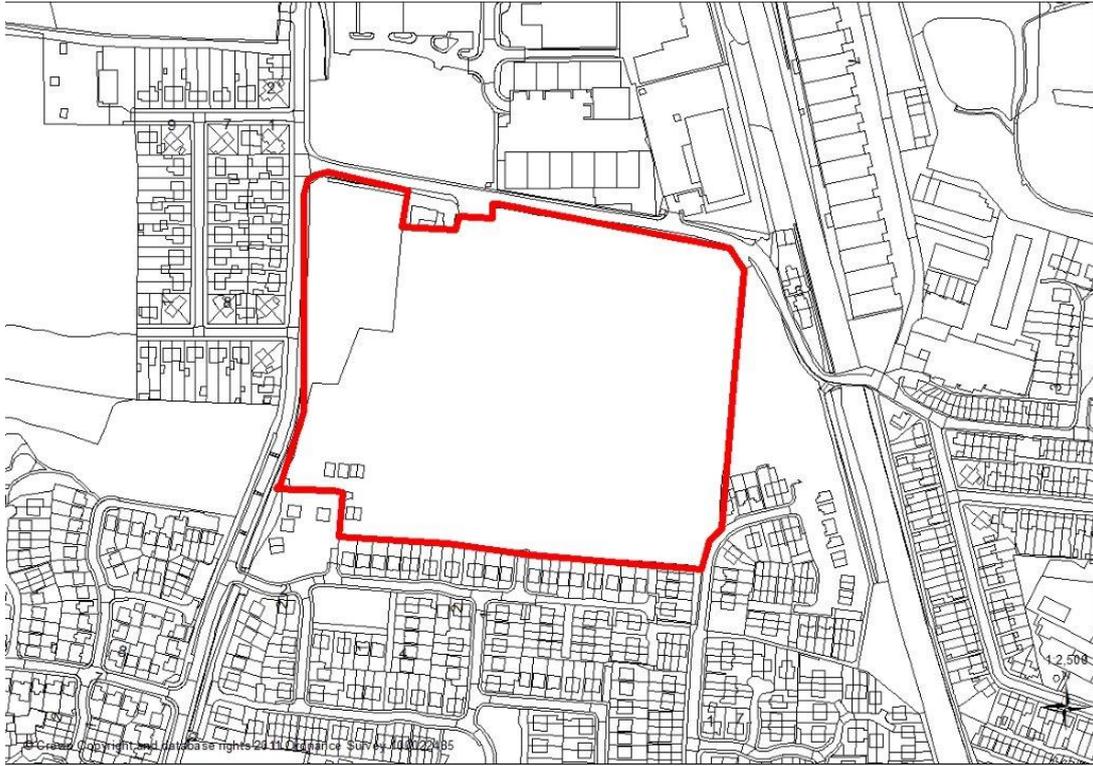


Application Number	07/2018/0868/VAR
Address	Former Farington Business Park Wheelton Lane Farington Lancashire
Applicant	Rowland Homes and Ainscough Brothers LLP
Agent	Mr Chris Betteridge Farington House Stanifield Business Park Stanifield Lane Leyland PR25 4UA
Development	Variation of condition 33 (public open space) imposed on planning application 07/2013/0288/FUL (Erection of a Residential development - Part detailed application for 234 dwellings and part Outline application with all matters reserved for approx 234 dwellings with associated ground works, access arrangements and demolition)
Officer Recommendation Officer Name	Approval with Conditions Mr Chris Sowerby
Date application valid	20.02.2018
Target Determination Date	22.05.2018
Extension of Time	



1. INTRODUCTION

1.1 This report should be read in conjunction with the report for Reserved Matters planning application 07/2018/0865/REM which is also on the agenda for this Planning Committee meeting as both applications relate to the same proposed development.

2. REPORT SUMMARY

2.1 In August 2013 a hybrid planning application (part outline application with all matters reserved and part full application) (07/2013/0288/FUL) was approved for up to 468 dwellings on the wider 'Site B'. The planning consent gave permission for 234 dwellings on the southern section (the development nearing completion) with the principle consented for up to 234 dwellings on the northern section.

2.2 Condition 33 of planning permission 07/2013/0288/FUL states:

"That the proposed site layout to be submitted with the Reserved Matters application on the section of the site subject to outline planning permission shall include areas of public open space totalling no less than 0.95 of a hectare in area. The designated areas of public open space shall remain free from development thereafter."

