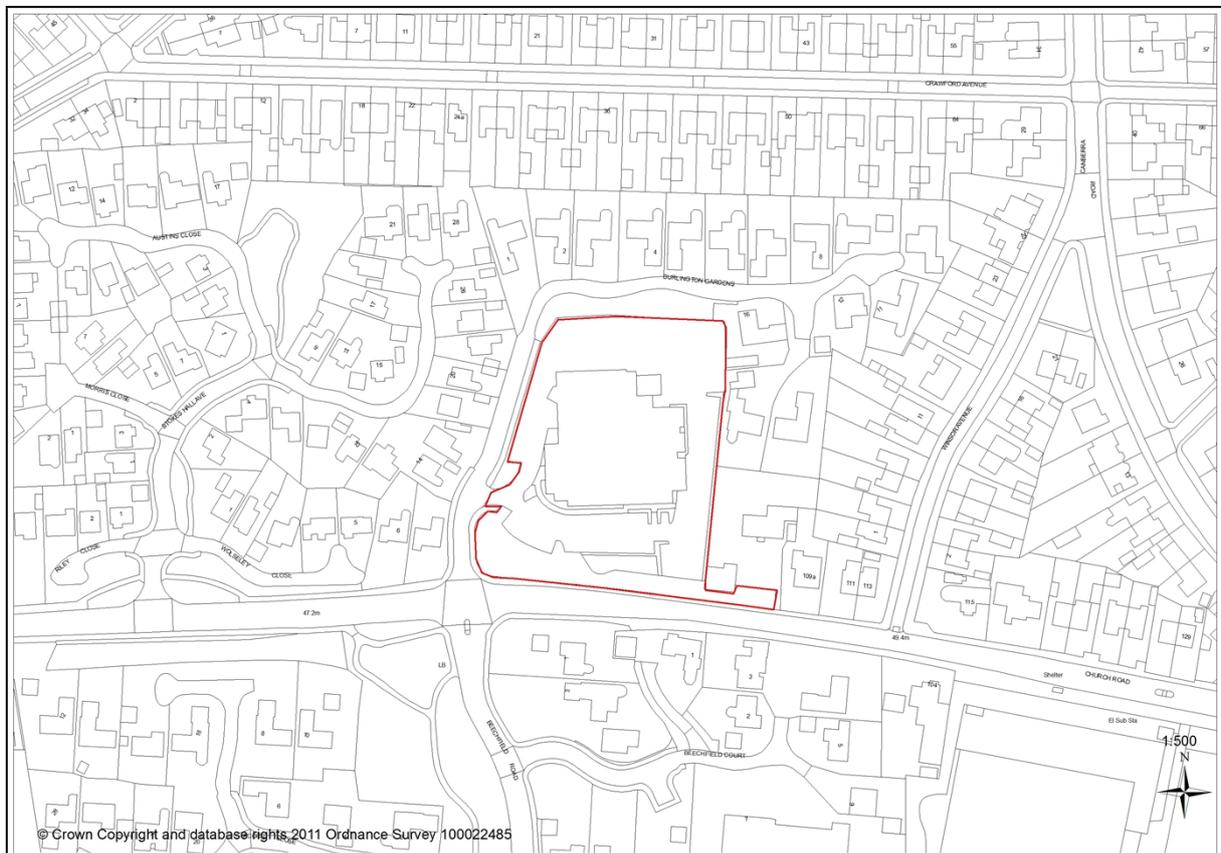


Application Number	07/2018/8132/FUL
Address	Wellington Park Church Road Leyland PR25 3AB
Applicant	YourLife Management Services Ltd
Agent	Mr Chris Butt Unit 3 Edward Court Altrincham Business Park Broadheath Altrincham WA14 5GL
Development	Erection of residential care accommodation for older people (62 Apartments - Class C2) with associated landscaping and car parking following demolition of existing building
Officer Recommendation	Approval with conditions
Officer Name	Mrs Debbie Roberts
Date application valid	1.11.2018
Target Determination Date	31.01.2018
Extension of Time	12.02.2019



1. Report Summary

1.1. Wellington Park is a rectangular piece of land (approx. 0.7 ha) located on the northern side of Church Road, Leyland; a mixed use area designated under Policy B1 (Existing Built Up Area) of the South Ribble Local Plan. Currently home to an established hotel, conference and event centre up to four storeys high, the site is screened by mature trees and planting, and a high stone wall which spans all but the eastern site boundary

1.2. This application seeks planning permission for erection of retirement living accommodation comprising 62 apartments with communal facilities, landscaping and car parking following demolition of Wellington Park (conference/event venue and hotel). Apartments would be for the over 55 age group, and are for outright sale

1.3. The proposed development is not considered to have an undue impact on the amenity of neighbouring properties, the character and appearance of the area or highways safety and capacity. It is therefore compliant with Local Plan Policy B1.

1.4. Proposed development would not detrimentally affect the amenity or nature conservation value of the site. Although one small tree would be lost, mitigation in the form of well designed, appropriate landscaping and ecological compensation ensures protection of site biodiversity as a whole.

1.5. County Highways have fully assessed the application and have raised no objections to the proposed development, in principle and subject to conditions.

1.6. At the time of writing this report, and following full consultation, 13 letters of representation had been made - 6 in support, 3 objecting to the proposal and 4 simply offering comments. Statutory consultee comments have been addressed either by amendments to the proposal, or by condition. A summary of these is available at sections 6 and 7 (below)

1.7. The application complies with the relevant policies of the National Planning Policy Framework, Central Lancashire Core Strategy and Affordable Housing SPD, South Ribble Local Plan and Residential Extensions Design SPD. It is therefore recommended that the application is approved subject to the imposition of conditions.

2. Application Site and Surrounding Area

2.1. Wellington Park is a rectangular piece of land (approx. 0.7 ha) located on the northern side of Church Road, Leyland; a mixed use area designated under Policy B1 (Existing Built Up Area) of the South Ribble Local Plan.

2.2. The site is accessed from Burlington Gardens whose roadway skirts the eastern and northern boundaries. Views into the site are particularly restricted as the frontage of Church Road is denoted by a 1.5m high stone wall with deep woodland within. Similar but higher walls in traditional red brick run around the rest of the sites edge; these also benefit from mature shrubbery and tree screening. To the centre is a four storey hotel and event venue complex, with a series of two and single storey, disjointed extensions. Surrounding on all sides are large areas of hardstanding and car parking.

