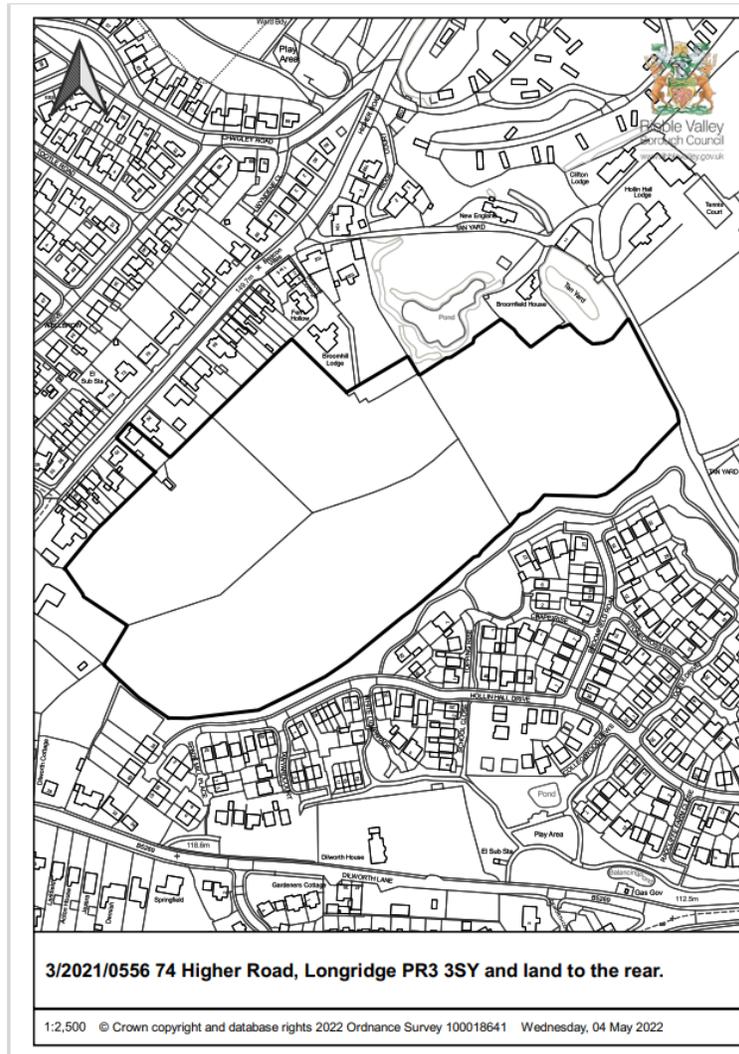


APPLICATION REF: 3/2021/0556

DEVELOPMENT DESCRIPTION:

APPLICATION FOR RESERVED MATTERS CONSENT (APPEARANCE, SCALE, LANDSCAPING AND LAYOUT) PURSUANT TO OUTLINE PLANNING CONSENT (REF 3/2016/1082) FOR THE DEMOLITION OF 74 HIGHER ROAD AND CONSTRUCTION OF UP TO 123 HOUSES ON LAND TO THE REAR.



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

TOWN COUNCIL:

Longridge Town Council

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

Have initially requested further information however following additional information raised no objection.

UNITED UTILITIES:

No objection subject to conditions- this however was addressed at outline stage

LEAD LOCAL FLOOD AUTHORITY:

Commented that sustainable drainage systems may be suitable subject to further consideration

LANCASHIRE FIRE AND RESCUE SERVICE

Sets out conditions which will need to be satisfied at Building Regs stage

LCC PUBLIC RIGHTS OF WAY:

No objections subject to conditions

LCC EDUCATION:

Comment on the requirements of the legal agreement

ADDITIONAL REPRESENTATIONS:

Forty-four letters of objection have been received and raise the following concerns: -

- Access concerns/ dangerous junction-roads will be unable to cope with additional traffic
- Visual harm
- Increased traffic and highway safety concerns including congestion
- Impact on wildlife
- Flooding/ drainage concerns
- Overdevelopment- impact on local services
- Traffic management concerns
- Too much development in Longridge
- Loss of views
- Loss of agricultural land
- Question the validity of the application
- Loss of privacy
- Out of keeping with the area
- Lack of sufficient landscaping
- Restrictive covenant on the land
- Additional CO2 emissions
- Subsidence concerns
- No need
- Red line boundary inconsistencies

