

Application Number 07/2018/9534/FUL

Address Land Off
Wateringpool Lane
Lostock Hall
Lancashire

Applicant Morris Homes North Ltd

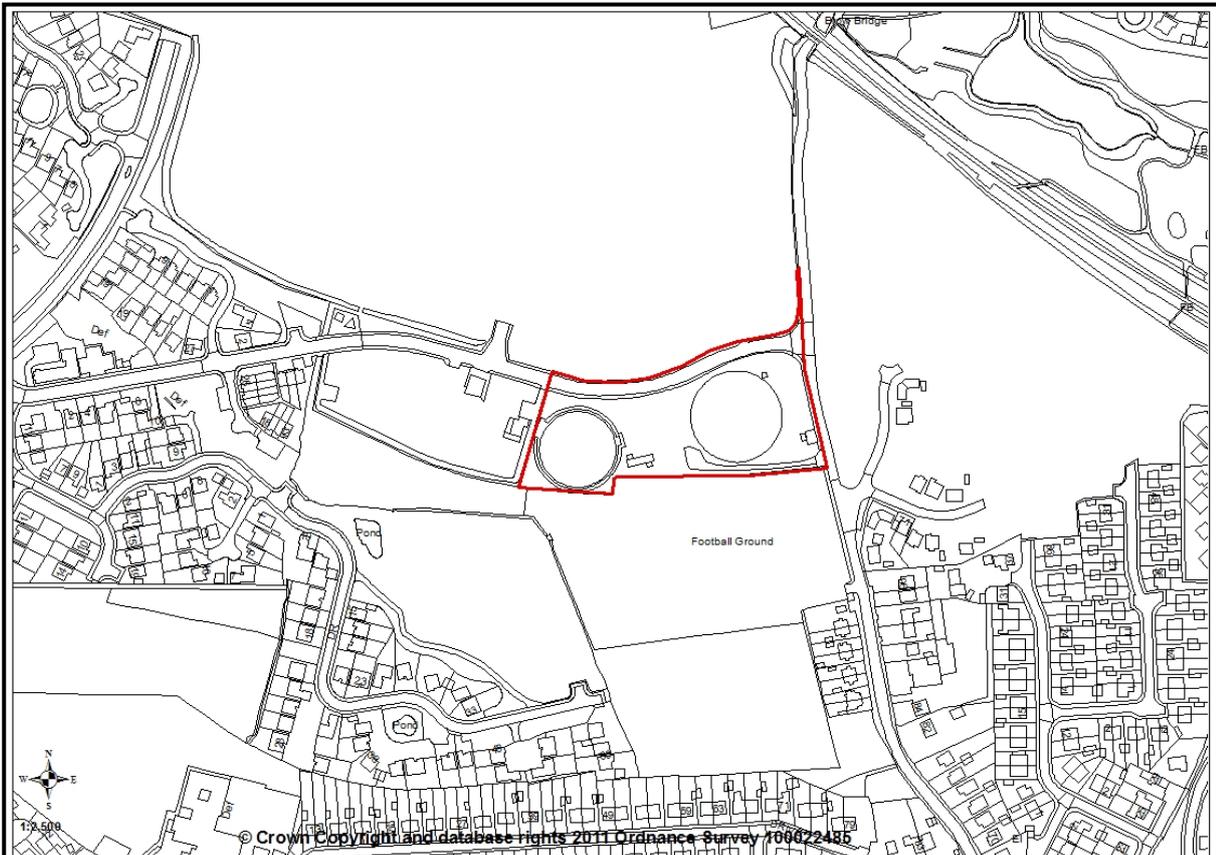
Development Application for residential development of 22 No dwellings and associated works

Officer Recommendation That members be minded to approve the application with the decision being delegated to the Director of Planning and Property in consultation with the Chair and Vice-Chair of Planning Committee upon the successful completion of a Section 106 Agreement to secure commuted sums for off-site public open space; for the management and maintenance of on-site public open space and to secure the affordable housing tenure split.

Officer Name Mrs Janice Crook

Date application valid 14.12.2018
Target Determination Date 15.03.2019
Extension of Time N/A

Location Plan



1.0 Report Summary

- 1.1 The application proposes 22 dwellings on part of the housing land allocation known as Site DD off Wateringpool Lane in Lostock Hall. The site forms part of the former Gas Holders site with the gas holders having been decommissioned and removed from site.
- 1.2 The proposal is for access to the dwellings from the adjacent site currently under construction by Morris Homes which in turn is accessed off The Cawsey. This development is also providing the Cross Borough Link Road section from the end of Carr Wood Road to the end of The Cawsey. This is in line with the narrative for site DD in Policy D1 which specifically state: *'There is to be no vehicular access to this site from Wateringpool Lane'*.
- 1.3 The area of the site fronting onto Wateringpool Lane is to be landscape to provide a green link and enhanced access route into Central Parks to promote a high quality, coherent and safe access route, linking the various parcels of Central Parks together.