2.3. This area of Church Road is characterised by a broad range of predominantly two storey dwellings in a mostly traditional style. To the north are large detached properties addressed onto Burlington Gardens, in the west is the Stokes Hall housing estate, and facing across Church Road in the south is the Mayfield residential estate; each developed in the late 1980's. In the east are no's 14 -16 Burlington Gardens and no: 109 Wellington House; a

bungalow built in 1995. Approximately 300m to the west are both Sandy Lane and Leyland Cross Conservation Areas, and 250m east is Balshaws High School

2.4. Leyland Town Centre is roughly 700m to the north, although the Tesco store development is only 380m west and easily accessed on foot.

3. Site Context / Planning History

3.1. There are around twenty planning applications on the history of this site. Most relate to the previous commercial use and advertisement of the site, but of particular relevance is 07/2002/0299 which was approved for four, three, basement and single storey extensions with ancillary works to form 17 bed hotel. Although the current building has the appearance of three storeys, its roof pitch is such that it is of four storey height

4. Proposal

4.1. The application seeks planning permission for erection of retirement living accommodation comprising 62 apartments (30 x 1 bed/32 x 2 bed), communal facilities, landscaping and car parking following demolition of Wellington Park (conference/event venue and hotel). Apartments would be for the over 55 age group, and are for outright sale rather than rental – the average resident age for similar properties in the applicant's portfolio being 79.

4.2. The applicants statement says that the *'Extra Care concept enables frail elderly residents to buy in care packages to suit their needs as they change overtime, rather than pay fixed costs of a nursing or residential care home with their one for all approach'* This type of development allows occupants to remain within their own homes, whilst receiving tailored care in a first class, enhanced facility. Benefits of this care type include barrier free, fully accessible internal and outside areas, a daily cooked meal for each resident, internal refuge storage, mobility scooter charging and storage rooms and a 24hr on-site security and care presence.

4.3. The proposed Extra Care facility would sit within the C2 use class (provision of residential accommodation and care for people in need of care) which acknowledges a specific need. It would re-use a previously developed town centre site, and may result in release of family sized housing stock to the market. Communal living of this nature also promotes independence, suitable social interaction, and in theory as residents become increasingly dependent on easy to access facilities, the adjacent retail centre should also benefit.

4.4. The proposed scheme would be four storeys in height – although the fourth storey includes only 3 flats, staff space and a small guest suite for occasional rental for visitors by property owners. The ground floor accommodates 16 flats, dining, laundry, internal waste and service space, whilst the middle two floors accommodate 20 and 19 apartments respectively. The site would be accessed from the existing western side gateway with the main entrance door to the 'C' shaped apartment block facing this access. Within the 'C' would be eastward facing, communal, private space for users of the apartments. The unit as a whole would have a maximum footprint of 66m deep x 50m wide, although this would be staggered throughout.

4.5. The roof formation allows for a reduced overall roof height of between 11m and 13m, with eaves to around 8m in comparison with Wellington Parks 14m – 15m maximum roof heights. Some flat walkway sections are present to the roof centre but would be accessed for maintenance only. In the main, higher sections of the proposed block have been located towards the south-west site corner (towards road access) to prevent as far as possible any loss of amenity to neighbouring residents.

4.6. The proposal presents a fluctuating elevational design incorporating gabled sections to all sides; the whole to be constructed in a mix of red brick and pale coloured render, with grey roof tiles, grey UPVC windows, decorative window surrounds and rainwater goods. Some apartments would include Juliet or traditional balconies with glazed handrail protection. This staggered approach to design reflects the existing, organically achieved character of the area.

4.7. The complex would sit 23m back from pavements abutting Church Road, with the building considered to relate well to neighbouring properties whose ridge lines vary between the 6.5m and 8m mark. It should be stressed that the existing building which accommodates a similar footprint already exceeds the height of the proposed unit by between 3m and 5m.

4.8. All areas would be accessible and the facility would employ one person on a full time basis. A number of additional ancillary employment opportunities are also anticipated.

4.9. Existing brick boundary walls would be retained, whilst existing fences would be upgraded to 2m high, feather board fencing. Other than 1 small spruce tree close to the main access, all trees within and surrounding the site would be retained, and protection measures have been detailed as the majority are covered by Tree Preservation Orders 18/1992 and 10/2003. Supplementary internal landscaping of the site is also suggested which takes account of residents needs for enclosed private spaces, but clearly demarcates public and private outdoor areas. In general outside areas have been designed to be visually open but with overall security in mind

4.10. Off road parking provision (36 spaces), vehicular manoeuvring space and a small sub-station have also been identified towards the existing access way. Parking placement should reduce any noise issue to the residents of Burlington Gardens currently associated with more dispersed parking on all sides of the site.

4.11. Surface water and foul drainage would connect to the existing sewer system, but a pre-commencement condition to require specific drainage detail is recommended.

5. Summary of Supporting Documents

5.1. The application is accompanied by the following supporting documents:

- Aquatic Restoration & Vegetation Management report (Ebsford 11.12.18)
- Community Infrastructure Levy liability forms
- Construction Method Statement (McCarthy Stone 29.10.18)
- Crime Impact Assessment (Lancashire Constabulary: 8.11.18)
- Design, Access & Supporting Statement (YourLife: MCK)
- Ecological Assessment (Biocensus V1: June 2018)
- Employment & Skills Assessment
- Extra Care Statement Appendix A
- Housing needs report (Contact Consulting: 22.10.18)
- Materials Schedule (Design & Access Statement Para 7)
- Model planning conditions report (Planning Bureau Ltd)
- Phase 1 desktop study (Arc Environment 18-437: 14.6.18)
- Phase 2 ground investigation report (Arc Environment 18-437: 14.6.18)
- Planning Statement (Planning Bureau: October 2018)
- Statement of community Involvement (BECG: October 18)
- Transport Statement (Transport Planning (York) Ltd: Oct 18)
- Tree and Arboricultural Impact Assessment and Tree Protection Plan (Ian Keen 1057-KC-XX-YTREE Rev A)

Existing Drawings

- Site location plan (MCK NW 2595 03 AC 001)

