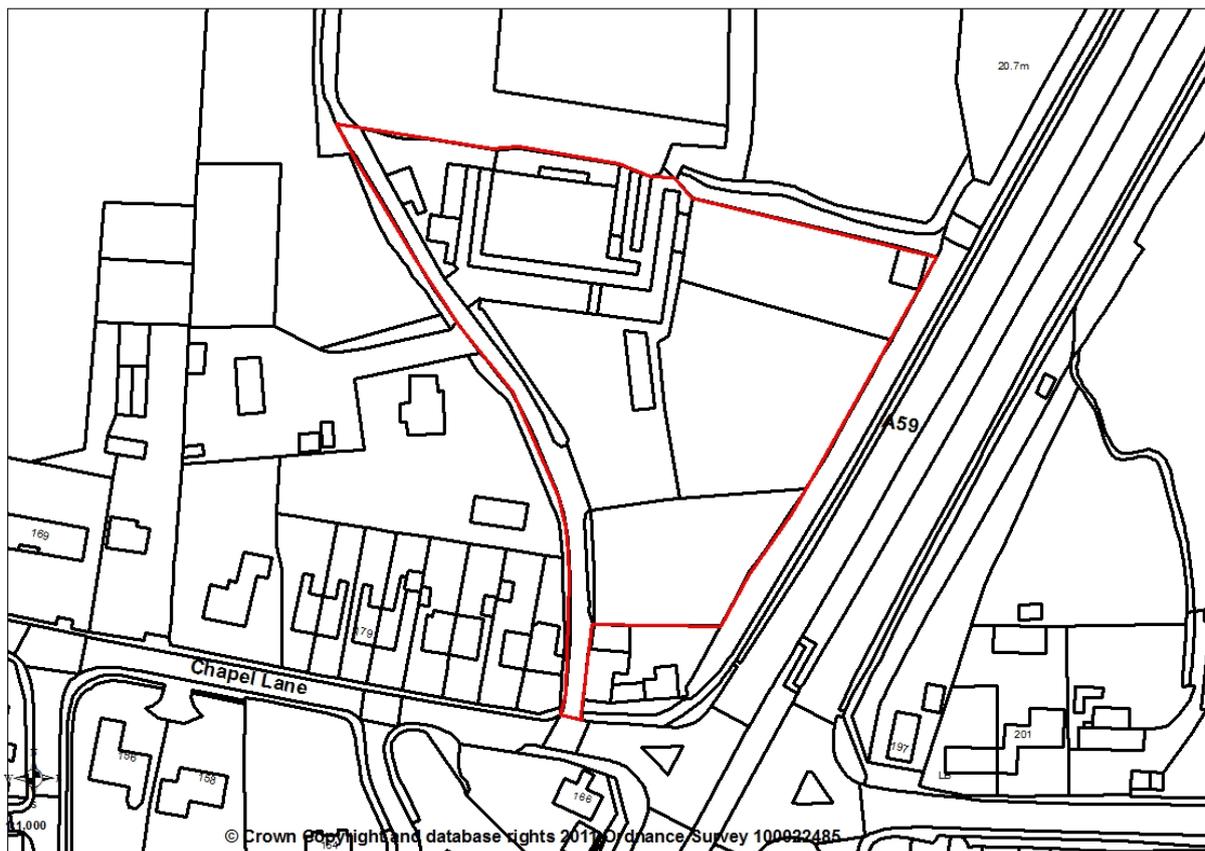


Application Number	07/2018/8583/FUL
Address	Longton Equestrian Centre Chapel Lane Longton Preston Lancashire PR4 5NA
Applicant	Create Homes
Agent	Mr Chris Betteridge Farington House Stanfield Business Park Stanfield Lane Leyland PR25 4UA
Development	Erection of 9no. dwellings following demolition of existing equestrian centre buildings
Officer Recommendation	Approval with Conditions
Officer Name	Mrs Janice Crook
Date application valid	21.11.2018
Target Determination Date	16.01.2019
Extension of Time	12.02.2019

Location Plan



1. Report Summary

1.1 Members may recall an outline scheme which came before planning committee last March for nine dwellings with the means of access only applied for. Although outline planning permission has been granted, this application is in full as the access differs from the outline approval. Access to three of the dwellings is off the existing access road serving the equestrian centre, Brookfield Farm and two other residential properties with a new access being formed to the northern end of the site to serve the remaining 6 dwellings. County Highways have no objections to this proposal.