REASON: *In the interests of residential amenity so as to accord with Quality of Development Policy QD1 in the South Ribble Local Plan."*

2.3 The applicant is seeking to vary this condition in order to reflect the current policy position in relation to public open space provision.

2.4 Condition 33 is proposed to read:

"That the proposed site layout to be submitted with the Reserved Matters application on the section of the site subject to outline planning permission shall include areas of public open space which meet the minimum amenity greenspace policy standards as set out in adopted South Ribble Local Plan Policy G10 (i.e. 1.33 ha per 1000 population). The designated areas of public open space shall remain free from development thereafter."

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

2.5 The applicant's proposed wording of varied condition 33 sets out the calculation to be applied to generate the on-site public open space requirement but is not explicit in terms of what the requirement is. For the sake of clarity Officers propose that the condition should be amended to state:

"That the proposed site layout to be submitted with the Reserved Matters application on the section of the site subject to outline planning permission shall include areas of public open space totalling no less than 0.6 of a hectare in area. The designated areas of public open space shall remain free from development thereafter.

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

2.6 The proposed variation of condition 33 to reflect the current policy position in relation to public open space provision on the development is acceptable. The application is therefore recommended for approval.

3. APPLICATION SITE AND SURROUNDING AREA

3.1 The application relates to a 6.4 hectare site that forms the northern half of a wider allocated housing site ('Site B') under Policy D1 of the South Ribble Local Plan. A development of 234 dwellings is nearing completion on the southern half of 'Site B' with access on to Wheelton Lane.

3.2 The site is currently vacant and cleared, having previously been used for a variety of heavy industrial, light industry and storage and distribution purposes. Since being cleared the site was used temporarily by United Utilities as a training centre for operatives working in tunnels but this use has since ceased.

3.3 The site is located within a mixed-use (retail, industrial, commercial and residential) area on the boundary of Leyland and Farington.

3.4 The land is bounded to the north by Carr Lane; to the south by a residential development nearing completion; to the east by another residential development that is currently being constructed and to the west by Wheelton Lane.

4. SITE HISTORY

4.1 In August 2013 a hybrid planning application (part outline application with all matters reserved and part full application) (07/2013/0288/FUL) was approved for up to 468 dwellings on the wider 'Site B'. The planning consent gave permission for 234 dwellings on the southern section (the development nearing completion) with the principle consented for up to 234 dwellings on the northern section.

4.2 Due to viability issues, largely associated with remediation of significant land contamination, the element of the development granted full planning permission was only able to provide 11% affordable housing. It was agreed at the time that a further viability study would be required as part of the submission of the Reserved Matters application on the northern section of the site (subject to this current application under consideration) to determine the number of affordable units and other contributions that can be provided on the remainder of the site.

4.3 In June 2014 temporary planning permission (07/2014/0141/FUL) was granted for a period of three years for the use of part of the site as a training centre for operatives working in tunnels. This use has however since ceased.

5. PROPOSAL

5.1 Condition 33 of planning permission 07/2013/0288/FUL states:

“That the proposed site layout to be submitted with the Reserved Matters application on the section of the site subject to outline planning permission shall include areas of public open space totalling no less than 0.95 of a hectare in area. The designated areas of public open space shall remain free from development thereafter.

REASON: In the interests of residential amenity so as to accord with Quality of Development Policy QD1 in the South Ribble Local Plan.”

5.2 The applicant is seeking to vary this condition in order to reflect the current policy position in relation to public open space provision.

5.3 Condition 33 is proposed to read:

“That the proposed site layout to be submitted with the Reserved Matters application on the section of the site subject to outline planning permission shall include areas of public open space which meet the minimum amenity greenspace policy standards as set out in adopted South Ribble Local Plan Policy G10 (i.e. 1.33 ha per 1000 population). The designated areas of public open space shall remain free from development thereafter.

REASON: In the interests of visual amenity of the area in accordance with Policy 17 of the Core Strategy and Policy G17 of the South Ribble Local Plan 2012-2026.”

5.4 Supporting information submitted with the application states that since the granting of the hybrid consent in 2013, the Council's development plan policies relating to the provision of on-site open space have changed and are set out in the South Ribble Local Plan, adopted July 2015. With the associated Reserved Matters application proposing 199 dwellings on the site Policy G10 'Green Infrastructure Provision in Residential Developments' would require an on-site need for 0.6 hectares of public open space, which is the area that the Reserved Matters application proposes.