Proposal Drawings

- Context elevations (MCK: NW-2595-03-AC-006)
- Drainage Layout (Planning Bureau: MCC&S-WP-L-002 Rev A)
- Elevations sheet 1 of 2 (MCK: NW-2595-03-AC-0011)
- Elevations sheet 2 of 2 (MCK: NW-2595-03-AC-0012)
- Floor plans (MCK: NW-2595-03-AC-008 Rev A)
- Front approach (MCK Visual: NW-2595-03-AC-002)
- Proposed site layout plan (MCK: NW-2595-03-AC-007 Rev C)
- Roof plans (MCK: NW-2595-03-AC-010)
- Floor plan (MCK: NW-2595-03-AC-006)
- Landscaping Plan (TPM Landscaping: 3149/01)
- Patio View (MCK Visual: NW-2595-03-AC-005)
- Rear landscaping (MCK Visual: NW-2595-03-AC-003)
- Rear parking (MCK Visual: NW-2595-03-AC-004)
- Topography Survey (Chris Partington: 2618-CP/01)

6. Representations

6.1. Summary of Publicity

6.1.1. A site notice and a newspaper advertisement have been posted, and 69 neighbouring properties consulted. Local Ward Councillors have also been notified.

6.1.2. South Ribble's Statement of Community Involvement requires formal pre-application community consultation for any 'major' proposal. This period of community engagement was undertaken by the applicant, and in summary involved:

- One to one invitations to and meetings with Council officers, residents, interested parties, ward councillors and South Ribble Borough Council cabinet members – 12 residents and two councillors took up the invitation
- A public exhibition attended by members of the applicant's project team. 1038 households received invitations and 38 residents attended – 81% of whom supported the scheme in principle.
- Dedicated website, press release, freepost envelopes and a free-phone helpline

6.1.3. In addition, pre-application advice discussions began in 2018 with this Council, and adjustments have been made in response to comments made by Council officers.

6.2. Letters of Representation

6.2.1. Of the 13 representations received, 3 objected to the proposal, 6 support the scheme and 4 simply make comments. All representation is summarised as follows:

6.2.2. In Support

Site and Surroundings

- Proposal will free up family homes

Highways

- There are considerable traffic flow and on street parking problems which would be eliminated by proposed development

Proposed Development / Design

- Proposal appears attractive in design
- Lack of quality, private housing for retirees

Miscellaneous Comments

- Development should be an asset to the area and is welcomed

6.2.3. In Objection

Highways

- Respondent already experiences overflow car parking from Balshaws School and requests additional car parking on the proposal site
- *'Burlington Gardens will become an overflow car park'*
- Request that a 20mph zone and 'elderly residents crossing' signage are installed from Towngate to Balshaws School – as the route suggested is a 30mph, primary route it is unlikely that LCC as the Highways Authority would reduce speed to 20mph. The applicant however may wish to consider approaching the authority with regards to signage.
- Separate respondents also requested that a mini roundabout is installed on Church Road to control traffic flow, and that pavements are improved to account for the increase in mobility scooter use. Again these issues would be considered by the Highways Authority, and are outside of the remit of this determination.

Design

- Loss of view - respondent was told that development would be two storey, and wishes to chop down his own trees facing the proposal which is now higher than expected. At no point has the development been described as two storey
- Building is inappropriate against *'low rise dwellings'* and *'lacks architectural merit'*
- Existing 3 storey accounts for 13% of the footprint whilst proposed three storey would amount to 90% footprint
- Proposal should be designed with a lower profile

Other/Neutral Comments

- Property aimed at wealthier demographic
- Respondent questions what would happen when residents cannot afford service charge
- *'why lump old people together behind that wall'*
- Respondent questions documentations format, integrity and realism
- Query re applicants statement that inhabitants will be over 80 – the statement suggests this as the average age across the company portfolio, but in line with other developments of this nature in the area a condition to restrict to age 55 or over if approved would be imposed.
- Lack of infrastructure (doctors, dentists etc.) to support future residents
- Local authority building inspectors should accompany approved inspectors if these are used at the applicant's expense – building inspection is an 'all or nothing' situation. If the applicant chooses to commission a private inspection company – and this has been the case on similar developments – the local authority has no jurisdiction on the site, and cannot in any way supervise either the private inspector or the development at hand

7. Summary of Responses

7.1. **Ecology Consultant** – The Councils ecologist has assessed the applicants ecological assessment (Biocensus V1: June 2018) which finds the site to be of low ecological value. There is no evidence of protected or notable species on site and no further assessment is required. An invasive species eradication plan has since been supplied and is considered acceptable. Residual risk relating to bats, nesting birds and loss of biodiversity can be mitigated by condition requiring installation of bat and bird boxes. Standard precautionary

conditions are also recommended. The ecologist confirms that adequate information has been supplied and that there would be no significant ecological issues.

7.2. **Economic Development** confirm that they are comfortable with the initial and post development employment assessment. Although they have requested additional information with regards to employment during construction, the applicant advises that until such time as sub-contractors have been appointed this information is not available.

7.3. **Environmental Health** have assessed the application and recommend a number of conditions regarding site management, lighting and noise, contaminated land and electric vehicle charging points.

7.4. **Lancashire Constabulary** acknowledges that communal buildings can be vulnerable to persistent crime and anti-social behaviour, and that 'tailgating' through access controlled areas is a real risk. For this reason they offer security advice which would be included as an informative note should permission be granted.

7.5. **Lancashire County Council Highways** have no objection to the proposal and are of the opinion that the development would have a negligible impact upon highways safety or capacity. There are no recorded incidents on the five year Personal Injury Accident database within the sites vicinity. In accordance with the Local Plan LCC calculate the parking requirement for this class C2 development as 32 spaces; C2 is the nearest appropriate class for this type of proposal. As such the 36 spaces identified are considered acceptable. LCC had initial concerns as to permeability of the site for pedestrians, but following minor amendments are now satisfied with the situation.

7.6. **Lancashire County Council - Local Lead Flood Authority** initially objected to the proposal, but following detailed discussions, and subject to conditions requiring surface water, Suds and drainage management details prior to commencement on site, have withdrawn their objection.

7.7. **South Ribble Arborist** has no objection to the proposal subject to protection of trees identified for retention.