1.2 It is acknowledged that that site is within the Green Belt with the previous planning permission recognising that the site is a previously developed site where redevelopment is permissible under Green Belt policy. Given that outline planning permission already exists for 9 dwellings and following an assessment of the scheme in terms of impact on existing properties, character and appearance and parking provision, it is considered that the proposal is policy compliant and is recommended for approval subject to the imposition of conditions.

2. Site and Surrounding Area

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

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

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

3. Planning History

- 07/1976/0697 Indoor riding school. APV 10/11/1976
- 07/1976/0285 Erection of indoor riding school. REF 30/06/1976
- 07/1978/0323 Outline application for a detached bungalow REF 07/06/1978
- 07/1981/0414 Building of Riding School Premises. APV 24/06/1981
- 07/1987/0654 Floodlighting to outdoor riding arena. APV 11/11/1987
- 07/1996/0186 Extension of Car Park. APV 05/06/1996
- 07/1996/0213 Installation of Pre-Fabricated Building to Provide Office and Mess Room for Staff and Waiting Area for Public. APV 05/06/1996
- 07/1997/0532 Change of use to site one caravan for security purposes. APV 19/09/1997
- 07/2003/0964 Outline Application for indoor school/dressage arena (siting & means of access only) was refused 21/11/2003
- 07/2006/0677/FUL Re-building of existing hay barn to rear. Siting of two portacabins to front to provide an office related to equestrian centre. Erection of tack store to rear and siting of three storage containers to side for riding equipment was approved 25/08/2006
- 07/2010/0526/FUL Siting of static caravan for residential use was refused 22/09/2010
- 07/2016/0727/OUT for residential development of 6 dwellings with means of access and siting applied for was approved on 24/02/2017.
- 07/2017/3794/OUT Outline application for the erection of 9 dwellings following demolition of existing equestrian centre buildings was approved 29/03/2018

4. Proposal

4.1 The application is a full planning application for the erection of 9 dwellings following demolition of the existing equestrian centre buildings. The proposed dwellings consists of the following:

Plots 1 and 6 Rawcliffe – 3-bed two storey detached dwelling with integral single garage
Plot 2 Warren – 4-bed, two storey detached dwelling with integral single garage
Plots 3 Bowgreave – 4-bed two storey detached dwelling with detached double garage
Plots 4 and 9 Sowerby – 5-bed, two and a half storey detached dwelling with detached double garage
Plots 5, 7 and 8 Brock – 4-bed, two storey detached dwelling with integral single garage

4.2 Access to the equestrian Centre is via a private access road off Chapel Lane between 189 and 193. A new access is proposed to the north/western end of the site, off this existing access road, to serve 6 of the proposed dwellings with the remaining three being served directly off the existing road which currently serves the Equestrian Centre, Brookfield Farm and 191 and 191a Chapel Lane.

5. Summary of Publicity

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

- 6 Dwellings have been rotated to give the homes a south facing garden with private road entry.
- The developers will need to remove trees that are not part of the planning application site and are on the neighbouring private road
- Trees are to be removed to widen the private access road
- The trees form part of the private road boundary hedge and were planting in the 1980's to replace removed hedgerow when forming the car parking area
- The removal of these trees represents the majority of the trees around the development site
- Loss of Wildlife habitat
- The access road is also a public footpath and traffic generated by the development will have to travel further down this private road, creating an increase in traffic
- Traffic problems for pedestrians/dog walkers using this part of the private road
- Equestrian centre was granted access onto the car parking area with only farm vehicles to have access use from the car park further down the private road
- Proposed development will change the character and appearance of the private access road dramatically
- Proposal will result in a built up appearance as opposed to the current open feel an country land vista it has now
- Previous applications have retained the trees which resulted in a nicer overall visual appearance and open aspect view

6. Summary of Consultations

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

6.2 County Highways also comment that, from observations on site and the information provided on the plans, the sight line requirements are fully achievable. They have also reviewed Lancashire County Councils five year data base for Personal Injury Accident (PIA). The data base indicates there have been one slight incident and one serious incident within the vicinity of the proposed site. Both at the junction of Chapel Lane and Longton By-Pass. On investigation of the details recorded, the incidents recorded follow no pattern with regards to location or time and appear to be of a nature that would not be worsened by the proposed development.