2.0 Site and Surrounding Area

- 2.1 The application relates to the former Gas Holders site off Wateringpool Lane in Lostock Hall. The gas holders have been demolished but an operational area is retained immediately to the west of the application site.
- 2.2 The site is bound by Handshaw Drive to the north, beyond which is a residential development of 281 dwellings which is at an early stage of construction. To the east is Wateringpool Lane and the St James' Field development which is nearing completion. St Gerrard's Football Club Pitch is immediately to the south which is within a wider area allocated as Green Corridor/Green Wedge and also part of the Central Parks
- 2.3 The application site itself is brownfield land and is currently used as a storage compound by the applicant in connection with their work on the land north and east of the application site.

3.0 Planning History

- 07/2000/0235 Erection of equipment cabin to replace existing 4 no. additional microwave dishes 05/05/2000 APV
- 07/2012/0147/HAZ Application to revoke existing hazardous substance consent. 14/03/2012 RNO
- 07/2014/0330/DEM Application for prior notification for the demolition of 2 gas cylinders within Lostock Hall gasworks site 11/06/2014 NFD
- 07/2014/0363/SCE screening opinion for the proposed dismantling of Lostock Hall Gasworks 11/06/2014 EIA Not required.
- 07/2018/2847/FUL for a residential development of 32 dwelling and associated works with access off Wateringpool Lane was withdrawn.

4.0 Proposal

- 4.1 The application proposes the erection of 22 dwellings with associate works and public open space. The development will be accessed off the adjacent residential development site at the former Lostock Hall Gas Works site which is turning is accessed off Leyland Road via The Cawsey. The proposed dwellings consist of:
 - 2 Broxton, 2-storey, 4-bed detached
 - 3 Chatsworth, 2-storey, 3-bed Mews

- 6 Dalton 2-storey, 3-bed semi-detached
- 2 Didsbury 2-storey, 3-bed semi-detached
- 1 Didsbury 2-storey, 3-bed detached
- 2 Dunham 2, 2-storey, 3-bed detached
- 4 Budworth 2-bed mews
- 1 Malham 2-storey, 4-bed detached
- 1 Brereton 2-storey, 4-bed detached

4.2 Parking will be provided in the form of single or double detached garages, driveways or parking courts to serve plots 13, 14 and 19-22.

5.0 Summary of Supporting Documents

5.1 Relevant plans and drawings including Site Location Plan; Proposed Planning Layout; Proposed House Type plans; Detached Garage Plans; Standard Screen Fencing Details; Standard Screen Wall/Fence Details; Proposed Landscape Structure Plan; Topographical Survey Plan have been submitted, together with relevant documents, including Design and Access Statement; Site Investigation Report; Preliminary Ecological Appraisal; Arboricultural Impact Assessment; and Energy Statement.

6.0 Summary of Publicity

6.1 Neighbouring properties were notified and 5 site notices posted in the vicinity of the site. Five letters of representation were received, 3 objecting to the proposal on the following grounds:

- Areas is turning from a semi-rural quiet lane into a housing estate
- Destroyed the unobstructed view
- Wateringpool Lane is an accident waiting to happen
- Direct access for construction and contractors vehicles onto Wateringpool Lane
- Traffic situation on Wateringpool lane and surrounding area is already dangerous
- Only a matter of time before a serious accident happens
- State of road already created by contractors HGVs
- Link from Handshaw Drive to Wateringpool Lane means there will be no separation from Penwortham to Wateringpool Lane
- Impact of increased volume of traffic on Handshaw Drive
- There is a children's play area and cars owner by current residents already double park
- Development will also add traffic onto Leyland Road which is already heavily congested and badly maintained
- Morris Homes are already building 221 homes in this area together with Jones having recently built and another development off the Cawsey – these additional 22 dwellings are complete unnecessary
- Will provide a rat-run to enable criminal behaviour to increase
- Unsociable behaviour by youths
- Impact on the local community from existing Morris Homes development has been substantial with regards to traffic, congestion and speeding dangerous driving cutting through St Cuthbert's Road and Mercer Road
- Houses on existing development have not all sold due to the fact that there are no affordable housing for first time buyers so 22 more houses are not needed
- Affordable housing should be insisted on
- Road from new estate and this development should be stopped from going down Wateringpool Lane and a new road developed to connect to Leyland Road via the Cawsey before any consideration of extra housing is considered.

6.2 Additionally, 2 letters of support were received commented:

- The site is currently an eyesore and would be vastly improved by this development

- Having checked the plans traffic access is not along Wateringpool Lane;
- The plans are in keeping with other developments in the area.
- Current application addresses objections to the previous (withdrawn) application
- Dropdown Bollards for Cadent Access should be secured by conditions together with their maintenance and retention as part of the Landscape Maintenance Agreements to ensure there is only emergency access onto Wateringpool Lane.