7.8 **South Ribble Strategic Housing** has no objection to the proposal. South Ribble has an ageing population as identified by ONS population projections with 20.6% of the South Ribble population over the age of 65; this figure is projected to change to 42.6% over the 20 year period to 2034. Housing for older people has been identified as a priority within the South Ribble Housing Framework and is identified as a need within the recently produced Central Lancashire SHMA. Given the C2 classification of this development a contribution towards affordable housing is not required, but a condition to restrict the facility to Class C2 use – specifically as an Extra Care facility is recommended. In line with other developments of this type in this area and adjacent boroughs, a condition to restrict residency to the over 55 age group would be imposed.

7.8. **United Utilities** have no objection subject to pre-commencement conditions detailing sustainable drainage systems and consultation with the Local Lead Flood Authority.

8. Material Considerations

8.1. Site Allocation

8.1.1. The site is designated under Policy B1 of the South Ribble Local Plan as Existing Built Up Area

8.1.2. **Policy B1** allows for redevelopment in allocated areas provided that proposals would comply with local plan requirements relating to access, parking and servicing; would be in keeping with the character and appearance of the area, and would not adversely affect the amenity of nearby residents.

8.2. Policy Background

Additional policy of marked relevance to this proposal is as follows:

8.2.1. *National Planning Policy Framework (2018)*

8.2.1.1. The NPPF at Chapter 2 (Achieving Sustainable Development) states that '*at the heart of the framework is a presumption in favour of sustainable development*'. The NPPF supports sustainable economic growth to deliver, amongst other things, homes, and given the sites location it is the Officer's view that the site is especially sustainable and that the development accords with the overall principles of the NPPF; in particular:

8.2.1.2. **Chapter 5: Delivering a Sufficient Supply of Homes** - to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. Within this context, the size, type and tenure of housing needed for different community groups - including older people, must be taken into account. Chapter 5 also details its requirements for affordable housing provision.

8.2.1.3. **Chapter 12: Achieving Well Designed Places** – the creation of high quality buildings is fundamental to what the planning and development process should achieve; good design being a key aspect of sustainable development.

8.2.1.4. **Chapter 15: Conserving and Enhancing the Natural Environment** – when determining planning applications, Local Planning Authorities should aim to conserve and enhance biodiversity as reflected by Core Strategy Policy 22

8.2.2. *Central Lancashire Core Strategy*

8.2.2.1. Policy MP: states that Councils will take a proactive approach which reflects the NPPF's presumption in favour of sustainable development, and that applications which accord with the policies of the Local Plan will be approved without delay unless material considerations indicate otherwise.

8.2.2.2. **Policy 1: Locating Growth** focusses growth and investment on well-located, brownfield sites within key service and urban areas of the Borough; one of which is Leyland.

8.2.2.3. **Policies 4: Housing Delivery** and **5: Housing Density** provide for, and manage the delivery of new housing, of a density and design which are in keeping with, and will have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of the area

8.2.2.4. **Policies 6: Housing Quality** and **27: Sustainable Resources and New Development** both aim to improve the quality of housing by facilitating higher standards of construction, greater accessibility and ensuring that sustainable resources are incorporated into new development.

8.2.2.5. **Policy 7: Affordable Housing** confirms a target of 30% affordable housing for housing developments of 15 dwellings or more.

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

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

8.2.3. *South Ribble Local Plan*

8.2.3.1. In addition to site allocation policies B1 (above), the following are also pertinent:

8.2.3.2. **Policy A1: Developer Contributions** – new development is expected to contribute towards mitigation of impact upon infrastructure, services and the environment, by way of Section 106 agreement and/or CIL contributions.

8.2.3.3. **Policy F1: Parking Standards** requires all development proposals to provide car parking and servicing space in accordance with parking standards adopted by the Council.

8.2.3.4. **Policy G10: Green Infrastructure** states that all new residential development resulting in a net gain of 5 dwellings must provide sufficient green infrastructure to meet the recreational needs of the development, in accordance with specific but flexible standards; effectively mirroring Para 73: of the NPPF

8.2.3.5. **Policy G13: Trees, Woodlands and Development** states that development will not be permitted where it affects protected trees and woodland unless justified. Where loss of the same is unavoidable however this policy accepts suitable mitigation.

8.2.3.6. **Policy G16 –Biodiversity and Nature Conservation** protects, conserves and enhances the natural environment at a level commensurate with the site's importance and the contribution it makes to wider ecological networks.

8.2.3.7. **Policy G17: Design Criteria for New Development** considers design in general terms, and impact of the development upon highways safety, the extended locale and the natural environment.

8.2.3.8. **Chapter J: Tackling Climate Change** looks to reduce energy use and carbon dioxide emissions in new developments; encouraging the use of renewable energy sources.

8.2.4. *South Ribble Residential Design SPD* discusses design in very specific terms. Whilst more attuned to residential extensions this document is also used to assist with the design of new build residential development and with regards to separation with properties beyond the site bounds.

8.2.5. *Central Lancashire Affordable Housing SPD* guides on a range of approaches to deliver affordable housing which meets local needs.

8.2.6. *Central Lancashire Open Space and Playing Pitch SPD* advises on provision and retention of open space in existing and proposed developments

8.2.7. *Central Lancashire Employment Skills SPD* – this document was adopted in September 2017 and as such carries considerable weight in planning decisions. The SPD has been driven by the Councils aspiration to see additional benefits (social value) incorporated into development opportunities; 'social value' in this case being a contribution towards employment and skills enhancement in the Borough.

8.3. Impact of Development on Neighbouring Properties

8.3.1. The South Ribble Residential Design SPD requires that any habitable room shall be more than 13m from any facing blank or gable wall, and that habitable rooms directly facing the same in another property shall enjoy 21m or more spatial separation. These minimum distances prevent any loss of privacy or overlooking to current or future residents.