6. REPRESENTATIONS

6.1 No letters of representation have been received in relation to the proposed variation of condition 33.

7. CONSULTATION REPLIES

Planning Policy have confirmed that the proposed reduction of on-site open space is acceptable and policy compliant.

8. MATERIAL CONSIDERATIONS

8.1 As the application is only for the variation of a condition on the previously approved planning application, the principle of the development and any other matters not relevant to Condition 33 of hybrid planning approval 07/2013/0288/FUL, cannot be reconsidered. The Local Planning Authority can only consider any impact relevant to the variation of Condition 33.

8.2 Open Space

8.2.1 Since the granting of the hybrid planning approval 07/2013/0288/FUL in 2013 the policy requirement in regard to the provision of public open space on this site has changed. Current planning policy, contained within Policy G10 of the South Ribble Local Plan (adopted July 2015), requires 0.6 hectares of public open space for the development. As the associated Reserved Matters application proposes the required 0.6 hectares of public open space within the site the proposal accords with current planning policy requirements. This necessitates the variation of condition 33 of hybrid planning approval 07/2013/0288/FUL.

8.2.2 The applicant's proposed wording of varied condition 33 sets out the calculation to be applied to generate the on-site public open space requirement but is not explicit in terms of what the requirement is. For the sake of clarity Officers propose that the condition should be amended to state:

"That the proposed site layout to be submitted with the Reserved Matters application on the section of the site subject to outline planning permission shall include areas of public open space totalling no less than 0.6 of a hectare in area. The designated areas of public open space shall remain free from development thereafter."

REASON: In the interests of visual amenity of the area in accordance with Policy 17 of the Core Strategy and Policy G17 of the South Ribble Local Plan 2012-2026."

8.2.3 This proposed variation of condition does not impact upon the Section 106 obligations associated with the hybrid consent which requires a financial contribution of £47,362 to be spent on local open space improvements.

9. CONCLUSION

9.1 The proposed variation of condition 33 to reflect the current policy position in relation to public open space provision on the development is acceptable. The application is therefore recommended for approval.

POLICY CONSIDERATIONS

- 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)

POLD1 Allocations of housing land

POLF1 Car Parking

POLG10 Green Infrastructure Provision in Residential Developments

POLG17 Design Criteria for New Development

RECOMMENDATION

Approval with Conditions

CONDITIONS/REASONS

1. That the development must be begun not later than the expiration of two years beginning with the date of this permission.

REASON: Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990.

2. No development shall commence on the section of the site subject to outline planning permission until details of the Access, Appearance, Landscaping, Layout and Scale, hereinafter called 'the reserved matters', has been obtained from the Local Planning Authority in writing. An application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 5 years from the date of planning permission 07/2013/0288/FUL.

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

3. Prior to the commencement of each phase or sub-phase of development, a scheme and programme shall be submitted to, and be approved in writing by the Local Planning Authority, for the timing and phasing of any remediation or construction works on the site. The development shall proceed in accordance with the agreed scheme and programme unless otherwise agreed in writing with the Local Planning Authority.

REASON: To protect the visual amenities of the area in accordance with Policy G17 in the South Ribble Local Plan.

4. Prior to the commencement of each phase or sub phase of development, details of the colour and texture of the facing and roofing materials to be used shall be submitted to and be approved in writing by the Local Planning Authority. Each phase of the development shall proceed in accordance with the approved details. (When brick, tile, slate, etc samples are due for inspection by the Authority, please telephone the relevant planning officer to arrange for the inspection of the samples on site).

REASON: To ensure the satisfactory detailed appearance of the development in accordance with Policy 17 of the Core Strategy and Policy G17 in the South Ribble Local Plan.

5. Prior to the commencement of each phase or sub phase of development, a ground level survey to include existing ground levels and existing and proposed ground and slab levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with this scheme.

REASON: To ensure the satisfactory appearance and drainage of the site and to accord with Policy 17 of the Core Strategy and Policy G17 in the South Ribble Local Plan.

6. A pedestrian footway shall be provided to the site boundary with the adjacent former Roadferry site to the east, in accordance with a scheme to be first agreed with the Local Planning Authority. The footway shall be constructed and available for use before the completion of the construction of all of the dwellings in the phase in which the footway is located and be retained thereafter.