7.0 Summary of Consultations

- 7.1 **Environment Agency** comment that the previous use of the development site as former gas works presents a high risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are sensitive in this location because the proposed development site is located upon a Secondary B aquifer. Information is required to be submitted in support of this planning application which provides the EA with the confidence that it will be possible to suitably manage the risk posed to controlled waters by this development. In light of this, the proposed development will be acceptable if a planning condition is included requiring the submission of a remediation strategy. They also required a condition requiring the submission of a verification report demonstrating the completion of works set out in the approved remediation strategy and a condition to ensure that, if during development, contamination not previously identified is found to be present at the site then no further development be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted.
- 7.2 **Ecology** advised that they commented on the previous application for this site 07/2018/2847/FUL (withdrawn), which submitted the same ecological report. This report is still valid and this current application makes no material change to the ecological impact of the development. Previous recommendations therefore still apply. These were in relation to Great Crested Newts; Bats; Little Ringed Plover; Invasive species and contributions to and enhancing of the Natural Environment. GMEU require conditions be imposed to ensure no site clearance takes place during the bird nesting season and the submission of the details of the landscaping.
- 7.3 **Cadent Gas Limited on behalf of National Grid Electricity Transmission and National Grid Gas Transmission apparatus** comment that searches based on the consultation request have identified that there is apparatus in the vicinity which may be affected by the development and therefore, should this application be approved, an informative note be included on the decision notice in respect of easements or wayleaves which restricts activity in the proximity of Cadent assets. Additionally, if any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.
- 7.4 **Housing** comment that the scheme provides a mix of 2, 3 and 4 bedroom properties in Lostock Hall. It is proposed that 7 will be for affordable housing on-site. This equates to 30% in line with Policy 7 of the Central Lancashire Core Strategy. The provision of 2 and 3 bedroom homes will support the housing needs of the borough providing that the appropriate tenure is agreed. The tenure split is yet to be agreed but it is recommended that provision includes for social/affordable rented housing to support the housing needs of the borough and the affordable housing remains affordable in perpetuity.
- 7.5 The affordable units are clustered to the west of the site and normally a pepper-potting approach is preferable as this ensure integration into the development. However, it is accepted that there are site constraints requiring the housing to be separated.
- 7.6 **Lancashire County Highways** consider that the proposed development is acceptable in principle. They did initially raise concerns that the parking provision was not to the recommendations. This related to the size of the garage. Therefore amended plans were submitted and County Highways confirmed these amendments were acceptable.

- 7.7 County Highways required a number of conditions in respect of the submission of a construction Traffic Management Plan; that a scheme for the construction of the access road, bollard controlled Cadent access and reinstatement of the footways at the redundant accesses on Wateringpool Lane be submitted for approval and that the development not be occupied until the agreed scheme has been constructed; and that a scheme for the future management and maintenance of the proposed streets within the development be submitted for approval.
- 7.8 **Arboriculturist** has no objections to the development, commenting that existing ground levels should be retained within Root Protection Areas and excavated by hand. This requirement can be secured by condition. Additionally all newly planted trees should have a replacement condition attached for replanting on a like for like basis for a minimum of five years.
- 7.9 **United Utilities Drainage** comment that, according to records, there is an easement affected by crossing the proposed development site which is in addition to their statutory rights for inspection, maintenance and repair. The easement has restrictive covenants that must be adhered to. Therefore they recommend the applicant contacts UU's Property Services team to discuss how the proposals may interact with the easement.
- 7.10 In respect of drainage, UU comment that, in accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. Therefore a condition should be imposed to this effect.
- 7.11 They also required conditions in respect of the submission of a Surface Water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions; a scheme for the Management and Maintenance of Sustainable Drainage Systems.
- 7.12 **The Lead Local Flood Authority (LLFA)** were consulted but did not respond. If a response is received, this will be reported verbally at Planning Committee.
- 7.13 **Environmental Health** require a number of conditions be imposed in respect of the submission of an on-site dust management plan; that wheel wash facilities be installed and used at the entrance of the site; that details of the location of the site compound and storage yard be submitted for agreement; that the hours construction works take place and the hours deliveries can be made be restricted; that a contaminated land desk study be undertaken and, subject to its findings, a detailed site investigation be carried out; a restriction on the importation of material such as subsoil and/or topsoil; and that electric vehicle recharge points be provided to every property.
- 7.14 **Lancashire County Council Education** comment that an education contribution is **not** required at this stage in regards to this development.
- 7.15 **Forward Planning** set out the planning policy contribution requirements for open space and playing pitches per dwelling from this development.

8.0 Policy Background

8.1 **Central Lancashire Core Strategy**

- **Policy 1: Locating Growth** aims to focus growth and investment in (among others) the main urban areas in South Ribble, which includes Lostock Hall. Policy 1 states that in Lostock Hall, the focus will be on the regeneration of brownfield sites.

- **Policy 3: Travel** seeks to reduce the need to travel and improve pedestrian facilities, cycling opportunities and public transport.
- **Policy 4: Housing Delivery** requires South Ribble Borough Council to deliver a minimum of 417 dwellings per annum to meet the Borough's housing needs.
- **Policy 5: Housing Density** seeks to secure densities of development which are in keeping with the local areas and which will have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of an area, consideration will also be given to making efficient use of land.
- **Policy 17: Design of New Buildings** expects new development to have regard to the character and appearance of the local area and be sympathetic to the surrounding land uses and occupiers. Landscaping should be provided as an integral part of new development, which should include protecting existing landscape features.