8.3.2. The proposed western (main) elevation would face the rear elevations of no's 14 – 26 (evens) Stokes Hall Avenue, across Burlington Gardens estate road at between 30m and 45m. These properties benefit from high wall and mature shrubbery screening on both sides of the road, and currently face the higher, four storey high side elevation of the Wellington Park hotel. The apartment block would be between 20m and 26m from its own western boundary; separated by proposed car parking areas

8.3.3. In the north are no's 1 – 6 Burlington Gardens whose front elevations would face the rear of the proposed unit across the estate road at 25m – 30m away. A bank of very high, mature trees screen these properties from the proposal which would be 17m from its own northern boundary. Areas between the apartments and boundary would be landscaped

8.3.4. The 'C' shaped section of the proposal faces properties in the east, although both 'legs' of this elevation remain blank. Detached garages belonging to no's 15 and 16 Burlington Gardens face the northern, two and three storey leg at around 9m away. The properties themselves would face two and three storey sections of this elevation at 12-13m and 19m-20m respectively. Existing walls would be retained to provide some privacy.

8.3.5. Facing the southern, three storey leg would be the side elevation of 109 Church Road (Bungalow) at 23m distance. This properties driveway, side garden and deep shrubbery in addition to Wellington parks own wall provide more than adequate screening. The legs of the eastern elevation would be between 7m and 11m from the eastern site boundary.

8.3.6. Central to the eastern side is the area allocated as communal outside space. To the west of these are apartments and communal internal areas facing the side elevation of no 15 Burlington Gardens at around 30m.

8.3.7. Facing the site across Church Road are the side elevation of Beechfield Road and the rear of Beechfield Court at separation of 43m and 38m respectively. The proposal site would be screened by deep woodland covered by tree protection order, and is separated from Church Road by a small drainage pond

8.3.8. Bedroom windows would be present on all elevations, and to all of the four floors. Existing boundary treatments are to be retained however and offer a well screened situation Top storey windows have also in the main been designed to sit at eaves level rather than higher into the roof plane; thus reducing the need for an excessive roof form. Proposed spatial separation is not dissimilar to that experienced with the current building and on analysis would be acceptable, and new buildings would be lower in height than Wellington Park.

8.3.9. Inter-relationships between existing and proposed properties accord well to the sentiments of the South Ribble Residential Design Guide SPD and on balance, any loss of privacy, general amenity or unacceptable overlooking as a result of this development is expected to be limited.

8.4. Design, Character & Appearance and Five Year Housing Supply

8.4.1. Paragraph 130 of the NPPF states that '*permission should be refused for development of poor design that fails to improve the character and quality of an area and the*

way it functions... Conversely, where the developments design accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development'

8.4.2. Local Plan Policy G17 (Design Criteria for new development) also seeks to ensure new development relates well to neighbouring buildings and the extended locality, that layout, design and landscaping of all elements of the proposal are of a high quality; and that proposals respect local character, reflect local distinctiveness, and offer appropriate levels of parking and servicing space in line with Local Plan Policy F1 (Parking Standards). The Residential Design SPD reflects these sentiments but in a more prescribed manner.

8.4.3. In consideration of the above, local distinctiveness and character of the area have been assessed. This part of Leyland is a relatively traditional locale comprising a mix of 1980/90's and older dwellings in a variety of sizes. The particularly sustainable site is within easy reach of both community and public transport facilities, sits well within its own environment and would retain and augment existing green infrastructure. Overall this scheme would reflect its surroundings and would replace an underused building with something similar in size. Taking account of demographic need, the facility would also provide much needed accommodation for an ageing population – including 16 ground level units.

8.4.4. Assessment of this scheme demonstrates that a development of this size can be accommodated on this site without detriment to the character and appearance of the area through overdevelopment and intensification of the urban fabric.

8.5. Highways Considerations, Suitability of Access and Parking Arrangements

8.5.1. The application is accompanied by Transport Statement (Transport Planning (York): October 18) which concludes that the proposal provides access to a range of sustainable transport options (below), and that it would further the aims of Governments sustainable transport policy by promoting alternative modes of transport. The report expects the proposed development to generate 122 vehicle movements per 12 hour day. See LCC Highways comments in response to this report (above).

8.5.2. *Proposed Parking Provision* – The proposed scheme identifies 36 off road parking spaces, and vehicle manoeuvring space for waste and emergency vehicles. Policy F1 (Parking Standards) of the South Ribble Local Plan requires all development to provide off road parking in accordance with the adopted parking standards of Local Plan Appendix 4. In this case parking provision for the C2 use class averages out at one space per four beds – in total a minimum of 24 spaces. Proposed provision would therefore be more than acceptable.

8.5.3. The applicants Planning Statement (Chapter 1) notes that *'the location of this proposal is within reach of local shops, public transport and other essential services, which would all contribute to the residents maintaining an independent lifestyle. This specialised form of housing generates extremely low levels of traffic; and the convenience of the location close to public transport opportunities would further reduce the need for car use, not least because purchasers of such housing accommodation generally no longer need or wish to have the 'burden' of car ownership'*. The average age of ownership is 79 – hence the Highway Authorities consideration of proposed parking provision under use class C2 (residential/care institution) rather than C3 (residential) where a higher parking standard is required. Arguably, any residential facility made available to the over 55 age group is likely to be occupied by some people of working age – the current retirement age standing at 67 years of age, but a reduction in parking standards is accepted in this case because of the sites close proximity to Leyland Town Centre, public transport options and the Fox Lane/Tesco retail complex.

8.6. Sustainability

8.6.1. In very general terms sustainable developments are easily accessible, contribute to the social and economic values of the area, and protect or support the environment by constructing using sustainable materials and processes. In line with the NPPF(2018) presumption in favour of sustainable development, Chapter 9 also actively promotes the inclusion of sustainable transport in any new development, so as to '*promote walking, cycling and public transport in locations which are or can be made sustainable*' (Para's 102 & 103). As such, the following are also relevant:

8.6.2. *Pedestrians* - The site is within accessible, walking distance of local shops, services and amenities.

8.6.3. *Community Facilities* – There are three GP and four dental surgeries within a one mile radius, and 6 doctors within 2.5 miles of the site. Leyland Town Centre is 700m away but the Tesco store is only 380m to the west. Worden Park is less than a mile away.