REASON: In the interests of safety and sustainable transport in accordance with Policy G17 in the South Ribble Local Plan.

7. The approved landscaping scheme for Phase 1 shall be implemented in the first planting season following completion of the development or first occupation/use, whichever is the soonest, and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the local planning authority, in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. This maintenance shall include the watering, weeding, mulching and adjustment and removal of stakes and support systems, and shall include the replacement of any tree or shrub which is removed, becomes seriously damaged,

seriously diseased or dies by the same species. The replacement tree or shrub must be of similar size to that originally planted.

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

8. The existing trees on site, identified for retention in the Arboricultural Impact Assessment (April 2013) prepared by TEP, shall be protected for the duration of the development, including the erection of protective fencing, in accordance with BS 5837, 1991 "Trees in Relation to Construction". No tree shall be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the Local Planning Authority. Any tree removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may be agreed with the Local Planning Authority.

REASON: To safeguard the character and appearance of the development in accordance with Policy G17 in the South Ribble Local Plan.

9. The screen fencing/walling for Phase 1 detailed on the submitted Materials Plan drawing no. 00 04 01, shall be erected prior to the occupation of each respective dwelling and retained thereafter.

REASON: To ensure the provision and retention of adequate screening in the interest of amenity and to accord with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan

10. Prior to the commencement of each phase or sub phase of development, full details of any lighting illuminating car parking areas in that phase shall be submitted to and be approved in writing by the Local Planning Authority. The approved lighting shall be installed at the car parking courts prior to the first occupation of the dwellings and be retained thereafter.

REASON: In the interests of the amenity of neighbouring residential properties and in accordance with Policy G17 in the South Ribble Local Plan.

11. A cycle access shall be provided at the site boundary with Northgate in accordance with a scheme to be first agreed in writing with the Local Planning Authority. The cycle access shall be constructed and be made available for use prior to the occupation of the first dwelling in that phase of development on the site and thereafter be retained.

REASON: In the interests of safety and sustainable transport, in accordance with Policy G17 of the South Ribble Local Plan.

12. Prior to the commencement of each phase or sub-phase of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

- (a) As the WSPE desk study (ref. no. 36431/001/9866, dated February 2013) has identified potential contamination and ground gases, an updated remediation statement shall be submitted, detailing the recommendations and remedial measures to be implemented within the site.

- (b) 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 Policy 17 of the Central Lancashire Development Plan, Policy G14 in the South Ribble Local Plan, and the National Planning Policy Framework.

13. Prior to the commencement of development on site subject to outline planning permission, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

(a) the WSPE desk study (ref. no. 3431/002/9918, dated April 2013) has identified 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 2A, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied buildings, on services and landscaping schemes, and on wider environmental receptors including ecological systems and property.

The sampling and analytical strategy shall be submitted to and be approved in writing by the LPA prior to the start of the site investigation survey.

(b) A remediation statement, detailing the recommendations and remedial measures to be implemented within the site.

(c) 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 Policy 17 of the Central Lancashire Development Plan, Policy G14 in the South Ribble Local Plan and the National Planning Policy Framework.

14. Prior to the commencement of each phase or sub-phase of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

A report which provides full details of measures to resist the ingress of ground gases into the development. This should follow best practice industry guidance such as CIRIA Report C665. The approved measures shall be implemented during construction and shall be thereafter retained and maintained for the duration of the approved use. Should further authoritative, robust, scientific information be provided in writing to the LPA that proves there is no gas risk to the proposed development then no further action is necessary.

REASON: To ensure that the site is suitable for its intended end use and development work will not create a potential migration pathway for ground gases into the property, in accordance with Policy 17 of the Central Lancashire Development Plan, Policy G14 in the South Ribble Local Plan, and the National Planning Policy Framework.

15. Once works commence on the site, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at South Ribble Borough Council. Works in that location should cease and the problem area roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials. A report which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development.

Should no adverse ground conditions be encountered during site works and/or development, a verification statement shall be forwarded in writing to the Local Planning Authority prior to occupation of the building(s), which confirms that no adverse ground conditions were found.

REASON: To ensure that the site is suitable for its intended end use and development work will not cause pollution of ground and surface waters both on and off site, in accordance with Policy 17 of the Central Lancashire Development Plan, Policy G14 in the South Ribble Local Plan and the National Planning Policy Framework.

