706T.120.2 Rev A
1439T.120 Rev A
1207T.120 Rev A
1252T.120 Rev A
1468T.120 Rev A
751T.120 Rev A
670T.120 Rev

or any subsequent amendments to those plans that have been agreed in writing by the Local Planning Authority.

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

3. The development shall be carried out in accordance with the approved materials detailed on the approved Drawing: Drawing Number entitled Materials Schedule Rev A dated August 2018 unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure the satisfactory detailed appearance of the development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

4. 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

5. 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 the following drawings:

Drawing No. 1801-EW-12.01 A entitled Proposed External Works
Drawing No. 1801-EW-12.02 A entitled Proposed External Works
Drawing No. 1801-EW-12.03 A entitled Proposed External Works
Drawing No. 1801-EW-12.04 B entitled Proposed External Works
Drawing No. 1801-EW-12.05 B entitled Proposed External Works
Drawing No. 1801-EW-12.06 A entitled Proposed External Works
Drawing No. 1801-EW-12.07 A entitled Proposed External Works
Drawing No. 1801-EW-12.08 A entitled Proposed External Works
Drawing No. 1801-EW-12.09 entitled Proposed External Works

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

Reason : to ensure a satisfactory form of development in accordance with Policy G17 of the South Ribble Local Plan.

6. The approved landscaping scheme, as detailed on Drawings nos:
Drawing No:

Drawing No. 1801-S1-04 Tree Hedge Removal and TRPA Plan.
Drawing No. 1801-EW-11.01 Rev C entitled Proposed Landscape
Drawing No. 1801-EW-11.02 Rev C entitled Proposed Landscape
Drawing No. 1801-EW-11.03 Rev C entitled Proposed Landscape
Drawing No. 1801-EW-11.04 Rev C entitled Proposed Landscape
Drawing No. 1801-EW-11.05 Rev C entitled Proposed Landscape
Drawing No. 1801-EW-11.06 Rev C entitled Proposed Landscape
Drawing No. 1801-EW-11.07 Rev C entitled Proposed Landscape
Drawing No. 1801-EW-11.08 Rev C entitled Proposed Landscape
Planting Schedule Rev A

Shall be implemented in the first planting season of each completed phase as set out in following completion of the development of each phase or first occupation/use, whichever is the soonest, and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority, in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. This maintenance shall include the watering, weeding, mulching and adjustment and removal of stakes and support systems, and shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies by the same species. The replacement tree or shrub must be of similar size to that originally planted.

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

7. 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 in the Central Lancashire Core Strategy and Policy G14 in the South Ribble Local Plan 2012-2026

RELEVANT POLICY

NPPF National Planning Policy Framework

1 Locating Growth (Core Strategy Policy)

- 4 Housing Delivery (Core Strategy Policy)**
- 5 Housing Density (Core Strategy Policy)**
- 6 Housing Quality (Core Strategy Policy)**
- 17 Design of New Buildings (Core Strategy Policy)**
- 22 Biodiversity and Geodiversity (Core Strategy Policy)**
- 26 Crime and Community Safety (Core Strategy Policy)**
- 27 Sustainable Resources and New Developments (Core Strategy Policy)**
- 29 Water Management (Core Strategy Policy)**
- POLA1 Policy A1 Developer Contributions**
- POLD1 Allocations of housing land**
- POLD2 Phasing, Delivery and Monitoring**
- POLF1 Car Parking**
- POLG9 Worden Park**
- POLG10 Green Infrastructure Provision in Residential Developments**
- POLG13 Trees, Woodlands and Development**
- POLG16 Biodiversity and Nature Conservation**
- POLG17 Design Criteria for New Development**