Following the receipt of amended plans and neighbour re-notification the following comments have been received:

- Concerns with the location of the pumping station
- Concerns with regards to flooding and sewerage.
- Additional traffic and congestion
- What plans does the council have for additional schooling and community services in Longridge
- Impact on wildlife
- The area is already now over built.
- There was no requirement for further housing in the Ribble Valley and there were clear concerns of 'over-supply' of housing and this would have undermined the Development Strategy for the Borough and these concerns still remain to this day.
- Continued development of the area will lead to Longridge losing its appeal as a small countryside town
- Loss of views, privacy and light

- Loss of house values
- The obvious entry to the site is from Tootle Green
- Impact on the adjacent conservation area
- Noise disturbance
- Location of Roman Road under the site
- No need for more houses

1. **Site Description and Surrounding Area**

- 1.1 The application site is a 6.5-hectare plot of land located to the rear of numbers 54 – 102A Higher Road. The eastern extent of the site also extends to the rear of Hollin Hall Lodge and Tan Yard. The site is located at the eastern extents of the settlement of Longridge and is currently outside but adjacent the defined settlement boundary for Longridge.
- 1.2 The site is greenfield in nature being currently used for the purposes of agriculture. The site is bounded to the north by properties fronting Higher Road with the southern extents of the site bounding the Dilworth Lane development that is currently under construction. To the east of the site is Tanyard Lane (Bridleway 15). The western extent of the site bounds the rear curtilages of properties fronting both Higher Road and Dilworth Lane.
- 1.3 The site benefits from significant variances in topography with the most prevailing condition being that the land slopes downward towards the southeast in varying degrees of extremity.

2. **Proposed Development for which consent is sought**

- 2.1 Reserved matters consent is sought for the erection of 123 dwellings on the site along with the demolition of 74 Higher Road. The outline consent reserved all matters save for access. This reserved matters application will deal with the outstanding matters, namely appearance, scale, landscaping, and layout
- 2.2 Outline planning permission was granted on appeal for the development in May 2018. Some concerns have been raised that a valid reserved matters application was not submitted within the 3-year period specified on the outline consent. Prior to validating the application officers sought legal advice on this matter as the submission of the reserved matters was the day before the expiry date of the outline consent. The advice concluded that a valid reserved matters application was submitted in time.

3. **Relevant Planning History**

3/2016/1082- Application for outline consent for demolition of 74 Higher Road and construction of up to 123 houses on land to the rear, including access. Allowed on Appeal

4. **Relevant Policies**

Key Statement DS1 – Development Strategy
 Key Statement DS2 – Sustainable Development
 Key Statement EN4 – Biodiversity and Geodiversity
 Key Statement EN5 – Heritage Assets
 Key Statement H1 – Housing Provision
 Key Statement H2 – Housing Balance
 Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport and Mobility
Policy DME2 – Landscape and Townscape Protection
Policy DME3 – Site and Species Protection and Conservation
Policy DME4 – Protecting Heritage Assets
Policy DMB4 – Open Space Provision

Longridge Neighbourhood Plan
Longridge Conservation Area Appraisal
Longridge Conservation Area Management Guidance
National Planning Policy Framework

5. **Assessment of Proposed Development**

5.1 **Principle of Development**

5.1.1 Outline planning application was granted at this site, on appeal, in May 2018, this established the principle of developing the site for housing. When consent was granted all matters, apart from access, were reserved. However, the application was accompanied by a Masterplan and illustrative material which demonstrated that the site could accommodate upto 123 dwellings.

5.1.2 This application proposes the erection of 123 dwellings on the site. The proposals incorporate the erection of 57 two-bedroom dwellings, 42 three-bedroom dwellings and 24 four-bedroom dwellings. This includes 31 bungalows and 7 split level dwellings. The remaining properties are two storey either semi-detached or detached dwellings.

5.1.3 In accordance with the Unilateral Undertaking associated with the outline approval the scheme is required to incorporate 30% affordable housing on site, which for 123 dwellings is 37 units. The scheme incorporates 16 bungalows, 11 x 2-bedroom 2 storey dwellings and 10 x 3 bedroom 2 storey dwellings distributed through the site. 12 of the dwellings will be discount open market sale, 13 will be shared ownership and 12 will be affordable rent.