16. Prior to the importation of any subsoil and/or topsoil material into the proposed development site from a new source, information supporting the suitability of the material shall be submitted to the Local Planning Authority for approval in writing.

The information submitted shall include details of the material source, sampling methodologies and analysis results, which demonstrates the material does not pose a risk to human health as defined under Part 2A of the Environmental Protection Act 1990.

REASON: To ensure that the site is suitable for its intended end use and development work will not cause pollution of ground and surface waters both on and off site, in accordance with Policy 17 of the Central Lancashire Development Plan, Policy G14 in the South Ribble Local Plan, and the National Planning Policy Framework.

17. Prior to the commencement of each phase or sub phase of development, including site preparation and further clearance works on site, an Air Quality Assessment (AQA) shall be carried out and submitted for approval to the Local Planning Authority. The AQA shall include, where necessary, mitigation measures in order to address any issues identified in the assessment. The Agreed measures shall then be implemented within a time frame to be agreed with the Local Planning Authority.

REASON: In the interests of the amenity of the nearby residents in accordance with Policies 17 and 28 of the Central Lancashire Core Strategy.

18. Prior to the first occupation of any of the affected dwellings identified in the Hepworth Acoustic Report ref: 21730.01 v1, dated April 2013, (Plots 4-11 and Plots 163-193) details of all acoustic measures to be installed (glazing, ventilation and barriers) shall

be submitted to the Local Planning Authority for approval. The agreed measures shall then be fully implemented during construction.

REASON: In the interests of the amenity of the nearby residents in accordance with Policies 17 and 28 of the Central Lancashire Core Strategy and Policy G17 of the South Ribble Local Plan.

19. Prior to the commencement of each phase or sub-phase of development a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (i) the parking of vehicles of site operatives and visitors
- (ii) loading and unloading of plant and materials
- (iii) storage of plant and materials used in constructing the development
- (iv) the location of the site compound
- (v) a scheme for recycling/disposing of waste resulting from demolition and construction works
- (vi) measures to control the emission of dust and dirt during construction
- (vii) a Construction Traffic Management Plan

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

20. Any construction works associated with the development shall not take place except between the hours of:

0800 hrs to 1800 hrs Monday to Friday

0800 hrs to 1300 hrs on Saturday

No construction shall take place on Sundays, Bank or Public Holidays.

REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan

21. That prior to the commencement of each phase or sub phase of the development hereby approved a scheme for the disposal of foul and surface water, the provision and implementation of a surface water regulation system and a Sustainable Urban Drainage System (SUDS) shall be submitted to and be approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The strategy shall include details of how the scheme shall be maintained and managed after completion and shall subsequently implemented during construction in accordance with the approved plans.

REASON: To safeguard local watercourses and avoid pollution of the water environment so as to accord with Policy 29 of Core Strategy.

22. Prior to the commencement of each phase or sub phase of development, an operational vehicle wheel washing facility shall be provided in a location(s) on the site to be first agreed with the Local Planning Authority. The Facility shall be provided for the duration of the development for use by drivers of all construction vehicles using the site. The wheel washing facility shall be utilised as necessary to avoid the deposits of mud and / or materials on the public highway.

REASON: - In the interests of highway safety and other highway users in accordance with Policy G17 in the South Ribble Local Plan.

23. Prior to the construction of any dwellings for each phase or sub phase, the associated part of the new estate road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any built development takes place within the site.

REASON: - To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative in accordance with Policy 3 of the Core Strategy.

24. Prior to the commencement of each phase or sub-phase of development a scheme for the construction of traffic calming measures within the development have been submitted to, and approved by the Local Planning Authority in consultation with the Highway Authority. The approved measures shall then be fully implemented within a timeframe to be agreed in writing with the Local Planning Authority.

REASON: In the interests of highway safety and other highway users as required by Policy G17 of the South Ribble Local Plan.

25. That during demolition, site preparation and construction the existing access point to the site from Northgate shall not be used by vehicular traffic, including construction traffic, and prior to the commencement of works on any of the dwellings facing Northgate (Plots 96-110) the existing vehicular access point to the site from Northgate shall be physically and permanently closed and the existing footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads.