6.3 However, County Highways advise that, due to the length of the proposed road serving plots 4 to 9, a turning head is required to allow refuse and emergency vehicles to turn within the site. The turning head should be either a prescribed "Access Way" turning head from Lancashire County Council Residential Design Guide or the applicant should prove the turning head layout by swept path analysis for a twin axel refuse vehicle. Therefore amended plans were requested and received in line with County Highways comments. County Highways confirm the amendments are acceptable.

6.4 Subject to the amendments, County Highways request a condition is imposed requiring wheel washing facilities be provided for the duration of the development and that an informative note be included, advising the applicant that the granting of planning permission does not entitle a developer to obstruct a public right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.

6.5 **Environmental Health** require conditions be imposed in respect of the submission of a dust management plan; wheel washing facilities; control over the hours of construction; details of any proposed piling works; measures to control invasive weeds; that a contaminated land desk study be undertaken; a restriction on the importation of materials; foul and surface water drainage; the inclusion of electric vehicle recharge points and that the development include appropriate waste receptacles.

6.6 **United Utilities** confirm the proposals are acceptable in principle but request a condition is imposed requiring the drainage for the development is carried out in accordance with the principles set out in the submitted Foul & Surface Water Drainage Design Drawing 902597/1, Rev - Dated Nov 2018 which was prepared by Ironside Farrar.

6.7 UU also comment that, without effective management and maintenance, sustainable drainage systems can fail or become ineffective. Therefore they recommend a condition be imposed to secure a long term management and maintenance regime for any sustainable drainage system that is included as part of the proposed development.

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

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

6.10 In addition since the site, including the buildings may be used by nesting birds Ecology would advise that a condition be imposed to ensure no works are carried out during the bird breeding season.

6.11 Finally as no scheme for biodiversity enhancement measures has been submitted Ecology recommend that a condition be imposed requiring the submission of a scheme for Biodiversity Enhancement Measures.

6.12 **Arboriculturist** has no objections to the development and comments that the replacement planting suitable mitigates the loss of trees identified for removal. However, all newly planted trees should have a replacement condition attached for replanting on a like for like basis for a minimum of five years.

6.13 **Ramblers** and **Public Rights of Way Officer (LCC)** had not responded at the time of compiling this report.

6.14 **Lead Local Flood Authority (LCC)** have no objections to the proposed development subject to the inclusion of conditions requiring the submission of a surface water drainage scheme; that the SUDS drainage scheme in implemented prior to occupation of the development and management and maintenance plan.

6.15 They also require informative notes be included on the decision notice advising the application that this does not grant them permission to connect to the ordinary watercourse and planning permission does not mean that land drainage consent will be given. The application would need to obtain Land Drainage Consent from LCC before starting any works on site

7. Policy Background

7.1 **Central Lancashire Core Strategy: Policy 17: Design of New Buildings** seeks to ensure new development takes account of the character and appearance of the local area; is sympathetic to surrounding land uses and occupiers, avoid demonstrable harm to the amenities of the local area; ensure that the amenities of occupiers of the new development will not be adversely affected by neighbouring uses and vice versa.

7.2 **South Ribble Local Plan 2012-2026: Policy G1: Green Belt** has a general presumption against inappropriate development in the Green Belt, in line with the NPPF. Among the exceptions to this is the limited infilling or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

7.3 **Policy G16: Biodiversity and Nature Conservation** seeks to protect, conserve and enhance the Boroughs Biological and Ecological Network resources. This policy requires that, where there is reason to suspect that there may be protected habitats/species on or close to a proposed development site, planning applications must be accompanied by a survey undertaken by an appropriate qualified professional. Where the benefits for development in social or economic terms are considered to outweigh the impact on the natural environment, appropriate and proportionate mitigation measures and/or compensatory habitat creation of an equal or greater area will be required through planning conditions and/or planning obligations.