8.6.4. *Public Transport/Cycle Routes* – There are bus stops immediately outside of the site, and at regular intervals along Church Road and from Tesco, operating bus routes between Chorley, Leyland, Preston, Clayton Brook and Astley Village in addition to more local areas. The nearest cycle route ends at the nearby school, but there are a number of public rights of way within easy reach of the site. Leyland railway station is a 5 minute drive away,

8.6.5. From a sustainability transport perspective the proposal site is considered more than acceptable.

8.7. Natural Environment, Ecology and Ground Conditions

8.7.1. The application is accompanied by an ecological assessment (Biocensus V1: June - 2018) and Tree Survey/Impact Assessment (Keen: 1057-KC-CC-YTREE (Rev A))

8.7.2. *Trees* – The tree survey recommends removal of one tree – a small spruce within a flower bed which would be lost to development. All other trees on site are to be retained and would be subject to appropriate protection should permission be granted. The Councils Arboriculturalist comments in response to this report are detailed above.

8.7.3. *Ecology* –The site does not contain any protected species, or habitats of national or local importance, and apart from peripheral woodland is of limited value to wildlife. The report affirms that measures to augment site biodiversity could include suitable landscaping and additional enhancement measures; several of which have been suggested. Conditions to this effect have been included.

8.7.4. *Contaminated Land* – Phase 1 & 2 land studies (Arc Env 18-437-14.6.18) note that the site is of low risk to end users. A precautionary condition should contamination be found is felt appropriate.

8.8. Employment, Construction & Flood Risk Standards

8.8.1. One of the objectives of modern construction is to reduce energy use and carbon dioxide emissions in new developments; encouraging the use of renewable energy sources whilst improving the quality of housing by facilitating higher standards of construction. Conditions to ensure appropriate construction standards are considered appropriate.

8.8.2. The applicants Design, Access and Sustainability Statement (Chapter 10) also considers sustainable construction in detail.

8.8.3. Drainage proposals and potential flood risk have been assessed by the Local Lead Flood Risk Authority and United Utilities whose comments are noted above.

8.8.4. The applicant has submitted an Employment Skills Assessment which states that the development would utilise 60 local companies, and create one full time manager position and a range of part time posts (approx. 17 full time equivalent – gardeners, caretakers, cleaners etc.). The assessment has been considered by the Councils Economic Development team who is satisfied that post construction local employment opportunities will exist. The applicant however has little control over sub-contractor workforces used during construction.

8.9. Affordable Housing

8.9.1. Local Plan Policy A1 (Developer Contributions) expects most new development to contribute towards mitigation against impact on infrastructure, services and the environment. Contributions where appropriate would be secured through planning obligations (Section 106 agreement) and/or Community Infrastructure Levy.

8.9.2. *Affordable Housing* - Core Strategy Policy 7 (Affordable and Special Needs Housing) requires market housing developments resulting in a net gain of more than 14 units to provide an affordable housing contribution of 30% in urban areas. The applicant affirms that the proposed scheme, whilst to be sold on the open market, constitutes 'special needs housing' given the nature of the development and specialist features to be included specifically for elderly residents. This view was supported by independent Barrister advice sought by the Council during an early, but almost replicate scheme in Penwortham (Cop Lane 2017).

8.9.3. 'Special needs housing' does not attract the rigid 30% affordable housing contribution that market housing does, with Policy 7 of the Core Strategy instead confirming that for special needs housing a *'proportion of these properties will be sought to be affordable subject to such site and development considerations as financial viability and contributions to community services'*. Changes to the NPPF in July 2018 contradict this stance by stating that *'where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership'*, yet identifies a number of exemptions; one of which is *'specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students)'*. For this reason, an affordable housing contribution – either on site or a financial payment towards provision elsewhere – cannot be requested.

8.9.4. *Community Infrastructure Levy* – whilst CIL is payable on most approved properties, it is not payable on apartments. As such CIL is not required from this development.

8.9.5. *Public Open Space* – All new residential developments will be required to contribute towards open space and playing pitch provision with certain exceptions – one of which is sheltered accommodation. Although this proposal is not sheltered in the truest sense of the word, it would provide protected residential accommodation for an elderly demographic. For this reason, and subject to the aforementioned age related condition it is considered that a public open space contribution should not be sought. This is in line with the approach of neighbouring authorities.

9. Conclusion

9.1 The proposed development would not impact unduly upon the amenity of neighbouring properties, the character and appearance of the area or highways safety and capacity. It therefore appears to be compliant with Local Plan Policy B1.

9.2 It is also considered that proposed development would not detrimentally affect the amenity or nature conservation value of the site. Although the loss of one small tree is inevitable, mitigation in the form of well designed, appropriate landscaping and ecological compensation ensures protection of site biodiversity as a whole

9.3 County Highways have fully assessed the application and have raised no objections to the proposed development in principle and subject to conditions.

9.4 In accordance with the above commentary, financial contributions towards affordable housing, public open space and community infrastructure levy cannot be imposed against this development, and as such an accompanying S106 legal agreement would not be required.

9.5 At the time of writing this report, and following full consultation, 13 letters of representation had been made - 6 in support, 3 objecting to the proposal and 4 simply offering comments. Statutory consultee comments have been addressed either by amendments to the proposal, or by condition.

9.6 The application complies with the relevant policies of the National Planning Policy Framework, Central Lancashire Core Strategy and Affordable Housing SPD, South Ribble Local Plan and Residential Extensions Design SPD. It is therefore recommended for approval subject to the imposition of conditions.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three 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. The development hereby permitted shall be carried out with reference to the following approved plans and suite of documents:
 - o Aquatic Restoration & Vegetation Management report (Ebsford 11.12.18)
 - o Community Infrastructure Levy liability forms
 - o Construction Method Statement (McCarthy Stone 29.10.18)
 - o Crime Impact Assessment (Lancashire Constabulary: 8.11.18)
 - o Design, Access & Supporting Statement (YourLife: MCK)
 - o Ecological Assessment (Biocensus V1: June 2018)
 - o Employment & Skills Assessment
 - o Extra Care Statement Appendix A
 - o Housing needs report (Contact Consulting: 22.10.18)
 - o Materials Schedule (Design & Access Statement Para 7)
 - o Model planning conditions report (Planning Bureau Ltd)
 - o Phase 1 desktop study (Arc Environment 18-437: 14.6.18)
 - o Phase 2 ground investigation report (Arc Environment 18-437: 14.6.18)
 - o Planning Statement (Planning Bureau: October 2018)
 - o Statement of community Involvement (BECG: October 18)
 - o Transport Statement (Transport Planning (York) Ltd: Oct 18)
 - o Tree and Arboricultural Impact Assessment and Tree Protection Plan (Ian Keen 1057-KC-XX-YTREE Rev A)

Existing Drawings

- o Site location plan (MCK NW 2595 03 AC 001)

Proposal Drawings

- o Context elevations (MCK: NW-2595-03-AC-006)
- o Drainage Layout (Planning Bureau: MCC&S-WP-L-002 Rev A)
- o Elevations sheet 1 of 2 (MCK: NW-2595-03-AC-0011)
- o Elevations sheet 2 of 2 (MCK: NW-2595-03-AC-0012)
- o Floor plans (MCK: NW-2595-03-AC-008 Rev A)
- o Front approach (MCK Visual: NW-2595-03-AC-002)
- o Proposed site layout plan (MCK: NW-2595-03-AC-007 Rev C)
- o Roof plans (MCK: NW-2595-03-AC-010)
- o Floor plan (MCK: NW-2595-03-AC-006)
- o Landscaping Plan (TPM Landscaping: 3149/01)
- o Patio View (MCK Visual: NW-2595-03-AC-005)
- o Rear landscaping (MCK Visual: NW-2595-03-AC-003)
- o Rear parking (MCK Visual: NW-2595-03-AC-004)
- o Topography Survey (Chris Partington: 2618-CP/01)

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy 17 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17

3. The apartments hereby approved shall be restricted to occupancy by persons over the age of 55 years only.

REASON: The permission was granted having regard to the parking standards of Policy F1 (Parking Standards) of the South Ribble Local Plan and the Central Lancashire Open Space and Playing Pitch SPD

4. Prior to the commencement of the development hereby approved a scheme for the disposal of foul water shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall take into account the recommendations of approved Flood Risk Assessment (Mouchel July 2016). Foul shall be drained on a separate system. This scheme, which shall be maintained and managed in accordance with the approved details, shall be implemented during construction and no building shall be occupied until the approved scheme has been completed to serve that building

REASON: In order to satisfy the Local Planning Authority that the final details of proposed foul water drainage are acceptable before work commences on site, for avoidance of doubt and to safeguard local watercourses and avoid pollution of the water environment in accordance with Policy 29 in the Central Lancashire Core Strategy

5. No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall include, but is not limited to:

- o Information about the lifetime of the development design storm period and intensity (1 in 30 and 1 in 100+ allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed taken to delay and control surface water discharged from the site, and measures taken to prevent flooding and pollution of the receiving groundwater and/or surface water including watercourses and details of floor levels

- o The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate calculated using the FEH Statistical or ReFH2 methods. If a brownfield run off rate is proposed the following criteria should be used. Where any drainage system is still operational ,peak flow

rates at the outfall for the relevant return periods (1:1 year, 1 in 2, 1:30 year, 1:100 year) can be demonstrated by producing a simulation model that includes an accurate representation of the drainage system and site area contributions - thus allowing derivation of an appropriate head-discharge relationship at the outfall. A copy of the CCTV survey and detailed drawing showing the existing drainage will be required if you are using a simulation model based on the existing drainage system. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

- o Flood water exceedance routes both on and off site
- o A timetable for implementation, including phasing where applicable
- o Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- o Details of water quality controls, where applicable.
- o Breakdown of attenuation volume in pipes, manholes and attenuation tank.

The development shall be completed, maintained and managed in accordance with the timing and phasing arrangements embodied within the approved drainage scheme, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to satisfy the Local Planning Authority that the final details of proposed drainage are acceptable before work commences on site, to reduce the risk of flooding, to protect the living conditions of future occupants of the site by ensuring satisfactory storage and/or disposal of surface water from the site, and for the avoidance of doubt in accordance with Policy 29 in the Central Lancashire Core Strategy with Policy 29 in the Central Lancashire Core Strategy

6. All development shall be completed in line with approved Construction Method Statement (McCarthy Stone: 29.10.18) unless otherwise agreed in writing by the local planning authority.

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

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

8. The apartment complex hereby approved is required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations. Prior to the commencement of construction of the first apartment details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the apartment complex as a whole will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details.

REASON: Policy 27 of the Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4. However, following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. As Policy 27 is an adopted

Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so it can be assured that the design meets the required dwelling emission rate

9. No apartment hereby approved shall be occupied until a SAP assessment (Standard Assessment Procedure), or other alternative proof of compliance (which has been previously agreed in writing by the Local Planning Authority) such as an Energy Performance Certificate, has been submitted to and approved in writing by the Local Planning Authority demonstrating that the apartment complex as a whole has achieved the required Dwelling Emission Rate.
REASON: Policy 27 of the Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4. However, following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. As Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development.
10. 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 investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site, in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G14 in the South Ribble Local Plan 2012-2026
11. During construction and site clearance, no machinery, plant or power tools shall be operated where associated with construction outside the following times:
0800 hrs to 1800 hrs Monday to Friday
0900 hrs to 1300 hrs Saturday
No activities 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
12. No deliveries of construction materials or removal of construction waste shall be undertaken outside the hours of 08:00 - 17:00 Monday to Friday. No deliveries or waste removal shall be carried out at weekends or nationally recognised 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

13. 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 on Tree Protection Plan (1057-KC-XX-YTREE-TPP01 Rev A) which has been agreed by the local planning authority. The fencing shall be constructed and located in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations, and an inspection programme established and recorded as part of overall site monitoring. Given the site, Herras type fencing and scaffolding poles should be used. Within protected 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. Permission shall be agreed in writing with the Local Planning Authority prior to entry into any root protection area.
REASON: To prevent damage to trees during construction works in accordance with Policy G13 in the South Ribble Local Plan 2012-2026
14. Should the development not have commenced within 24 months of the date of this permission, a re-survey be carried out to establish whether bats or other protected species are present at the site shall be undertaken by a suitably qualified person or organisation. In the event of the survey confirming the presence of such species details of measures, including timing, for the protection or relocation of the species shall be submitted to and agreed in writing by the Local Planning Authority and the agreed measures implemented.
REASON: To ensure the protection of schedule species protected by the Wildlife and Countryside Act 1981 and so as to ensure work is carried out in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
15. Prior to first occupation of the first apartment hereby approved, the three bird and two bird roosting opportunities/boxes as identified by approved plan NW2595-03-AC-007 Rev A shall be provided within the site. Once installed these shall be maintained and retained thereafter.
REASON: To ensure adequate provision is made for these protected species in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
16. If the presence of bats is detected or suspected on the development site at any stage before or during development or site preparation, works must cease and advice sought from a suitably qualified ecologist.
REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
17. No tree felling, clearance works, demolition work or other works that may affect nesting birds shall take place between March and August inclusive, unless the absence of nesting birds has been confirmed by surveys or inspections.
REASON: To protect habitats of wildlife, in accordance with Policy 22 in the Central Lancashire Core Strategy
18. External lighting associated with the development shall be directional and designed to avoid excessive light spill and shall not illuminate bat roosting opportunities within and surrounding the site, or trees and hedgerows in the area. The principles of relevant

guidance should be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance Bats and Lighting in the UK, 2009).

REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

19. Prior to first occupation of the development hereby approved, the associated parking spaces identified on approved drawing 3149/101: 25.10.18 (TPM Landscape) shall be drained and surfaced. These areas shall be retained at all times thereafter and shall not be used for any purpose other than the parking of vehicles.

REASON: To ensure the provision and retention of adequate on-site parking in the interests of residential amenity and highway safety as required by Policy F1 and Policy G17 in the South Ribble Local Plan 2012-2026

20. No apartment shall be occupied until the boundary treatments identified on approved plan 3149/101: 25.10.18 (TPM Landscape) have been installed in full. Any fencing/walling erected pursuant to this condition shall be retained at all times thereafter.

REASON: To ensure the provision and retention of adequate screening in the interest of amenity in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

21. Development hereby approved shall be undertaken in line with the recommendations and methodology identified by approved Aquatic Restoration and Vegetation Management report (Ebsford Environmental: 11.12.18)

REASON: The spread of invasive plants is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment recurs

22. Prior to first occupation of the development hereby approved, the 4 no: Electric Vehicle Recharge points identified on approved plan NW2595-03-AC-007 Rev A including adequate charging infrastructure and cabling and specifically marked out for the use of Electric Vehicles shall be installed. These shall be maintained and retained thereafter unless with the written agreement of the Local Planning Authority

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

Central Lancashire Core Strategy

- 1 Locating Growth
- 4 Housing Delivery
- 5 Housing Density
- 6 Housing Quality
- 7 Affordable and Special Needs Housing
- 17 Design of New Buildings
- 22 Biodiversity and Geodiversity
- 27 Sustainable Resources and New Developments

South Ribble Local Plan 2012-2026

- A1 Policy A1 Developer Contributions
- B1 Existing Built-Up Areas
- F1 Car Parking
- G10 Green Infrastructure Provision in Residential Developments
- G13 Trees, Woodlands and Development
- G16 Biodiversity and Nature Conservation
- G17 Design Criteria for New Development

Supplementary Planning Documents

- Residential Extensions Design
- Affordable Housing
- Open Space and Playing pitch
- Employment Skills
- Penwortham Neighbourhood Development Plan

Informative Note

1. Attention is drawn to the condition(s) attached to this planning permission. In order to discharge these conditions an Application for Approval of Details Reserved by Condition form must be submitted, together with details required by each condition imposed. The fee for such an application is £116. The forms can be found on South Ribble Borough Council's website www.southribble.gov.uk

2. Lancashire Constabulary Note:

- The scheme should be designed to Secure by Design standards
- Parking facilities should be designed in accordance with the Police Crime Prevention 'Park Mark Safer Parking' initiative
- Full CCTV coverage (installed to BS EN 62676 standard) of the main communal entrance, circulation areas and car park is required to deter crime. Images should be good quality and clear in all lighting conditions i.e. day/night capable systems are advised, and cameras should be located where they cannot be tampered with or disabled. Data should be stored securely in a locked room for a 30 day period before being destroyed if not required.
- PAS 24 (2016) windows with restrictors should be fixed on all ground floor opening windows to deter theft and burglary offences. Glazing should be laminated.
- Roof lights should be certified to LPS1175 security rating 2 or 3
- Communal entrance doors should be fitted to STS 202 Issue 2 Burglary Rating 2, LPS1175 Security Rating 2 or PAS 24(16) standards. Other external doors, apartment entrance doors or high risk internal doors should be fitted to PAS24:2016 or LPS 1175 standards/
- An access control system should be fitted throughout the development including the main entrance into the building. External doors should be operated with a vandal proof, access control system and individual flats fitted with a system whereby residents can control door release with audio or visual identification
- Boundary treatments should be introduced to restrict access into private areas and channel visitors through the appropriate entrance. The height and design should be sufficient to deter intruders
- A lighting scheme should be devised for the development that provides an even spread of illumination.
- Natural surveillance should be promoted at entrances to deter intruders
- To reduce problems associated with mail delivery, if mail is not deposited with a staff member for distribution the delivery system should be located within an internal area at the primary entrance point of the building, and should be covered by CCTV.
- Construction site burglary in the area - in particular white goods, boilers and construction tools - is on the increase. Appropriate security measures and fencing during construction should be taken.

3. United Utilities Note 1: Not all public sewers are shown on the statutory utility records. The applicant should be made aware that the proposed development may fall within the required access strip of a public sewer and make contact with a Building Control body at an early stage. South Ribble Building Control can be contacted on 01772 625420. It is the applicant's responsibility to demonstrate the exact relationship between any assets that may cross the site and any proposed development.

United Utilities Note 2: A separate metered supply to each unit will be required at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999. Please contact UU on 03456 723 723 regarding connection to the water mains or public sewers

United Utilities Note 3: For the avoidance of doubt, the planning permission hereby granted does not automatically grant permission to connect to the United Utilities sewer. Permission should be obtained from UU before commencement of work on site.

4. Ecology Note: The applicant is advised that under the terms of the Wildlife and Countryside Act 1981, and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds, roosting birds or other protected species. The work hereby granted does not override the statutory protection afforded to these species and you are advised to seek expert advice if you suspect that any aspect of the development would disturb any protected species

5. Arborist Note: The granting of planning permission does not automatically grant the right to undertake works to trees protected by Tree Preservation Order. Should works be required to protected trees on the southern boundary (frontage with Church Road) consent should be sought in advance from the Councils Arborist on 01772 421491