REASON: To limit the number of access points to the site and to maintain the proper construction of the highways so as to accord with Policy G17 in the South Ribble Local Plan

26. The level of the new driveways for plots 95 to 110, as shown on drawing no. 00 02 01 (Proposed Site Layout), shall be constructed 0.150m above the carriageway channel line of Northgate.

Reason: To safeguard the future reconstruction of the highway so as to accord with Policy 3 of the Core Strategy.

27. Before the access on Wheelton Lane is used for vehicular purposes a visibility splay measuring 2.4 metres by 59 metres in both directions shall be provided, measured along the centre line of the proposed new road from the continuation of the nearer edge of the existing carriageway of Wheelton Lane, to the satisfaction of the Local Planning Authority. The land within these splays shall be adopted as part of the adopted highway and constructed as footway.

REASON: To ensure adequate visibility at the street junction or site access in the interest of highway safety in accordance with Policy 3 of the Core Strategy and Policy G17 in the South Ribble Local Plan.

28. The car parking and manoeuvring areas as detailed on the approved site layout drawing no. 00 02 01 shall be marked out in accordance with the approved plan, before the first use of the associated dwelling and permanently maintained thereafter.

Reason: To allow for the effective use of the parking areas so as to accord with Policy 3 of the Core Strategy and Policy G17 of the South Ribble Local Plan.

29. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 1995 and the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008, or any subsequent Orders or statutory provision 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 allow for the effective use of the parking areas so as to accord with Policy 3 of the Core Strategy and Policy G17 of the South Ribble Local Plan.

30. Prior to the commencement of each phase or sub-phase of development all the highway works within the adopted highway shall be constructed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority as part of a section 184 agreement, under the Highways Act 1980.

REASON: In the interests of highway safety and other highway users as required by Policy G17 of the South Ribble Local Plan.

31. Prior to the commencement of each phase or sub-phase of development a scheme for the construction of the site access and any off-site works of highway improvement shall be submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980.

Reasons: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users so as to accord with Policy 3 of the Core Strategy and Policy G17 of the South Ribble Local Plan.

32. Prior to first occupation of any dwelling within any phase of the development hereby approved, a Travel Plan for the relevant phase of development shall be submitted to, and approved in writing, by the Local Planning Authority in consultation with the Highway Authority. The Travel Plan shall be implemented within a timescale set out in the approved plan and will be audited and updated at intervals to be agreed in writing with the Local Planning Authority.

REASON: In order to reduce the number of car trips made to the development and promote alternative methods of travel in accordance with Policy 17 of the Core Strategy and Policy G17 of the South Ribble Local Plan.

33. That the proposed site layout to be submitted with the Reserved Matters application on the section of the site subject to outline planning permission shall include areas of public open space totalling no less than 0.6 of a hectare in area. The designated areas of public open space shall remain free from development thereafter.

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

34. Prior to the commencement of each phase or sub phase of development, a scheme and programme for the laying out, landscaping, maintenance and retention of any formal or informal public open space within that phase, shall be submitted to the

Local Planning Authority for approval in writing. The development shall proceed in accordance with the agreed scheme.

REASON: In the interests of visual amenity of the area in accordance with Policy G17 of the South Ribble Local Plan.

35. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg WLL LP01 (Location Plan), 01 02 (Proposed Site Layout), 00 03 01 (Proposed Storey Height Plan), 00 04 01 (Proposed Materials Plan), SK-D-001 D (Drainage Strategy Phase 1), PA30/4/PL1 (Dadford), PA30/4/PL2 (Dadford), PA34/4/PL1 (Gosford), PA34/4/PL2 (Gosford), PT310/4/PL1 (Milldale), PT310/4/PL2 (Milldale), PT38/4/PL1 (Patterdale), PT38/4/PL2 (Patterdale), G1089/4/PL1 (Ingleton), G1089/4/PL2 (Ingleton), PD32/4/PL1 (Aldenham), OD32/4/PL2 (Aldenham), PD48/4/PL1 (Bradenham), PD48/4/PL2 (Bradenham), PD49/4/PL1 (Downham), PD49/4/PL2 (Downham), AA23/4/PL1 (AA23), AA23/4/PL2 (AA23), MAN.0098-01 A (Strategic On-Plot Landscape Proposals), MAN.0098-02 A (Details POS Soft Landscape Proposals), MAN.0098-03 B (Hard Landscape Proposals).

REASON: To ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan