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

required that development does not have a detrimental impact on landscape features such as mature trees, hedgerows, ponds and watercourses.

8. Material Considerations

8.1 Impact on the Green Belt

8.1.1 Both National and local planning policy has a general presumption against inappropriate development in the Green Belt and planning permission will not be granted for the construction of new buildings unless there are very special circumstances. However there are a number of exceptions to this which includes the limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development.

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

8.1.3 The application site consists of a large two storey equestrian building, stables and associated office and staff buildings with a total volume of 5,674 cubic metres. These buildings are concentrated to the north of the site with an area of hardstanding for car parking for up to 40 cars to its south. To the east is open land, including a sand paddock, used for exercising of horses

8.1.4 The proposed development comprises a total volume of 4,989 cubic metres approximately and this is comparable with the existing buildings on the site which have a volume of 5,674 cubic metres. Therefore this represents a reduction in volume of 12%.

8.1.5 Additionally, outline planning permission was granted in March 2018 for 9 dwellings which established the principle of development of this site for 9 residential dwellings together with the access. This current application is for full planning permission as the proposed access differs from that of the outline. The key here is that the principle of development has been established, the site is previously developed and therefore its redevelopment is acceptable in the Green Belt and the proposal is considered to have no greater impact on the openness of the Green Belt than the existing development on the site. Therefore the proposal is considered to be compliant with Green Belt policy.

8.1.6 In terms of the design of proposed development and the requirements of Policy G17, an assessment has been carried out to ensure compliance.

8.2 Access and Parking

8.2.1 This application differs from the previous outline approval for 9 dwellings in terms of the access to the site and therefore a full planning application has been submitted. The existing site is accessed via an access road off Chapel Lane which continues north from the site and terminates at Brookfield Farm.

8.2.2 The proposal will be accessed utilising this existing access, as per the previous outline approval. However, the key difference relates to the orientation of seven dwellings to the north of the site. These are oriented to provide south facing gardens and will be accessed via a new private drive along the northern side. Three houses are directly accessed off of the existing road.

8.2.3 County Highways comment that the development will be accessed from a private road which has a public right of way footpath 37 running along its length and the road is not

subject to any future adoption agreement. Therefore the applicant should check with their solicitor that they have rights over this road to access the site. This is something that residents have also raised in their points of objection, commenting that the equestrian centre was granted access onto the car parking area only with only farm vehicles to have access from the car park further down the private road. This would be a private legal matter between the applicant and the owner of the access road.

8.2.4 Lancashire County Council's Public Rights of Way section were consulted on this application and County Highways also forwarded the consultation to them for comment. However, at the time of writing this report, no response had been received.

8.2.5 From observations on site and the information provided on the plans, County Highways consider the sight line requirements are fully achievable. They have also reviewed Lancashire County Councils five year data base for Personal Injury Accident (PIA). The data base indicates there have been one slight incident and one serious incident within the vicinity of the proposed site. Both at the junction of Chapel Lane and Longton By-Pass. On investigation of the details recorded, the incidents recorded follow no pattern with regards to location or time and appear to be of a nature that would not be worsened by the proposed development.

8.2.6 Therefore County Highways have no objection in principle to this application and are of the opinion that the proposals should have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site.

8.2.7 In terms of the driveway serving 6 of the plots, County Highways initially commented that, due to the length of the proposed road a turning head would be required to allow refuse and emergency vehicles to turn within the site. The turning head should be either a prescribed "Access Way" turning head from Lancashire County Council Residential Design Guide or the applicant would need to prove the turning head layout by swept path analysis for a twin axel refuse vehicle.

8.2.8 Therefore amended plans were submitted in line with County Highways comments and these were further considered by County Highways who confirm they are acceptable.

8.2.9 In terms of parking provision, the proposed dwellings have either integral garages or detached double garage and all properties have driveways and therefore the proposal meets the adopted car parking standards.

8.3 Relationship to Neighbours

8.3.1 189 Chapel Lane is located to the western side of the access road which serves Longton Equestrian Centre, 191 and 191a Chapel Lane and leads to Brookfield Farm. This access road lies to the application site's western boundary.