8.2 South Ribble Local Plan

- **Policy D1** allocates land for housing and includes the application site under reference DD for an estimated 25 dwellings. **DD: Gas Holders Site, Lostock Hall** states:

'This brownfield site, an area of 1.9 ha, owned by National Grid forms a southerly extension of the Lostock Hall Gasworks (Site K on the Policies Map). It is currently occupied by gas holders which have been decommissioned but the site is likely to be contaminated. The site was previously allocated together with the larger Gasworks Site to the north, for a mixed use development including employment and commercial uses as well as housing. However, not part of the outline planning application on the main Gasworks Site. The redevelopment of the site for housing is appropriate as a result of the site's relationship to the larger Lostock Hall Gasworks Site to the north. Redevelopment will also result in significant environmental and visual improvements in the locality.'

The site will be accessed from the north through the main Gasworks Site and provision for this is made in the outline planning application on this larger site. There is to be no vehicular access for this site from Wateringpool Lane.'

- **Policy F1: Parking Standards** requires all development proposals to provide car parking and servicing space in accordance with the parking standards adopted by the Council. In general, parking requirements will be kept to the standards as set out unless there are significant road safety or traffic management implications related to the development of the site. The parking standards should be seen as a guide for developers and any variation from these standards should be supported by local evidence in the form of a transport statement.
- **Appendix 4** sets the specific parking standards for a variety of planning uses. For 3 bedroom dwellings, outside town, district and local centres, the number of spaces to be provided is 2 per dwelling. For 4 bedroom dwellings, 3 parking spaces are required.
- **Policy G7: Green Infrastructure – Existing Provision** requires that development proposals should seek to protect and enhance the existing green infrastructure. As Central Parks is within 1000m of the proposed development, a contribution of £507/dwelling will be required towards this subject to identification of a specific project.
- **Policy G8: Green Infrastructure and Networks – Future Provision** requires all new developments to provide appropriate landscape enhancements; conservation of important environmental assets, natural resources, biodiversity and geodiversity; provide for the

long-term use and management of these areas; and provide access to well-designed cycleways, bridleways and footways (both off and on road), to help link local services and facilities.

- **Policy G10: Green Infrastructure Provision in Residential Developments** is required for all new residential development resulting in a net gain of five dwellings or more to meet the recreational needs of the development, in accordance with the adopted standards. Green Infrastructure should normally be provided on-site. Off-site provision will be at the Council's discretion delivered by developer contributions.
- **Policy G11: Playing Pitch Provision** is required for all new residential development resulting in a net gain of five dwellings or more at a standard provision of 1.14 ha per 1000 population. Contributions will also be sought to fund or improve associated facilities.
- **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 is 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.
- **Policy G17: Design Criteria for New Development** permits new development, including extensions and free standing structures, provided that, the proposal does not have a detrimental impact on the existing building, neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density, massing, proximity, use of materials. Furthermore, the development should not cause harm to neighbouring property by leading to undue overlooking, overshadowing or have an overbearing effect; the layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and will provide an interesting visual environment which respects the character of the site and local area; the development would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Policy F1, unless there are other material considerations which justify the reduction such as proximity to a public car park. Furthermore, any new roads and/or pavements provided as part of the development should be to an adoptable standard; and the proposal would not have a detrimental impact on landscape features such as mature trees, hedgerows, ponds and watercourses. In some circumstances where, on balance, it is considered acceptable to remove one or more of these features, then mitigation measures to replace the feature/s will be required either on or off-site.

9.0 Material Considerations

9.1 Compliance with Policy

- 9.1.1 Policy D1 in the South Ribble Local Plan allocates the application site and adjacent land as Site DD Gas Holders Site and identifies the size of the site is 1.9 ha with an estimated 25 dwellings delivered 2016/17 to 2020/21. The description of the site on page 39 of the Local Plan para 7.64 specifies that the site will be accessed from the north through the main Gasworks Site and provision for this is made in the outline planning application on this larger site. Particularly the narrative for Site DD states "*There is to be no vehicular access to this site from Wateringpool Lane*".

9.1.2 This application is a re-submission of a previous scheme 07/2018/2847/FUL for 32 dwellings with access off Wateringpool Lane. This application was withdrawn as a number of issues were raised with the applicant. These are summarised as follows:

- Access from Wateringpool Lane was not acceptable in terms of its impact on the areas character and also it being contrary to previous masterplan iterations, and the specification in adopted policy, that access would be achieved from the north.
- It was unclear how the proposals would interact with the remaining operational part of Allocation Site DD;
- Objections from the Health and Safety Executive (HSE) due to the presence of hazardous substances;
- Comments from Cadent Gas regarding apparatus in the vicinity and comments from National Grid and United Utilities noting there is an easement affected by crossing the development site which has restrictive covenants.

9.1.3 The proposed scheme now is for 22 dwelling on a parcel of the housing allocation amounting to 1.2 ha. Access to the site is proposed from via the adjacent site which in turn is accessed off Leyland Road via The Cawsey. Development of this, the former Lostock Hall Gas Works Site, is for 281 dwellings and is currently underway with the development expected to take a number of years.

9.1.4 As the scheme now proposes access from the main residential development of the Gas Works site, it is in accordance with Policy D1 site DD which states:

'The redevelopment of the site for housing is appropriate as a result of the site's relationship to the larger Lostock Hall Gasworks Site to the north. Redevelopment will also result in significant environmental and visual improvements in the locality.'