5.1.4 Condition 3 of the outline consent required the reserved matters application to be accompanied by a phasing scheme, including the anticipated commencement dates and annual delivery rates of housing. The submitted scheme confirms that the scheme will not be phased with continuous development proposed. The envisaged housing completion targets are as follows (although this will be subject to numerous factors and is purely indicative):

- Start on site September 2023
- 36 units completed in 2024
- 50 units completed in 2025
- 37 units completed in 2026

5.2 **Levels**

5.2.1 There are significant level differences across the site which have informed the layout of the development. Retaining wall structures are incorporated into the design of the rear gardens to address the level changes and, in the majority of cases, create tiered usable gardens. The Council's spacing standards in respect of dwelling houses increase where there is a significant level difference between dwellings. Due to the topography of the site, there is inevitably significant level differences between the proposed dwellings.

- 5.2.2 Applying the increase in spacing required by the Council's standards due to the significant level changes across the site would result in a significant amount of space retained between dwellings. Where there is a difference of 0.5m, the spacing guidelines should be increased by 1 metre for every 0.25 metre difference in the slab levels. This would result in a completely different layout and would reduce the number of dwellings which can be accommodated on the site. This is not considered to be the most efficient use of the land.
- 5.2.3 The Council's spacing standards are applied to ensure that an adequate amount of privacy and amenity is provided for the existing and future residents. The application is supported by various sectional drawings which demonstrate the difference in levels between the proposed dwellings. Where the level difference are significant the sectional drawings demonstrate the physical relationship between the properties on the site. The proposed dwellings along the southern part of the site are range between approximately 4-8m lower than their immediate proposed neighbours (a back-to-back relationship). For window-to-window distances the standard spacing distance is 21m. This would be increased to between 35- 51m. The proposed dwellings are cited in excess of the required 21m however not the 35-51m distances.
- 5.2.4 The sectional plans demonstrate the extent of views from the ground and first floor windows. Whilst the level differences will ensure that there is no loss of privacy to the garden areas or the ground floor areas (due to the extent of the level differences with the boundary treatments) there will be some inter-looking with the first-floor rear windows on the lower properties. Whilst this is not ideal the principle of developing 123 dwellings on this site was established by the Planning Inspector and the future purchasers will be aware of the situation when they choose to buy the property.
- 5.2.5 Permitted development rights will be removed in the sensitive locations on the site to ensure that future extensions to the dwellings do not adversely impact on the neighbour's amenities.

5.3 Impact upon Residential Amenity

- 5.3.1 The immediate existing neighbours to the site are the properties on Higher Road, Tan Yard and the relatively new dwellings on the Dilworth Lane development to the south of the site.
- 5.3.2 56- 94 Higher Road are adjacent to the application site. There is a mixture of two storey and bungalow accommodation along this section of Higher Road consisting of detached, semi-detached and terraced accommodation. The dwellings on Higher Road are higher than the application site resulting in the proposed dwellings immediately adjacent to the existing dwellings being approximately 5-6m lower in terms of finished floor levels.
- 5.3.3 56 Higher Road is the nearest immediate neighbour to the site however approximately 24m is retained between the existing and proposed dwelling and the proposed dwelling will be approximately 6m lower than number 56.
- 5.3.4 Number 70 Higher Road will be at a similar level to the neighbouring proposed dwelling (plot 123). However, in excess of 30m is retained between the rear of the existing dwelling and the side of the proposed dwelling (which is a bungalow) and as such there will be no loss of amenity for the existing or future resident.

- 5.3.5 All of the proposed dwellings in this part of the site are bungalows. Given the level differences and the type of dwellings proposed it is not considered that the proposed dwellings will adversely impact on the neighbours' amenities.
- 5.3.6 The dwellings on Higher Road have relatively long gardens with all having in excess of the required 10m to avoid loss of privacy to the future residents. Given the proposed landscape strip between the boundary of the existing dwellings and the gardens of the existing dwellings it is not considered that the relationship will result in loss of privacy to the future residents.
- 5.3.7 Number 54 Higher Road is a large, detached dwelling set back in the plot which borders with the application site. The side elevation of plot 116 will face the garden of this dwelling however as over 10 is retained to the boundary and the proposed dwelling is a bungalow it is not considered that there will be any loss of amenity. Plots 114 and 1145 back onto the garden of this property however they are also bungalows which retain over 15m to the boundary, as such there will be no loss of amenity. During consideration of the application amendments have been made to the retaining wall adjacent to no. 54 Higher Road (which has the longest shared boundary with the site) such that this now returns through 90 degrees to follow the site boundary.
- 5.3.8 Broomhill Lodge is a large, detached dwelling adjacent to the site however the proposed dwellings will be constructed at a lower land level than the existing dwelling and in excess of 15m is retained between the proposed dwellings, which back onto the garden of this property, and the garden ensuring no loss of amenity is created.
- 5.3.9 Broomfield House borders the site however no dwellings are proposed close to the boundary with the property and as such there will be no loss of amenity in respect of the existing or future residents.
- 5.3.10 Due to the proposed landscaped areas and access road the new dwellings on Dilworth Lane will be in excess of 50m from the proposed dwellings ensuring no loss of amenity is created for the existing or future residents.
- 5.3.11 In terms of neighbour amenity, it is not considered that the proposed layout will adversely impact on the amenities of either the existing or future residents.

5.4 Design and Visual Impact

- 5.4.1 The appearance of the development and the proposed dwellings was reserved at outline stage and forms a consideration of this reserved matters application.
- 5.4.2 The scheme incorporates a mixture two storey detached and semi-detached houses, along with single storey bungalows, and dormer bungalows (featuring split level construction). Facing materials include red multi facing bricks with grey roof tiles. Within the area there is a mix of building materials, the proposed materials are considered to be appropriate.
- 5.4.3 To address the level changes retaining wall structures will be required. Full details of these structures will be secured by condition with the expectation that they will be constructed utilising natural facing materials to reduce their impact. The final engineered solution needs to be calculated informed by additional on-site assessments before the final solution can be proposed.

5.5 Highway Safety and Accessibility:

- 5.5.1 The proposed access to the site was secured at outline stage and as such this reserved matters application purely relates to the internal highway arrangements of the proposed layout.
- 5.5.2 The scheme incorporates a mixture of 2-, 3- and 4-bedroom properties. For the 2- and 3-bedroom properties two off road parking spaces are required and for the 4 bedroom properties three off road parking spaces are required. The originally submitted scheme did not meet these standards however the scheme has been amended to take into account the parking requirements.
- 5.5.3 Pedestrian movement through the site includes the provision of new 2m wide footpaths adjacent to the spine street, secondary access streets and strategic footpath connections. This includes a pedestrian access within the southern part of the site to the Dilworth Lane development.
- 5.5.4 A 3m wide shared pedestrian / cycle route runs alongside the spine street, continuing around the outer edge of the loop road. This route offers connection to Higher Road to the north and Tan Yard Lane to the east.
- 5.5.5 LCC as the Highway Authority have raised no objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to conditions.

5.6 Ecology / Trees:

- 5.6.1 Key Statement EN4 sets out that the Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity and that negative impacts on biodiversity should be avoided.
- 5.6.2 Following the high court decision which states that the Local Planning Authority have a legal duty to determine whether the three 'derogation tests' of the Habitats Directive implemented by the Conservation (Natural Habitats &c.) Regulations 1994 have been met when determining whether to grant planning permission for a development which could harm a European Protected Species. The three tests include:
 - (a) The activity must be for imperative reasons of overriding public interest or for public health and safety;
 - (b) There must be no satisfactory alternative and
 - (c) Favourable conservation status of the species must be maintained.
- 5.6.3 These tests were fully considered at outline stage when outline consent was granted. Conditions relating to bats and ecology were attached to the outline consent.

5.7 Flood Risk/ Drainage

- 5.7.1 A sustainable drainage system is proposed, featuring attenuation basins to the southern section of open space. United Utilities have commented that they commented at outline stage. A sustainable drainage condition was attached to the outline consent
- 5.7.2 Lancashire County Council as the Flood Risk Authority (LLFA) initially commented that an assessment of the ground conditions to confirm the drainage strategy in line with the drainage hierarchy outlined in the NPPF is required. Further drainage information was

provided in respect of further comments from the LLFA are awaited.

5.8 Section 106 Agreement

5.8.1 A Unilateral Undertaking was submitted as part of the appeal at this site which was accepted by the Planning Inspector. The Unilateral Undertaking secured the following planning obligations:

- 30% on site affordable housing
- 15% on-site bungalows for over 55s
- Off-site leisure contribution
- Additional secondary school places
- Highways and Off-site Transport Works

5.8.2 As set out above 30% on site affordable housing is provided within the scheme. 12 bungalows are proposed close to the entrance to the site along with an additional 6 bungalows located throughout the site which will be the over 55s accommodation (10 of these will be affordable and 9 will be for open market sale)

5.9 Open Space

5.9.1 In accordance with Policy DMB4 of the Adopted Core Strategy the proposal incorporates elements of Public Open Space within the site. This will be in the form of:

- An area of equipped play space, aimed at toddler provision, adjacent to the primary spine street.
- A 5m wide landscape buffer is proposed along the northern boundary
- A sustainable drainage system is proposed, featuring attenuation basins to the southern section of open space.
- Open space is proposed to the outer development edges including a trim trail

5.9.2 Following comments from the Council's Head of Cultural and Leisure Services the central equipped play area play area now accommodates toddler equipment and moved the majority of these towards the north-western area of the land. Notwithstanding these changes it is considered that a wider and mixed type of equipment would be preferable in this location, details of which will be covered by condition.

5.9.3 Full details of a management company responsible for maintaining all of the open space on site will be secured by condition

5.9.4 Additionally in accordance with Policy DMB4 of the Adopted Local Plan provision for an off-site leisure contribution was secured at outline stage.

6. Observations/Consideration of Matters Raised/Conclusion

6.1 That the application be DEFERRED and DELEGATED to the Director of Economic Development and Planning for approval following the receipt of satisfactory comments, including any necessary conditions, from the Lead Local Flood Authority and subject to the following conditions:

1. The development must be begun not later than the expiration of two years from the date of this reserved matters consent.

REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchasing Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Proposed Site Layout	Ref: 20126-01 Rev P6	Received: 26 th April 2022
Site Location Plan	Ref: 20126-00_A	Received: 26th April 2022
Ecological Mitigation Plan	Ref: P21-1399_005 Rev B	Received: 26th April 2022
Surface Water Catchment Plan	Ref: HIG-AJP-ZZ-00-DR-C-1040	Rev: P02
Received 29th April 2022		
Proposed Drainage Layout	Ref: HIG-AJP-ZZ-00-DR-C-1000	Rev P05
Received 29th April 2022		
Proposed Drainage Layout	Ref: HIG-AJP-ZZ-00-DR-C-1001	Rev P02
Received 29th April 2022		
SuDS Basin 1	Ref: HIG-AJP-ZZ-00-DR-C-1070	Rev P02
Received 29th April 2022		
SuDS Basin 2	Ref: HIG-AJP-ZZ-00-DR-C-1071	Rev P02
Received 29th April 2022		
Delivery Timescales Strategy	Ref: S2002-01-03-001 Rev A	Received:
26th April 2022		
Waste Management Plan	Ref: 20216-08 Rev B	Received: 26th April 2022
Boundary Treatment Details	Ref: 20216-04 Rev A	Received: 26th April 2022
Boundary Treatment Layout	Ref: 20216-03 Rev B	Received: 26th April 2022
House Type D1	Ref: 20216_HT_16 Rev A	Received: 26th April 2022
House Type D	Ref: 20216_HT_17	Received: 26th April 2022
House Type J	Ref: 20216_HT_09 Rev: A	Received: 26th April 2022
House Type K	Ref: 20216_HT_10 Rev: A	Received: 26th April 2022
House Type L	Ref: 20216_HT_11 Rev: A	Received: 26th April 2022
House Type L	Ref: 20216_HT_12	Received: 26th April 2022
House Type H2	Ref: 20216_HT_08 Rev: A	Received: 26th April 2022
House Type H1	Ref: 20216_HT_07 Rev: A	Received: 26th April 2022
House Type F/E	Ref: 20216_HT_05 Rev: A	Received: 26th April 2022
House Type G	Ref: 20216_HT_06 Rev: A	Received: 26th April 2022
House Type C	Ref: 20216_HT_03 Rev: A	Received: 26th April 2022
House Type B	Ref: 20216_HT_02 Rev: A	Received: 26th April 2022
House Type A	Ref: 20216_HT_01 Rev: A	Received: 26th April 2022
House Type E	Ref: 20216_HT_04	Received: 26th April 2022
House Type A1	Ref: 20216_HT_13	Received: 26th April 2022
House Type A1	Ref: 20216_HT_14 Rev A	Received: 26th April 2022
House Type C1	Ref: 20216_HT_15 Rev A	Received: 26th April 2022
Affordable Housing Plan	Ref: 20216-07 Rev B	Received: 26th April 2022
Plot Landscape Details	Ref: P21-1399_003 Rev: D	Received: 26th April 2022
Plot Landscape Details	Ref: P21-1399_002 Rev: D	Received: 26th April 2022
Plot Landscape Details	Ref: P21-1399_001 Rev: D	Received: 26th April 2022
POS and Play Area	Ref: P21-1399_004C	Received: 26th April 2022
Proposed Site Layout Site Lines	J1401/SIGHTLINE/FIG1	Received: 26th April 2022
Proposed Site Layout Traffic Calming	J1401/TRAFFICCALMING/FIG2	Received: 26th April 2022
Proposed Site Layout Tracking	J1401/TRACKING/FIG3	Received: 26th April 2022
Proposed Site Layout Tracking	J1401/TRACKING/FIG4	Received: 26th April 2022
Vehicle Restraint Risk Assessment	2022/S/1579	Received: 26th April 2022

REASON: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent hereby approved.

3. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s).

REASON: To protect the appearance of the locality and in the interests of the amenities of local residents.

4. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot, have been erected in conformity with the approved details.

The Local Highway Authority require the 1.1m high railing provided at Plots 1, 2, 5, 6, 7, 8, 9, 10, 22 and 23 is reduced in height to 0.9m to maintain suitable visibility splays.

Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

REASON: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.

5. Prior to the occupation of any of the dwellings hereby approved full details of the Management Company to deal with the future management and maintenance of the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company.

REASON: To ensure the satisfactory management of the communal landscape areas, the footpath link between Plots 92-99; the footpath link to Hollin Hall Drive and areas of play space

6. The materials to be used on the external surfaces of the development as indicated within the approved details shall be implemented in accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

7. For the full period of 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, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.

REASON: To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety.

8. Prior to the above ground construction of any of the dwellings hereby approved full details of the electric motor vehicle charging points to be provided within the development shall be submitted to and approved in writing by the Local Planning Authority. At least one charging point per dwelling shall be provided. Charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently. Thereafter the charging point at each

dwelling shall be installed in accordance with the approved details and made available for use prior to the occupation of the dwelling to which the charging point is associated.

REASON: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions.

9. Prior to the occupation of any of the dwellings hereby approved the car parking areas shall have been surfaced or paved in accordance with the approved plans and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

REASON: To allow for the timely provision and effective use of the parking areas.

10. No development shall not 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 in writing 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 that the estate streets serving the development are maintained to an acceptable standard in the interest of residential / highway safety

11. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the local planning authority. The development shall, thereafter, be constructed in accordance with the approved details.

REASON: In the interest of highway safety; to ensure a satisfactory appearance to the highway's infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

12. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.6 metres located in the front gardens of Plots 104 and 32 which would obstruct the visibility splays provided on DTPC drawing number J1401/SIGHTLINE/Fig1. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

REASON: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

13. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with DTPC drawing number J1401/ TRAFFIC CALMING/ Fig 2. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

14. Prior to the above ground construction of any of the dwellings hereby approved a cycle storage plan for the residential units shall be submitted to and approved in writing by the Local Planning Authority. These cycle facilities shall thereafter be provided in accordance with the approved details prior to the occupation of the dwelling(s) to which they are associated, kept free of obstruction and available for the parking of bicycles only at all times.

REASON: To allow for the effective use of the parking areas and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

15. Prior to the above ground construction of any of the dwellings hereby approved full details of the colour, form and texture of all hard landscaping (ground surfacing materials) (notwithstanding any such detail shown on previously submitted plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved and shall be completed in all respects before the final completion of the development and thereafter retained.

REASON: To ensure a satisfactory form of development in the interest of the visual amenity of the area.

16. All hard and soft landscape works shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

To ensure the visibility splays are not obstructed at Plots 104 and 32 nothing shall be planted above 0.6m within the garden of these two plots to be maintained in perpetuity.

REASON: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (Schedule 2, Part 1, Classes A, B, C, D, E) or any subsequent re-enactment thereof no extension to the dwelling(s), porch, garden shed, greenhouse, garage or car port shall be erected nor any hardstanding area extended other than those expressly authorised by this permission on the following plots: 1, 2, 4-11 (inclusive), 15-21 (inclusive), 22-27 (inclusive), 32-103 (inclusive), 105, 106, 109-111 (inclusive), 116-121 (inclusive), 123

REASON: In the interests of neighbour amenity.

18. Notwithstanding the submitted plans prior to the above ground construction of any of the dwellings hereby approved a scheme for the provision of public open space and play areas within the site, including the trim trail, shall have been submitted to and approved in writing by the Local Planning Authority. The scheme to be submitted to include full details of all play and other equipment to be provided along with a timetable for implementation. The public open space shall thereafter be implemented in accordance with the approved plans and approved timetable.

REASON: To ensure adequate provision for public open space and play areas within the development

19. The central equipped play space and public open space shall be implemented and made available for use in accordance with the approved details prior to the occupation of the following plots: 21/ 59/ 60/ 61/ 62/ 63/ 64/ 11/112/113/ 122.

REASON: In the interests of neighbour amenity and to ensure the future purchasers are aware of the location of the play area in advance of occupation

20. The trim trail and associated public open space be implemented and made available for use in accordance with the approved details prior to the occupation of the following plots: 34-48 (inclusive).

REASON: In the interests of neighbour amenity and to ensure the future purchasers are aware of the location of the play area in advance of occupation

21. Prior to the completion of the footpath link to Hollin Hall Drive bollards shall be erected and a section of the existing hedge shall be removed to enable pedestrian access.

REASON: The footpath links the development site to the wider area and will enable connectivity through the site however bollards are required to avoid unauthorised access by vehicles.

22. Prior to any above ground construction of the dwellings hereby approved full details of the retaining walls shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the retaining walls shall be constructed in accordance with the approved details.

REASON: In the interests of the visual amenities of the area to ensure that the design of the retaining wall structures does not adversely impact on the character of the development.

INFORMATIVES:

PLEASE NOTE: It should be ensured that the proposal is provided with suitable provision Of Fire Fighting water. Any provisions should comply with National Guidance, details of which can be found: <http://www.water.org.uk/publications/water-industry-guidance/%E2%80%A8nationalguidance-document-provision-water-fire-fighting-3rd>

PLEASE NOTE: ACCESS - DOCUMENT B, PART B5: It should be ensured that the scheme fully meets all the requirements of Building Regulations Approved Document B, Part B5 'Access and facilities for the Fire Service'.

PLEASE NOTE:

Landscaping

- Any landscaping should be at least 3 metres away from a Public right of way that is either within the proposed development site or in the vicinity – this is to prevent encroachment of roots onto or through a Right of Way surface, overhanging branches or foliage that could cause a health and safety risk to users of the Right of Way or cause an obstruction.

Ground level/drainage

- Any changes in ground level should ensure that any Public Rights of Way in the vicinity of the development site are not subject to water surface run off creating the potential for flooding of the Right of Way concerned.
- Drainage within the proposed development should be adequate enough to prevent surface water being drained onto or near a Public Right of Way to prevent potential flooding of a Public Bridleway or footpath

Temporary closure/diversion

- If work relating to the proposed development is likely to cause a health and safety risk to users of Public Rights of Way in the vicinity of the site a temporary closure will need to be in place prior to work commencing.
- Planning permission does not provide the applicant with the legal right of obstruct a Public Right of Way and should not be used to store materials, machinery or vehicles – if an obstruction is identified without a certified Diversion the applicant would be liable to enforcement proceedings.

PLEASE NOTE: The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 38), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F0556