8.3.2 Adjacent the site access road on Chapel Lane are a pair of recently constructed semi-detached dwellings with rear facing dormer windows. 195 Chapel Lane lies to the east of these dwellings and all three dwellings are located to the site's southern boundary. Plot 1 is located 20m from the rear elevation of 195 with its driveway and front garden area being opposite the pair of semi-detached dwellings. 195 has a two storey rear outrigger with rear facing windows at first floor. The dwelling to Plot 1 is to be a Rawcliffe housetype with its facing side elevation having a first floor window. This is to an en-suite and therefore not a habitable room and will be of obscure glazing. Therefore, it is considered the relationship is acceptable and meet the normally required spatial separation distances between windows facing non-habitable obscure windows which can essentially be classed as a blank gable.

8.3.3 Three dwellings are proposed fronting onto the access road and are located 28m from the side elevation of 191 Chapel Lane and therefore the normally required 21 spatial separation distance between facing first floor windows is achieved.

8.3.4 The side elevation of Plot 9 is located approximately 24m off the side elevation of 191a Chapel Lane and therefore, again, the normally required 21 spatial separation distance is achieved.

8.3.5 The proposed development is considered to be compliant with Policy G17 and has no undue impact on existing neighbouring residential dwellings.

8.4 Character and Appearance

8.4.1 Dwellings in the area are a mix of old and new, detached, semi-detached, single and two storey. The proposed development will not be viewed in the street scene of Chapel Lane as it is located to the rear of the properties fronting onto Chapel Lane. Two of these properties are 2.5 storey dwellings. The properties on the opposite side of the access road are a 1.5 storey detached dwelling and a detached bungalow. The proposal is for 9 detached 2-storey dwellings.

8.4.2 Objectors have commented that the development will change the character and appearance of the private access road dramatically and will result in a built up appearance as opposed to the current open feel and country vista it has now. However, it is considered the proposal will have no undue impact on the character and appearance of the area due to the area having no overriding character; that the development will not be viewed in the Chapel Lane street scene, being to the rear of existing dwellings. It is accepted that the character of the private access road will change in that dwellings will replace a commercial equestrian enterprise but this is considered acceptable and it must be acknowledged that outline planning permission has already established the principle of residential development on this site.

8.5 Biodiversity

8.5.1 An updated Ecological Survey and Assessment by ERAP Ltd dated November 2017 was submitted with the application which includes a Licensed Bat and Great Crested Newt Surveys. At Section 5, the report makes a number of recommendations and ecological enhancements which aim to ensure that the development is implemented in accordance with all wildlife legislation, Natural England guidance, the principles of the National Planning Policy Framework (NPPF), local planning policy and best practice.

8.5.2 At paragraph 5.2.1 it states that temporary protective demarcation fencing will be used to protect the trees, shrubs and hedgerow that are to be retained; that the section of a ditch at the northern boundary and adjacent to the site should be protected during the construction and operational phase with a buffer of at least 22 metres wide to be retained between the proposed development area and the retained ditch; that an Invasive Species Management Plan is not necessary as invasive species should be eradicated via grubbing out by the roots during construction works; and that a lighting scheme must include appropriate products and screening so that no excessive artificial lighting shines over the retained trees, shrubs, hedgerow and ditch, areas of ecological enhancement and any landscape planting, as lighting overspill may deter use by wildlife such as foraging bats.

8.5.3 More specifically, the report recommends that Tree 1 which is to be retained, lies outside of the site. If the side branches which overhang the site require pruning, further surveys may be required to determine the presence or absence of roosting bats. All other trees scheduled for removal can be felled in accordance with general arboricultural practice and taking into consideration the protection afforded to nesting birds. The retained trees and hedgerows will remain suitable for use by foraging and commuting bats. To enhance opportunities for roosting bats at the site it is recommended that two commercially available bat access panels are installed at the new dwellings.

8.5.4 All wild birds are protected under the *Wildlife and Countryside Act 1981* (as amended) while they are breeding. It is advised that any works such as building demolition

and vegetation clearance that will affect habitats suitable for use by nesting birds are scheduled to commence outside the bird nesting season. Commencement of works in the nesting season must be informed by a pre-works nesting bird survey, carried out by a suitably experienced ecologist. The bird breeding season typically extends between March to August inclusive.

8.5.5 In terms of enhancement measures, the survey report recommends that opportunities for nesting swallows are provided to compensate for the loss of the stable buildings which are currently used by nesting swallow; that house martin nesting bowls be installed to attract house martins which migrate to the UK to breed and are experiencing a decline in suitable nest sites due to changes in housing design and roofing construction; the installation of two house sparrow terrace nest; That, in order to conserve the habitat connectivity between residential gardens, the use of timber fencing with 0.1 to 0.15 metre gaps beneath to permit the passage of hedgehog, and other wildlife associated with residential areas such as amphibians, between gardens; that the landscape planting within the residential site is composed from native species and species known to be of value for the attraction of wildlife; that trees which support blossom and fruit to attract insects are incorporated into the landscape planting; that understorey and ground cover planting design should be prepared to optimise the attraction of invertebrates such as feeding bumblebees and butterflies; and that the planting scheme includes flowering species such as *Viburnum*, *Ceanothus*, *Hebe*, *Lavendula*, *Lonicera*, *Potentilla*, *Rosmarinus* and *Vinca* can maximise opportunities for feeding invertebrates and for the attraction of foraging bats and birds.

8.5.6 The Council's Ecological Advisors have considered the survey report and comment that their advice remains unchanged from the previous consultation response to the outline application 07/2017/3794/OUT. That is:

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

Given the findings of the previous surveys and that the majority of the impacts of the proposals would be during the construction phase of the development, we would advise that a Construction Environmental Management Plan for biodiversity (CEMP) be required by condition, should permission be granted. This CEMP should include measures to protect trees, hedgerows and the ditch on site as well the measures outlined in the previous ecology report to avoid harm to great crested newts.....”

8.5.7 In addition, Ecology recommend that, since the site, including the buildings may be used by nesting birds a condition be included to ensure that no removal of or works to any hedgerows, trees, shrubs or bramble or works to or demolition of buildings or structures shall take place during the bird breeding season between 1st March and 31st August inclusive.

8.5.8 Finally in respect of biodiversity enhancement measures, a condition should be included requiring these measure to be implemented.

8.6 Flood Risk and Drainage

8.6.1 An outline drainage plan has been submitted in support of the application and this has been considered by United Utilities who confirm the proposals are acceptable in principle but request a condition is imposed requiring the drainage for the development is carried out in accordance with the principles set out in the submitted Foul & Surface Water Drainage Design Drawing 902597/1, Rev A, dated November 2018 which was prepared by Ironside Farrar.

8.6.2 UU also comment that, without effective management and maintenance, sustainable drainage systems can fail or become ineffective. Therefore they recommend a condition be imposed to secure a long term management and maintenance regime for any sustainable drainage system that is included as part of the proposed development.

8.6.3 Lancashire County Council as the Lead Local Flood Authority were also consulted and raised no objections to the proposed development providing a number of conditions are imposed in respect of the submission of a surface water drainage scheme; that the development is not occupied until the SuDS scheme has been completed and for a surface water lifetime management and maintenance plan.

8.6.4 The surface water drainage scheme should include the following details, as a minimum:

- a) Information about the lifetime of the development, design storm period and intensity (1 in 1, 1 in 2, 1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
- b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate which has been calculated at 5 litres per second. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed;
- c) Flood water exceedance routes, both on and off site;
- d) A timetable for implementation, including phasing as applicable;
- e) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- f) Details of water quality controls, where applicable.
- g) Breakdown of attenuation volume in pipes, manholes and attenuation pond.

8.7 Trees

8.7.1 There are a number of trees and hedgerow planting to the site's boundaries, particularly the eastern boundary with the A49 Longton bypass being dense. The Council's Arboriculturist has no objections to the development, commenting that the replacement planting suitably mitigates the loss of trees identified for removal. However, a condition should be imposed to ensure that all newly planted trees be replaced/replanting on a like for like basis for a minimum of five years should they die or become damaged.

8.7.2 Residents have raised concerns that the developers will need to remove trees that are not part of the planning application site and are on the neighbouring private road. These trees are to be removed to widen the private access road and the trees form part of the private road boundary hedge and were planting in the 1980's to replace a removed hedgerow when forming the car parking area. Residents comment that the removal of these trees represents the majority of the trees around the development site.

8.7.3 The Tree Constraints Plan, part of the Arboricultural Constraints Appraisal indicates three trees for removal, T5, T7 and T8 which are within the site's red edge boundary. Although other trees outside of the application site have been surveyed, they are not shown for removal and the appraisal indicates they are 'located on neighbouring land'.

8.8 Noise

8.8.1 A Noise Impact Assessment by AB Acoustics dated November 2018 was submitted with the application which considered the main source of noise being the constant traffic flow along the adjacent A59. The report indicates that the noise levels in the external garden areas for plots 1-4 is 56 dBA. However, these garden are separated from the A59 by an

earth bund and the report advises this should be at least 2.5m in height, although a lower earth bund with a fence on top would be acceptable.

8.8.2 The report has been considered by Environmental Health who have made no comments in respect of noise. However, it is considered appropriate to impose a condition to ensure the development is carried out in accordance with the Noise Impact Assessment report.

8.9 **Community Infrastructure Levy**

8.9.1 As the application is for residential development it would be liable for community infrastructure levy of £65 per square metre of floor area multiplied by this year's BCIS figure. However, there are existing buildings on the site which are to be demolished. The floor area of these buildings can be off-set against the new floor area of the development. As the proposal represents a reduction in the floor area of built development, there will be no CIL payable.

9. **Conclusion**

9.1 The application scheme is considered to be compliant with Green Belt policies and has no undue impact on the residential amenity of neighbouring properties. There are no objections from statutory consultees, although a number of conditions have been requested to ensure the development is acceptable in planning terms. Therefore the application is recommended for approval subject to the imposition of conditions.

10. **Recommendation**

10.1 Approval with Conditions.

11. **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 in accordance with the submitted approved plans Dwg PL01 Rev E Proposed Layout; SS01 Rev B Streetscenes; 30354/100 Vehicle Tracking; UG_11923_LAN_SL_DRW_01 Rev P01 Soft Landscape Plan; UG_11923_LAN_SL_DRW_01 Rev P02 Landscape Supporting Notes; Housetype Plans: RA/P 01 Rev A; BOW/P 01; BOW/P; 02WA/P 01; CR/P 01 Rev B; SO/P 01 Rev D; C/IN2/WD/DG 201 and 202 Double Garage.
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
3. No work shall be commenced until satisfactory details of the colour and texture of the facing and roofing materials to be used have been submitted to and approved by the Local Planning Authority.
REASON: To ensure the satisfactory detailed appearance of the development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026
4. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".

- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

REASON:

5. Prior to the commencement of any works on site a Dust Management Plan shall be submitted, for written approval, to the local planning authority. The Dust Management Plan shall identify all areas of the site and site operations where dust may be generated and further identify control measures to ensure dust and soil does not travel beyond the site boundary. Once agreed the identified control measures shall be implemented and maintained throughout the duration of the site preparation and construction phase of the development.
REASON: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy.
6. During the site preparation and construction of the development no machinery, plant or powered tools shall be operated outside the hours of 08:00 to 18:00 Monday to Friday 09:00 - 13:00 on Saturdays. No construction shall take place at anytime on Sundays or nationally recognised Bank Holidays.
REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy.
7. No deliveries of construction materials or removal of construction waste shall be undertaken outside the hours of 09:00 - 17:00 Monday to Friday. No deliveries or removal of waste shall be carried out at weekends or nationally recognised Bank Holidays.
REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy.
8. Prior to the commencement of any works on site, details of all piling activities shall be submitted to the local planning authority together with all mitigation measures to be taken. Piling activities shall be limited to 09:30-17:00.
REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy.
9. Prior to the commencement of development hereby approved, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:
 - a) A Desk Study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on & off-site contamination and ground gases.
 - b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part IIA, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers,

of nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property.