'The site will be accessed from the north through the main Gasworks Site and provision for this is made in the outline planning application on this larger site. There is to be no vehicular access for this site from Wateringpool Lane.'

9.2 Access

9.2.1 The access to the side is from the north via the development site of the former Gas Works site. Two existing radius access points on Wateringpool Lane will be closed to general traffic, although access will still be available for Cadent to access their operational site on the remaining part of the allocated site DD. This will be via an existing access with dropdown bollards installed to ensure no access for the general public.

9.2.2 County Highway have considered the access and consider it acceptable in principle. They comment that from observations on site and from the information provided as part of this application the sight line requirements for all of the proposed junctions are fully achievable over the applicants land.

9.2.3 In respect of the two access point to be close, County Highways request that the footway is reinstated at these locations under a section 278 Agreement under the Highways Act.

9.2.4 County Highways also required that conditions are imposed requiring the submission of a scheme for the construction of the access road, bollard controlled Cadent access and the reinstatement of the footways at the redundant accesses on Wateringpool Lane and that the development is not occupied until the agreed scheme has been constructed and completed.

9.3 Parking

9.3.1 Initially County Highways raised concerns over the parking provision, commenting that Plots 1, 7 and 10 did not provide the recommended individual parking provision. All of the double shared garages were below the recommended acceptable internal dimensions of 6m by 3m for single garages and the minimum dimension for a parking bay to be 2.4m wide by 4.8m long. All private drives fronting garages to be a minimum of 6m long, this must not include any of the required 2m wide service verge. Therefore County Highways requested that the plans be amended.

9.3.2 In line with County Highways, an amended planning layout plan and garage plans were submitted and County Highways confirmed that they were now acceptable.

9.3.3 The proposal is now in accordance with Policy F1 Parking Standards and Policy G17 criteria (c) in the South Ribble Local Plan.

9.4 Character and Appearance of the Area

9.4.1 The application site is opposite to an area of public open space provided as part of the St James's Fields development. This area of POS was recently subject of planning application 07/2017/1072/FUL which was refused on two grounds, one of which relating to the development's impact on the character and appearance of Wateringpool Lane and the access route into Central Parks, and is considered to be of some relevance, as below:
"The proposal to construct five dwellings on land which forms part of the open space provision for the St James' Field development, would result in a detrimental impact on the character and appearance of the stretch of Wateringpool Lane to which it is adjacent, in terms of bringing built development closer to the boundary of the Lane which is rural in nature and forms an important access route leading into Central Parks. As such the proposal fails to improve the character and quality of the area and the way it functions and does not contribute positively to making the area better for residents and users of the area, contrary to Policy G17 criteria a) in the South Ribble Local Plan 2012-2026 and paragraphs 56 and 64 of the National Planning Policy Framework."

9.4.2 *An appeal was lodged against the refusal of planning permission with the appeal being dismissed (Appeal Decision APP/F2360/W/18/3196656). The planning inspector considered that development would harmfully affect the character and appearance of the area and therefore conflict with Policy G17 and the NPPF which requires good design to contribute positively to making places better for people and take opportunities to improve the character and quality of an area and the way it functions, as below:*
"..... 11. To the north west of the appeal site is site K, allocated for housing by Policy D1 of the South Ribble Local Plan (July 2015) (LP). This site features open space to the east in order to provide a 'green' route to Central Parks. To the south of the site is St Gerrard's football field, which links to the route via a footpath on Wateringpool Lane.
12. Between these site is the former gas works site that is also allocated for housing as site DD under Policy D1 of the LP. The Council detail that site DD would be expected to provide open space on the opposite side of Wateringpool Lane to the appeal site, with footpath and cycle ways that would link with this site, site K and St James' Fields. The

appellant has presented the submitted layout for site DD. It does not feature open space in this location, and I note that the appellant contends that there is no policy requirement for this. However, as this application is undetermined by the Council, it is of very little weight.

13. Accordingly, the Council is intending that from the entrance of St James' Fields to Central Parks, a landscaped route would be delivered on both sides of Wateringpool Lane, in order to provide a high quality, coherent area of public space, linking the various sites together in a clear and legible style. Although it would not be rural, it would create an element of openness and greenery that would encourage active and continual use of public areas. This would represent good design, good planning and good place making, facilitating social interaction and creating healthy, inclusive communities, which is a key aspect of sustainable development.

14. The proposal would fundamentally alter the entrance to St James' Fields and the intended landscaped amenity area and route to Central Parks. The dwellings and resultant boundary treatments would adversely introduce a considerable amount of built development into this open and pleasant space.....

..... 17. Consequently, the proposal would remove an important element of high quality public space that will ultimately contribute towards a centralised clear and legible green route to Central Parks. The proposal would harmfully affect the character and appearance of the area and I find conflict with Policy G17 of the LP. This policy seeks to ensure that new development does not have a detrimental impact on the street scene and that all elements of the proposal are of a high quality, providing an interesting visual environment that respects the character of the local area. I also find conflict with the National Planning Policy Framework, which seeks to ensure that good design contributes positively to making places better for people, taking the opportunities available for improving the character and quality of an area and the way it functions.”

- 9.4.3 Landscaping for the proposed scheme shows a green buffer fronting onto Wateringpool Lane with tree planting along its length. Footpath/cycle paths are shown to link in with those within the Gas Works development and also link onto Wateringpool Lane via the retained access for Cadent. An internal access road separates the proposed dwellings to this part of the site from the green buffer and Wateringpool Lane. The buffer and tree planting is considered to provide a suitable and fitting frontage to the site onto Wateringpool Lane which is in keeping with the character and appearance of the area. Therefore the proposal is considered to be compliant with Policy G17 criteria b) which requires the layout, design and landscaping of all elements of a development proposal to be of high quality to provide an interesting visual environment which respects the character of the local area.

9.5 Central Parks and Public Open Space

- 9.5.1 It is envisaged that this part of Wateringpool Lane be 'greened up' to provide a fitting gateway into Central Parks. The site fronts onto the part of the lane which is narrower and more rural in nature. The landscape buffer proposed for the site is located fronting onto Wateringpool Lane and is considered to enhance the area and link in the St Gerrard's football pitch to the rest of the Central Parks. It will also link into the open space and footpath/cycleways for the main Gas Works Site K and also the opposite site, now known as St James' Fields.

- 9.5.2 Policy G8 requires new developments to provide appropriate green infrastructure and landscaping, including green corridor links to join up the borough's green and built-up areas. Green infrastructure along the boundary with Wateringpool Lane to enhance the entrance to Central Parks. However, a contribution of £507 per dwelling would also be

required towards Central Parks, subject to identification of a specific project and would be secured through a Section 106 Agreement.

- 9.5.3 In respect of other open space requirements, the proposed scheme includes a parcel of POS central within the site which is located due to the easements in place for the National Grid assets. This provides an amenity green space for future residents of the development. The amount of amenity green space is significantly in excess of policy requirements which requires 0.08ha of amenity greenspace to be provided on-site. The development is providing 0.53 ha in total. The policy requirement also requires a commuted sum for maintenance of the open space but only if no private maintenance agreement is in place. However, it is proposed that a management company will maintain the on-site POS.
- 9.5.4 Policy G10 requires that, as the proposed development is for less than 100 dwellings, a contribution of £101 per dwelling would be required towards the provision of a play area for children/young people. However, as the development site is more than 800m from an area of low quality/low value, no contribution is required in this case.
- 9.5.5 Finally, Policy G11 requires that the development also provides for playing pitches in South Ribble, subject to identification of a specific project. This site would be required to contribute £1,507 per dwelling if it is considered there is a deficiency in provision for the area or the development would lead to a deficiency in the area, which would result in residents of the new development not having access to sufficient playing pitch provision.

9.6 Affordable Housing

- 9.6.1 The application proposes 7 affordable units which equates to 30% of the development, as required by Policy 7 of the Central Lancashire Core Strategy. The Council's Strategic Housing Officer comments that the tenure split of the affordable housing units is not agreed at this stage. However it is recommended that provision is made for social/affordable rented units on the site which will support the housing needs of the borough. The Central Lancashire Affordable Housing SPD requires at least 70% of on-site affordable housing to be for social/affordable rent.
- 9.6.2 The Central Lancashire Affordable Housing Supplementary Planning Document further identifies that on-site affordable housing should be integrated into the layout of the development through 'pepper-potting' within private housing. The planning layout indicates the affordable housing dwellings are to be clustered to the west of the site. The Strategic Housing Officer recognises that the proposed scheme offers 22 residential dwellings and will provide a mix of two, three and four bedroom homes in Lostock Hall. It is proposed that 7 of the dwellings will be for affordable housing and will be provided on-site. This provision equates to 30%, making this scheme policy compliant in-line with Policy 7 of the Central Lancashire Adopted Core Strategy.
- 9.6.3 As identified in the applicants Planning Statement, the tenure split of the affordable housing is yet to be agreed. It is recommended that provision includes for social/affordable rented housing on the site which will support the housing needs of the borough. It is required that the affordable housing will remain affordable in perpetuity.
- 9.6.4 The Central Lancashire Affordable Housing Supplementary Planning Document provides further information on the provision of affordable housing, including pepper-potting. The affordable units are clustered to the West of the site. A pepper-potting approach is preferable as this ensures integration into the development, however it is accepted that there are site constraints requiring the housing to be separated.

- 9.6.5 The NPPF (2018) requires at least 10% of homes to be available for affordable home ownership on major developments of which this development proposal would meet the definition. The South Ribble Housing Framework 2017-20 identifies the development of quality new housing to meet housing needs as a priority and supports the provision of affordable home ownership options, including shared ownership as a tenure.
- 9.6.6 The Central Lancashire SHMA identifies that there remains a need for affordable housing within the South Ribble area, particularly for rented units.
- 9.6.7 Suggested affordable housing size mix for South Ribble has been identified within the SHMA as follows:

Affordable Rented

1 Bed	2 Bed	3 Bed	4 Bed
45%	28%	25%	2%

Low Cost Home Ownership

1 Bed	2 Bed	3 Bed	4 Bed
12%	42%	38%	8%

- 9.6.8 In summary, the Strategic Housing Officer considers that the provision of two and three bedroom homes on this site for affordable housing will support the housing needs of the borough providing that the appropriate tenure is agreed. Therefore, it is recommended that early engagement with registered providers takes place as this will further support the deliverability of the affordable housing.

9.7 Community Infrastructure Levy and Section 106

- 9.7.1 The application proposes 22 dwellings with 7 being affordable dwellings. Only the market dwellings would be liable for the Community Infrastructure Levy. The amount of Levy would be based on the current year's BCIS figure.

9.8 Drainage

- 9.8.1 According to United Utilities records there is an easement affected by crossing the proposed development site which is in addition to their statutory rights for inspection, maintenance and repair. The easement dated 09/06/1920 UU Ref: R404 has restrictive covenants that must be adhered to. It is the responsibility of the developer to obtain a copy of the document, available from United Utilities Legal Services or Land Registry and to comply with the provisions stated within the document. Under no circumstances should anything be stored, planted or erected on the easement width. Nor should anything occur that may affect the integrity of the pipe or United Utilities legal right to 24 hour access.
- 9.8.2 The proposed plans are mindful of this requirement and an area of POS is provided central within the site which ensures that the easements are not affected by built development.
- 9.8.3 In more general terms, UU comment that the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. Therefore they request drainage conditions be imposed, should permission be granted, in respect of foul and surface water to be drained on separate systems; and that a surface water drainage scheme, be submitted for approval.
- 9.8.4 UU also require a condition in respect of the submission of a management and maintenance scheme for sustainable drainage systems. Without effective management and maintenance, sustainable drainage systems can fail or become ineffective.

9.9 Ecology

- 9.9.1 A preliminary ecological appraisal was submitted as part of the application which has highlighted potential issues with the following ecological receptors on or adjacent to site: trees, plant communities, invasive species, amphibians, breeding birds and bats. Provided these issues are addressed in accordance with the recommendations detailed in the submitted report, the development may proceed without adversely impacting the aforementioned ecological receptors.
- 9.9.2 The report also goes on to outline that the development also presents an opportunity to enhance the habitats available to wildlife on site. The provisioning of bat and bird nest boxes on site will provide improved roosting and nesting opportunities into the long-term future of the site.
- 9.9.3 The Council's Ecological Advisors have considered the submitted document and have reiterated their comments made to the previously withdrawn application as the document is still valid. The ecological assessment found a number of ecological constraints. However the majority were on land outside the development footprint to the south-west. The only issue within the development site is little ringed plover on which they provide further comments. Ecology also make comments on Great Crested Newts; bats; and invasive species, as follows:
- Great Crested Newts
The consultant recommended reasonable avoidance measures owing to the presence of a pond adjacent to the area surveyed. The application is however just for the footprint of the former gas works, which is hostile habitat for amphibians and separated from the development by high value habitat the nearest part of the development over 80m from the pond. Ecology are therefore satisfied that the overall risk is negligible and no further measures are required.
 - Bats
The consultant notes that potential bat foraging habitat will be lost. However this area of habitat is not within the proposed development, the development footprint having negligible value for bats. No further information or measures are required.
 - Little Ringed Plover
A pair of little ringed plover were recorded from within the development footprint. Little ringed plover are listed under schedule 1 of the Wildlife & Countryside Act 1981 (as amended). This species is however an opportunist with regards to nesting sites, ie is not faithful to the same site for breeding, therefore displacement is acceptable for this species. Ecology therefore recommend a condition is applied to any permission granted that no earthworks, site clearance or machinery be brought on site between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out.
 - Invasive Species
One invasive species was identified. This species was however only recorded on land outside the proposed development footprint. No further information or measures are therefore required.
 - Contributing to and Enhancing the Natural Environment

Section 109 NPPF (now Section 170 In the revised NPPF) states that the planning system should contribute to and enhance the natural and local environment. The footprint of the site is however of very low ecological value. Therefore Ecology are satisfied that the proposed soft landscaping is adequate to result in no net loss. The details of the landscaping can be conditioned should permission be granted.

10.0 Conclusion

- 10.1 The proposed development scheme has been redesigned since the previously withdrawn application and the applicants have taken on board, and addressed, the concerns raised during consideration of that application.
- 10.2 The site provides for 22 dwellings, including 7 affordable on part of this allocated housing site together with public open space. It provides a suitable green buffer fronting onto Wateringpool Lane which will enhance the area, particularly as this is an important entrance route into Central Parks. This is considered to be beneficial to the area as it removes the existing palisade fencing and overgrown vacant site and replaces it with a landscaping buffer.
- 10.3 The proposed development is policy compliant and is recommended for approval subject to the successful completion of a Section 106 Agreement and the imposition of planning conditions.

11.0 Recommendation

- 11.1 That members be minded to approve the application with the decision being delegated to the Director of Planning and Property in consultation with the Chair and Vice-Chair of Planning Committee upon the successful completion of a Section 106 Agreement to secure commuted sums for off-site public open space; for the management and maintenance of on-site public open space and to secure the affordable housing tenure split.