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

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

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

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

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

10. Prior to the importation of any subsoil and/or topsoil material into the proposed development site, a Desk Study shall be undertaken to assess the suitability of the proposed material to ensure it shall not pose a risk to human health as defined under Part IIA of the Environmental Protection Act 1990. The soil material shall be sampled and analysed by a Competent Person. The details of the sampling regime and analysis shall be submitted to and agreed in writing by the Local Planning Authority prior to the work taking place.
A Verification Report which contains details of sampling methodologies and analysis results and which demonstrates the material does not pose a risk to human health shall be submitted to the Local Planning Authority for approval in writing.
REASON: To protect human health and the environment in the interests of residential amenity in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G14 in the South Ribble Local Plan 2012-2026
11. For the full period of demolition/construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway.
REASON; To prevent stones and mud being carried onto the public highway to the detriment of road safety.
12. Electric Vehicle recharge points shall be provided to every property during the construction process. This shall consist of as a minimum a 13 amp electrical socket located externally (or in the garage if available) in such a position that a 3 metre cable will reach the designated car parking spaces. A switch shall be provided internally to allow the power to be turned off by the residents.
Reason: To enable and encourage the use of alternative fuel use for transport purposes in accordance with Policy 3 of the Central Lancashire Core Strategy.
13. A scheme for the Biodiversity Enhancement Measures shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter.
REASON: To ensure that adequate provision is made for protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
14. That any tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall not take place during the nesting season, normally between March and August, unless the absence of nesting birds has been confirmed

by further surveys or inspections and written approval has been given from the Local Planning Authority.

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

15. The approved landscaping scheme UG_11923_LAN_SL_DRW_01 Rev P01 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, Policy G13 and Policy G17 in the South Ribble Local Plan 2012-2026

16. 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.

Those details shall include, as a minimum:

- a) Information about the lifetime of the development, design storm period and intensity (1 in 1, 1 in 2, 1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
- b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate which has been calculated at 5 litres per second. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) Flood water exceedance routes, both on and off site;
- d) A timetable for implementation, including phasing as applicable;
- e) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- f) Details of water quality controls, where applicable.
- g) Breakdown of attenuation volume in pipes, manholes and attenuation pond.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained,

REASON: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off the site resulting from the proposed development, in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G14 in the South Ribble Local Plan 2012-2026

17. No development hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

REASON: To ensure that the drainage for the proposed development can be adequately maintained and to ensure that there is no flood risk on- or off-the site resulting from the proposed development or resulting from inadequate the maintenance

of the sustainable drainage system in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G14 in the South Ribble Local Plan 2012-2026

18. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:
- a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
 - b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - i. on-going inspections relating to performance and asset condition assessments
 - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
 - c) Means of access for maintenance and easements where applicable.
- The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.
- REASON: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development; to reduce the flood risk to the development as a result of inadequate maintenance and to identify the responsible organisation/body/company/undertaker for the sustainable drainage system in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G14 in the South Ribble Local Plan 2012-2026
19. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 902597/1, Rev - Dated Nov 2018 which was prepared by Ironside Farrar. For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, surface water must drain at the restricted rate of 5 l/s. No surface water will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in accordance with the approved details.
- Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding
20. All new dwellings are required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.
- 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 reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.
21. Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling 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 is can be assured that the design meets the required dwelling emission rate

22. Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling 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 is can be assured that the design meets the required dwelling emission rate.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order) no development of the type described in Classes A to G Part 1 of Schedule 2 of that Order shall be undertaken without the express permission of the Local Planning Authority

REASON: To enable the Local Planning Authority to retain control over future development in the interest of residential amenity and the character and appearance of the area in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

24. Notwithstanding the provisions of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Town and Country Planning (General Permitted Development) (England) Order 2015, or any subsequent Orders or statutory 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 safeguard residential amenity and to provide satisfactory off-street parking facilities in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

12. Relevant Policy

Central Lancashire Core Strategy Policy 17: Design of New Buildings

South Ribble Local Plan:

- F1 Car Parking
- G1 Green Belt
- G16 Biodiversity and Nature Conservation
- G17 Design Criteria for New Development

13. Informative Notes

1. For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it does not mean that land drainage consent will be given.

The applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site. Information on the application process and relevant forms can be found here: <http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-a-watercourse.aspx>

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