12.0 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 P/PL01 Rev B Planning Layout; M2989.01A Landscape Structure Plan; P/HTBUEXT/01 Budworth Elevations; P/HTBUEXT/02 Budworth Floor Plans; P/HTCHEXT/01 Chatsworth Elevations; P/HTCHEXT/02 Chatsworth Floor Plans; P/HTDID/01 Didsbury Elevations (Detached); P/HTDID/02 Didsbury Floor Plans; P/HTDID/S/01 Didsbury Elevations (Semi); P/HTDA/01 Dalton Elevations; P/HTDA/02 Dalton Floor Plans; P/HTDUN/01 Dunham 2 Elevations; P/HTDUN/02 Dunham 2 Floor Plans; P/HTBR0/01 Broxton Elevations; P/HTBR0/02 Broxton Floor Plans; P/HTBRE/01 Brereton Elevations; P/HTBRE/02 Brereton Floor Plans; P/HTMAL/01 Malham Elevations; P/HTMAL/02 Malham Floor Plans; GR1+ Detached Garage Details - Pyramid Garage - Plus Version; GR2-1+ Detached Single Garage Details Gable Roof - Plus Version; F1-1 Standard Screen Fence Details 1; F2-1 Standards Screen Wall/Fence Detail.
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
3. Foul and surface water shall be drained on separate systems.
REASON: To secure proper drainage and to manage the risk of flooding and pollution.

4. Prior to commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.
The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewer system either directly or indirectly.
The development shall be completed, maintained and managed in accordance with the approved details.
REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, in accordance with Policy 29 in the Central Lancashire Core Strategy
5. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.
The development shall subsequently be completed, maintained and managed in accordance with the approved plan.
REASON: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.
6. 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

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. A wheel wash facility shall be installed and used at the entrance of the site by all vehicles leaving the site to prevent the transfer of debris onto the public highway, during site preparation and construction phases of the development. Prior to the commencement of any works on site details of the wheel wash shall be submitted to the local planning authority for written approval. The details to be provided shall, as a minimum, includes: the location; type of wheel wash facility; water source; prevention and treatment of water run off; management of the use of the wheel wash; if road sweepers are to be used - the company providing the road sweeper, response times, criteria to be followed for calling the road sweeper.
REASON: To prevent stones and mud being carried onto the public highway to the detriment highway safety and other highway users in accordance with Policy G17 in the South Ribble Local Plan 2012-2026
9. 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 and to safe guard the living conditions of the nearby residents in accordance with Policy 17 in the Central Lancashire Core Strategy
10. Prior to commencement of any works on site, the location of the site compound and storage yard shall be submitted to and agreed in writing with the local planning authority.
REASON: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy.
11. During the site preparation and construction of the development, no machinery, plant or powered tools shall be operated, no process carried out and no deliveries taken at or dispatched from the site 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. Electric vehicle recharge points shall be provided to every property, prior to occupation. This shall consist of as a minimum a 7Kwh 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. Prior to the commencement of development a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority, in conjunction with

the highway authority. The plan shall include and specify the provisions to be made for the following:

- The parking of vehicles of site operatives and visitors;
- Loading and unloading of plant and materials used in the construction of the development;
- Storage of such plant and materials;
- Wheel washing facilities;
- Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
- Routes to be used by vehicles carrying plant and materials to and from the site;
- Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

REASON: To protect existing road users and to maintain the operation and safety of the local highway network and to minimise the impact of the construction works on the local highway network.

14. No part of the development hereby approved shall commence until a scheme for the construction of the access road, bollard controlled cadent access and reinstatement of the footways at the redundant accesses on Wateringpool Lane have been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of an appropriate legal agreement.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

15. No part of the development hereby approved shall be occupied until the approved scheme referred to in Condition 12 has been constructed and completed in accordance with the scheme details.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

16. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company has been established.

REASON: To ensure future management and maintenance of the proposed streets is secured.

17. That all planting, seeding or turfing comprised in the approved details Dwg M2989.01A Landscape Structure Plan shall be carried out in accordance with BS4428 1989 with stock complying to the specification of BS3936-1 1992. The planting shall be implemented in the first planting and seeding seasons following the commencement of the development or such extension of this time as may be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, or are removed or become significantly damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

18. 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

19. 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.

20. 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 it can be assured that the design meets the required dwelling emission rate

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 it can be assured that the design meets the required dwelling emission rate

13.0 Relevant Policy

13.1 Central Lancashire Core Strategy

Policy 1: Locating Growth

Policy 3: Travel

Policy 4: Housing Delivery

Policy 5: Housing Density

Policy 17: Design of New Buildings

13.2 South Ribble Local Plan

D1: Allocations of housing land

F1: Car Parking

G7: Green Infrastructure Existing Provision

G8: Green Infrastructure and Networks Future Provision

G10: Green Infrastructure Provision in Residential Developments

G11: Playing Pitch Provision

G16: Biodiversity and Nature Conservation

G17: Design Criteria for New Development

14.0 Informative Notes

1. The applicant is advised that to discharge condition 14, the Local Planning Authority requires a copy of a completed agreement between the applicant and the local highway authority under Section 38 of the Highways Act 1980, or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes