

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

DEFER AND DELEGATE

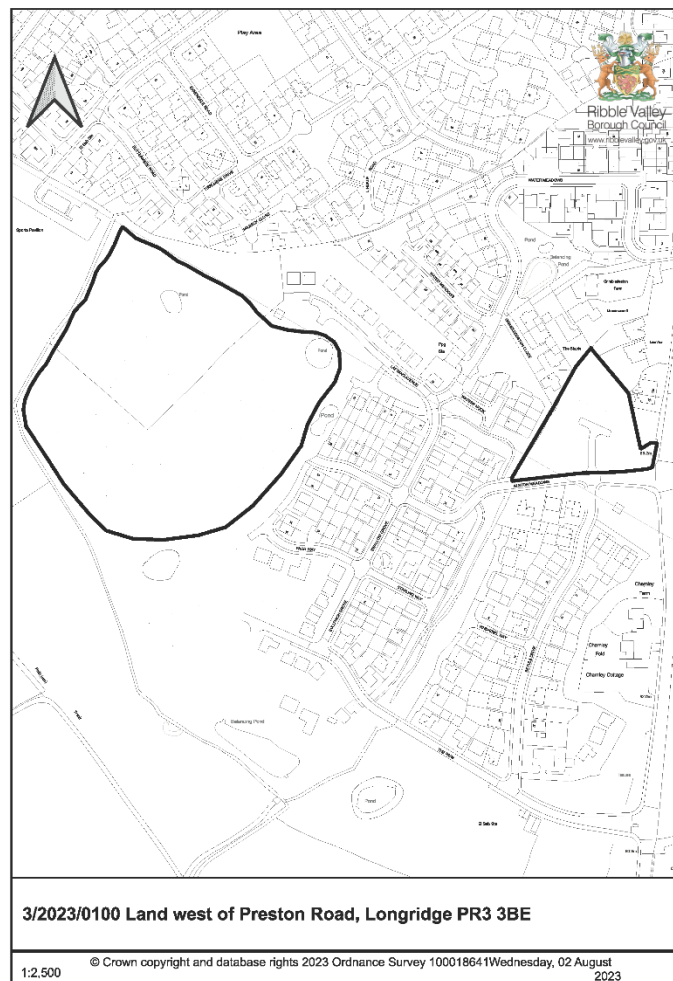
DATE: 21 SEPTEMBER 2023
REF: WH
CHECKED BY: LH

APPLICATION REF: 3/2023/0100

GRID REF: SD 364160 431150

DEVELOPMENT DESCRIPTION:

RESIDENTIAL DEVELOPMENT OF 91 UNITS (PLOTS 150-222 AND 251-268) TOGETHER WITH ACCESS ROADS, LANDSCAPING, FOOTPATHS, PUBLIC OPEN SPACE AND CHILDREN'S PLAY AREA (AMENDMENT TO PREVIOUSLY APPROVED RESERVED MATTERS SCHEME 3/2021/0470 INVOLVING RE-PLAN OF SITE AND NET GAIN OF 12 RESIDENTIAL UNITS) ON LAND WEST OF PRESTON ROAD, LONGRIDGE, PR3 3BE



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

No representations received in respect of the application.

LOCAL HIGHWAY AUTHORITY (LCC HIGHWAYS):

Request amendments in relation to the width and turning areas of the access road serving the proposed community centre (NB this community centre has now been removed from the plans and as such the amendments are not required). The LHA also request amendments to the parking provision for some of the plots to ensure it is more related to the plots they serve, and to the boundary treatments to individual plots to ensure adequate visibility. Require 1no. electric vehicle charging point to be provided at each dwelling, cycle storage and appropriate surfacing of internal footpath.

LEAD LOCAL FLOOD AUTHORITY:

No objection subject to the imposition of conditions.

UNITED UTILITIES:

Request details of full drainage prior to determination or as a pre-commencement condition.

RVBC ENGINEERS:

No objection.

HEALTH AND SAFETY EXECUTIVE:

Do Not Advise Against.

LANCASHIRE FIRE AND RESCUE SERVICE:

Standard response outlining obligations towards the relevant Building Regulations.

ELECTRICITY NORTH WEST:

No response.

LOCAL EDUCATION AUTHORITY (LCC EDUCATION):

Final response confirms the uplift in units compared to the previously approved scheme requires a contribution towards 4 primary school places.

ADDITIONAL REPRESENTATIONS:

Seven letters of representation have been received objecting to the application on the following grounds:

- Impacts upon character and visual amenities of the area

- Loss of privacy
- Impact upon the environment
- Unacceptable highways impact

1. **Site Description and Surrounding Area**

- 1.1 The application site relates to a partially complete residential development off Preston Road, Longridge, known as Alston Grange. The majority of the application site relates to Phase 3 of the development, currently grassland, sited to the north-west of phases 1 and 2, to the east of Mardale Playing Fields and to the south of Millbeck Close (part of the Mardale estate). The application site also includes a smaller area immediately north of the existing access off Preston Road and to the south of Grimbledeston Court and properties fronting Preston Road. This is currently being used as a site compound area for the development.
- 1.2 The site has good access to a wide range of facilities and services, as well as strong public and private transport connections.

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

- 2.1 The proposal seeks consent to erect 91 units, together with access roads, landscaping, footpaths, public open space and children's play area in the form of a re-plan of the previously approved reserved matters scheme under 3/2021/0470. The replan would incorporate a net gain of 12 units. The approved scheme included a community centre within this phase. However due to uncertainty over delivery and operator it was communicated to the applicant that an off-site contribution towards community facilities in lieu of an on-site community centre would be more preferable. This has subsequently been agreed and removed from the scheme. In order to accommodate the additional 12 units without compromising on design or amenity, the layout has been subject to some minor amendments to house-types, plot boundaries and siting of units.
- 2.2 The schedule of accommodation for the 63no. market sale accommodation reads as follows:
- 8no. 2-bed bungalows
 - 16no. 3-bed dwellings
 - 39no. 4-bed dwellings
- 2.3 Of the 91 units proposed, 28 (30%) will be affordable dwellings, the schedule of accommodation for which reads as follows:
- 3no. 2-bed bungalows
 - 2no. 2-bed dwellings
 - 23no. 3-bed dwellings
- 2.4 18no. dwellings are to be shared ownership, with 10no. allocated as affordable rent, which can be found within the approved site plan. The dwellings will be owned and managed by a Registered Provider. These affordable dwellings will be secured via the signing of a S106 agreement.

3. **Relevant Planning History**

3/2016/0974: Erection of 275no. dwellings, a local neighbourhood centre, access arrangements and landscaping/wildlife infrastructure – Approved

3/2018/0105: Reserved matters in relation to app. 3/2016/0974 for the erection of 256 dwellings, a local neighbourhood centre, access arrangements and associated landscaping/wildlife infrastructure – Approved

3/2019/0110: Discharge of condition 8 (siting, scale and appearance) 9 (landscaping) and 10 (protected species mitigation) – Approved

3/2019/0506: Non-material amendment to reserved matters approval to allow plots 166, 167 and 245-250 to open market dwellings and plots 22-25 and 15-18 to affordable dwellings – Approved

3/2019/0519: Discharge of condition 8 (play equipment) – Approved

3/2019/0754: Modification of S106 agreement to allow amendment of terms for affordable housing provision – Approved

3/2019/0690: Amendment to reserved matters to add a turning head to plot 33 – Approved

3/2020/0411: Discharge of condition 9 (landscaping) – Approved

3/2021/0470: Variation of condition 1 (materials and house type changes) – Approved

4. **Relevant Policies**

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy

Key Statement DS2: Sustainable Development

Key Statement EN2: Landscape

Key Statement EN3: Sustainable Development and Climate Change

Key Statement EN4: Biodiversity and Geodiversity

Key Statement H1: Housing Provision

Key Statement H2: Housing Balance

Key Statement H3: Affordable Housing

Key Statement DMI1: Planning Obligations

Key Statement DMI2: Transport Considerations

Policy DMG1: General Considerations

Policy DMG2: Strategic Considerations

Policy DMG3: Transport & Mobility

Policy DME1: Protecting Trees & Woodland

Policy DME2: Landscape & Townscape Protection

Policy DME3: Site and Species Protection and Conservation

Policy DME6: Water Management

Policy DMH1: Affordable Housing Criteria

Policy DMB4: Open Space Provision
Policy DMB5: Footpaths and Bridleways

National Planning Policy Framework (NPPF)
National Planning Practice Guidance
Technical Guidance to National Planning Policy Framework

5. **Assessment of Proposed Development**

5.1 Principle of Development:

5.1.1 The site is located outside of the defined settlement boundary of Longridge where residential development which does not meet an identified rural need would normally be resisted. However in this instance the principle of residential development on this site is established, given the plan areas have extant consent for residential development and this application only seeks to replan areas which already have the benefit of permission.

5.1.2 The re-plan proposed would result in a total number of 268 dwellings on this development. Although this is 12 more than the permitted reserved matters application(s) which were for 256 dwellings, it falls within the threshold of the outline application which was permitted for 275 dwellings.

5.1.3 Housing targets are expressed as a minimum and the principle of introducing additional dwellings onto an approved residential development in this instance is acceptable in principle subject to other material planning considerations as outlined below.

5.2 Impact upon Residential Amenity:

5.2.1 As per Core Strategy (CS) Policy DMG1, development must:

1. Not adversely affect the amenities of the surrounding area.
2. Provide adequate day lighting and privacy distances.
3. Have regard to public safety and secured by design principles.
4. Consider air quality and mitigate adverse impacts where possible.

5.2.2 In this sense the proposal is considered broadly compliant with the above. On review, it is evident that the minimum recommended separation distances have been achieved with regard to direct elevation interface. Where separation distances are below the recommended 21m (primary elevation to primary elevation) between plots internally within the development, it is considered that the orientation of these dwellings provides sufficient mitigation and is not considered to result in unacceptable overlooking or loss of privacy issues for any future occupiers. This is particularly evident with regards to Plots 207-212 inclusive which were subject to layout amendments and are now considered acceptable. Rear garden sizes are considered sufficient and largely reflective of what has already been approved. It is not considered that any one dwelling is likely to overbear any other, nor have any other privacy or loss of light issues been identified.

- 5.2.3 With regard to any impact upon existing dwellings (notably those in the smaller parcel north of the site access which sit adjacent to existing dwellings of Preston Road and Grimbledeston Court, this has been carefully considered. However, it is noted that the closest dwelling affected here sits at least 15m to the west of the proposed dwellings with the relationship being gable to rear elevation. In addition, these proposed dwellings would be bungalows, are oriented facing different directions and there is an area of open space sitting between the dwellings which would further mitigate any potential impact on residential amenity.
- 5.2.4 Likewise the relationship with Plots 265 and 266 and 140 and 138 Preston Road raises no concerns – there is a substantial difference in orientations as well as a separation distance of approximately 21m which is considered acceptable. Officers have not identified any other impact on any aspect of the existing dwellings. Given the above the proposal is considered compliant with CS Policy DMG1 (Amenity).

5.3 Visual Amenity/External Appearance

- 5.3.1 As per CS Policy DMG1, all development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials. Policy DMB4 ensures that residential sites over 1ha will provide adequate and usable open space.
- 5.3.2 Further consideration is given to CS Policy DME2, which states that ‘development proposals will be refused which significantly harm important landscape or landscape features including:
1. Traditional stone walls
 2. Ponds
 3. Characteristic herb rich meadows and pastures
 4. Woodlands
 5. Copses
 6. Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management)
 7. Townscape elements such as the scale, form and materials that contribute to the characteristic townscapes of the area
- 5.3.3 The layout has been assessed and reviewed by Officers, with amendments sought and received by the applicant where issues of unsatisfactory design have been identified. Following this process, the layout is considered to be reflective of a good level of design, encouraging appropriate siting and density which is broadly reflective of the principles identified in the existing site.
- 5.3.4 In addition, the house-types are considered satisfactory and incorporate commonly seen, functional and visually acceptable architectural and elevational features that are again broadly reflective of good design and the design principles established on the wider site. The materials (a variety of colours of main facing brick, reconstructed stone, render and dark grey roof-tiles) are considered acceptable and will not seem out of keeping or incongruous with the immediately adjacent residential development.

- 5.3.5 It is accepted that plots 267 and 268 sit forward of the previously approved building line. This is considered acceptable given they are still set back somewhat off the highway and do not encroach upon or intrude the established streetscene.
- 5.3.6 The general areas of open space (POS) and play areas previously shown in this phase of development are largely unchanged and the Council's Head of Cultural and Leisure Services is satisfied that the quantum of on-site POS previously secured for this development remains adequate to serve the uplift in units.
- 5.3.7 Preliminary floor levels have been submitted demonstrated that the development can be accommodated without requiring undue changes in site levels. Full details can be secured by condition and considered alongside a drainage scheme for the development.
- 5.3.8 Given the above the proposal is considered compliant with CS Policy DMG1 (Design, Access), DME2 and DMB4.

5.4 Landscape and Ecology:

- 5.4.1 The proposal is accompanied by a Landscaping Plan, the contents of which is largely similar to the previously approved layout and will be secured via a condition. With regards to Ecology, the application is accompanied by an updated Ecological Walkover survey which has come to largely similar conclusions as previously identified. Notably, the site supported a medium population of Great Crested Newts (GCN) which have previously been captured and translocated from the development footprint and placed on adjacent land. With the exception of two small areas of encroachment into the newt receptor area (requiring a modification to the newt licence and subject to additional hand searches for GCN), the development of the Phase 3 area will have no impact on GCN which will be safeguarded within the adjacent receptor area for the duration of construction. Ensuring a modification to the existing license is obtained (which will include mitigation measures such as additional hand searches for GCN) can be secured by condition. No further ecological surveys are considered necessary. To support biodiversity enhancement a condition requiring details of bat/bird boxes and other measures deemed appropriate can be secured by condition.
- 5.4.2 With regard to trees, the submitted Arboricultural Impact Assessment has identified a small number of trees to be removed – all of which are Grade C or U and offer little to no amenity value within the site. In any case these trees were also proposed to be removed in the previously consented scheme and as such no further issue has been identified when looking at removal of these trees. Given the above the proposal is compliant with CS Policies EN4, DME1 and DME3.

5.5 Highway Safety and Accessibility:

- 5.5.1 The internal highway layout is unchanged. Whilst further information was requested by the Highways Authority this was in relation to the road serving the previously proposed community centre, which has now been removed from the application.

- 5.5.2 The highway authority note that the outline permission was for 275 dwellings and that the site access was designed to serve that number. It is therefore acceptable to support the net gain of 12 units given the total development falls below this threshold. For this same reason the highway authority raise no concerns regarding the impact the development would have on highway safety given that a previous assessment has judged 275 dwellings to be acceptable.
- 5.5.3 Comments made about boundary treatments, surfacing of internal footpath, cycle storage and electric vehicle charging points can be secured by condition.
- 5.5.4 Given the above the proposal is considered satisfactory from a Highways perspective and no additional impact on the local highways network is considered likely ensuring compliance with CS Policies DMG3 and DMI2.

5.6 Water Management

- 5.6.1 Following consultations with United Utilities and the LLFA, no objection has been raised subject to the imposition of conditions relating to appropriate drainage, water management and SuDS. As such the development is considered compliant with CS Policy DME6 with no further issue identified.

5.7 Planning Obligations:

- 5.7.1 In lieu of the previously approved on-site community centre the applicant is making a financial contribution of £60,000 towards improvements to community facilities at Kester Lane Recreation Ground. This facility is considered to be within reasonable walking distance to the site. These monies will need to be secured in a S106 agreement.
- 5.7.2 The applicant is making a financial contribution towards 4 primary school places in light of the uplift in units compared to the previously approved scheme. This contribution is either £77,700 or £92,768 dependent on whether it is needed towards the expansion of an existing school or the proposed new primary school on land east of Chipping Lane, Longridge. LCC have been asked to review the named existing school which the contribution would go towards to ensure it is one within the Borough boundary. This will be reported on the Late Items Sheet.
- 5.7.3 The S106 agreement will also secure the affordable dwellings.

6. Observations/Consideration of Matters Raised/Conclusion

- 6.1 For the reasons outlined above the proposed development is considered to be compliant with the relevant policies outlined within the Ribble Valley Core Strategy as well as the NPPF. The principle of the development is established, with the proposed amendments seeking to provide for a net-gain of 12 dwellings compared to the previously approved scheme in addition to a S106 contribution towards community facility improvements in Longridge in lieu of the previously approved community centre on the site.
- 6.2 As such the proposal is recommended for approval, subject to the conditions listed below and the completion of a section 106 agreement securing 30% affordable housing, £60,000

towards improvements to community facilities and £77,700 or £92,768 towards four primary school places.

RECOMMENDATION: That the application be DEFERRED and DELEGATED to the Director of Economic Development and Planning for approval following the satisfactory completion of a Legal Agreement and subject to the following conditions:

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

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

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

- Location Plan Dwg no LOC01
- Site Plan 1 Dwg no PL01 REV F
- Single & Twin Garage Types Dwg no GAR-01
- The Sandford SAND-01, SAND-02 and SAND-03
- The Rensford RENS-01, RENS-02 and RENS-03 (plot 268 only)
- The Lemsford LEMS-01, LEMS-02
- The Chelford CHEL-01, CHEL-02
- The Scotswood SCOT-01
- The Hartwood HART-01
- The Cedarwood CEDA-01
- The Denton DENT-01
- Bungalow BUN-01, BUN-02, BUN-03
- Landscape Masterplan Dwg no R/2012/19F
- Landscape Details Dwg no R/2012/20E
- Landscape Details Dwg no R/2012/21C
- Landscape Details Dwg no R/2012/22A
- Landscape Details Dwg no R/2012/23E
- Materials Plan Dwg no MP01 REV E

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. The materials to be used on the external surfaces of the development as indicated on Proposed Plan: Materials Plan Dwg no MP01 REV E shall be implemented as indicated unless otherwise agreed in writing by the Local planning Authority.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

4. The approved landscaping scheme (Landscape Details Dwg no R/2012/20E, Landscape Details Dwg no R/2012/21C, Landscape Details Dwg no R/2012/22A, Landscape Details Dwg no R/2012/23E and Landscape Masterplan Dwg no R/2012/19F) shall be implemented in accordance with a timetable that shall be submitted to and approved in writing by the Local Planning Authority prior to slab level being reached for any dwelling

hereby approved. Once implemented, the approved landscaping shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: To ensure that the site is sufficiently landscaped within an appropriate timescale and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

5. No dwelling hereby approved shall be first occupied until the new estate road(s) affording access to those dwelling(s) has been constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level.

In the event that the new estate road is not proposed for adoption by the Local Highway Authority then details of their road construction (surface materials and depth) and highway infrastructure (footways, street lighting, drainage) shall be submitted to, and approved in writing by, the Local Planning Authority. No dwelling hereby approved shall be first occupied until the new estate road(s) affording access to that dwelling has been constructed in accordance with the approved details.

REASON: To ensure that the road surfaces are visually acceptable and that any private roads are of sufficiently adequate construction to support any loading applied to them to enable effective waste management and emergency services access, and that the necessary infrastructure is provided.

6. Prior to the first occupation of any dwelling, the proposed arrangements for future management and maintenance of the roads/ footways/ cycleways within the development shall be submitted to, and approved in writing by, the Local Planning Authority. These details shall include a plan showing areas of highway proposed for adoption by the Local Highway Authority and any areas proposed for private management.

Should the plan required as per the above show that any highway within the estate would be privately managed, details of a Road Management Plan to detail how those sections of highway would be maintained in perpetuity, such as a private management and maintenance company to be established if applicable, shall be submitted to and approved in writing by the Local Planning Authority. The highway shall thereafter be maintained in accordance with the approved management and maintenance details or until such time as an agreement has been entered into under section 38 of the Highways Act 1980.

Should the plan required as per the above show that any highway within the estate would be proposed for adoption by the Local Highway Authority, those roads/ footways/ cycleways shall be made up to, and retained thereafter to, the Local Highway Authority's Adoptable Standards.

REASON: To ensure that all highways, footways and cycleways will be maintained to a sufficient standard by either the Local Highway Authority or by a site management company.

7. Prior to occupation of the 50th residential dwelling hereby approved, the new footpath/cycleway as shown on drawing number Site Plan 1 Dwg no PL01 REV F shall be provided within the site and extending up to the site boundaries.

For the avoidance of doubt the footpath/cycleway shall be constructed to a minimum width of 3.5m, surfaced and with footway lighting provision. Details of construction, surfacing, lighting, management and maintenance will be required to be submitted prior to commencement of the construction of the footpath/cycleway.

REASON: To provide a safe and adequate standard of provision for the movement of pedestrians and cyclists within the site and to ensure adequate permeability and connectivity with adjacent development and the existing highway/pedestrian network in accordance with Key Statement DMI2 and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

8. The works hereby approved are to be carried out in accordance with the Construction Environmental Management Plan Version 1 (January 2023).

REASON: In the interests of highway safety and residential amenity in accordance with DMG1.

9. 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 and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept during the full construction period.

REASON: To prevent stones and mud being carried onto the public highway and to ensure the continued safe operation of the highway during the construction phase(s) of the development in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

10. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the site specific flood risk assessment [and indicative surface water sustainable drainage strategy] submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

The details of the drainage strategy to be submitted for approval shall include, as a minimum;

- a) Sustainable drainage calculations for peak flow control and volume control for the:
 - i. 100% (1 in 1-year) annual exceedance probability event;

- ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;
- iii. 1% (1 in 100-year) annual exceedance probability event + 50% climate change allowance, with an allowance for urban creep

Calculations must be provided for the whole site, including all existing and proposed surface water drainage systems.

- b) Final sustainable drainage plans appropriately labelled to include, as a minimum:
 - i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
 - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all existing and proposed surface water drainage systems up to and including the final outfall;
 - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
 - iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
 - v. Existing and Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
 - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
 - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;
- c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and groundwater levels in accordance with BRE 365.
- d) Evidence of an assessment of the existing on-site watercourse to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.
- e) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.

The sustainable drainage strategy shall be implemented in accordance with the approved details.

REASON: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

- 11. The occupation of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted

to and approved in writing by the Local Planning Authority. The details of the manual to be submitted for approval shall include, as a minimum:

- a) A timetable for its implementation;
- b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures, including all watercourses and their ownership;
- c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;
- d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;
- e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
- f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and
- g) Means of access for maintenance and easements. Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

REASON: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 169 of the National Planning Policy Framework.

12. The occupation of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority. The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

REASON: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.

13. Within 3 months of commencement of any phase of development hereby approved, full details of the siting, scale, appearance, delivery timeframe and management arrangements of all play equipment or street furniture shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the submitted details shall include the phasing and timings of the installation of such provision and equipment. The development shall be carried out in strict accordance with the approved details.

REASON: To comply with Policies DMG1 and DMB4 of the Ribble Valley Core Strategy, to ensure a satisfactory standard of appearance in the interests of the visual amenities of

the area to ensure adequate usable open space provision is provided for future residents/occupier of the development within an appropriate and acceptable timeframe.

14. Prior to commencement of any development hereby approved the applicant shall obtain a modified European Protected Species Mitigation Licence for any licensable works as required by Natural England and as modified as outlined within the Updated Ecology Survey dated 19th January 2023. A copy of the licence obtained shall then be submitted to and approved in writing by the local planning authority.

The actions, methods & timings included in the mitigation measures identified and the conditions of the Natural England Licence shall be fully implemented and adhered to throughout the lifetime of the development.

REASON: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order), all garages hereby permitted shall be maintained as such and shall not be converted to or used as additional living accommodation that would preclude its ability to accommodate parked motor vehicles unless a further planning permission has first been granted in respect thereof.

REASON: To allow for the effective use of the parking areas in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

16. The car parking and manoeuvring areas for each dwelling as shown on the approved plans shall be marked out and made available for use before each dwelling hereby permitted becomes operative and permanently maintained thereafter.

REASON: To allow for the effective use of the parking areas in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

17. Prior to the first occupation of any dwelling hereby approved details of the provision of electric vehicle charging points within the boundary of the site shall have been submitted to and approved in writing by the local planning authority. These shall have been made available for use prior to the first occupation of the dwelling and thereafter retained as such.

REASON: To contribute towards sustainable transport objectives and the reduction of harmful vehicle emissions.

18. Prior to the commencement of development details of the existing and proposed ground, slab and finished floor levels shall be submitted to and approved in writing by the Local Planning Authority.

The ground, slab and finished floor levels shall be constructed and completed in accordance with the approved details.

REASON: To ensure that the development has a satisfactory visual impact on the streetscene, a satisfactory impact on neighbouring residential amenity and has a minimum risk of flooding.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (Schedule 2, Part 1, Classes A to E), or any subsequent re-enactment thereof, no development of that permitted in the above order shall be constructed on plots 252-254, 203, 207, 156-157, 186-194 and 217-222 without express planning permission first being obtained.

REASON: To ensure that the development has a satisfactory impact on neighbouring residential amenity.

20. Cycle storage shall be provided within the site in the locations identified on the approved plan (Site Plan 1 Dwg no PL01 REV F) prior to the occupation of the dwelling to which they relate. All cycle storage shall be enclosed and lockable. The approved details shall be retained and made available for use at all times thereafter.

REASON: In order that the Local Planning Authority may ensure that the development provides adequate provision for the storage of bicycles to encourage the use of sustainable means of transport.

21. Notwithstanding the details submitted, details of the alignment, height, and appearance of all boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development shall have been submitted to and approved in writing by the Local Planning Authority prior to slab level being reached for any dwelling hereby approved. The approved details shall be provided prior to first occupation of the dwelling to which they relate.

REASON: To ensure that the development has a satisfactory visual impact on the streetscene and a satisfactory impact on highway safety.

22. Prior to slab level being reached for any dwelling hereby approved, a scheme which identifies opportunities for biodiversity enhancement on site including (but not limited to) bat bricks and/or tubes within the new development, bird boxes, bat boxes and suitable sized gaps/corridors at ground level to encourage wildlife movement shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall be implemented prior to occupation of the dwelling to which they relate or, if within public areas, at the same time as those areas are delivered. The agreed scheme shall be retained in perpetuity and the wildlife corridor shall thereafter remain free from obstructions which would preclude their use by wildlife.

REASON: Such a scheme was not submitted with the application but is necessary to secure opportunities for the enhancement of the nature conservation value of the site in the interests of ecology and biodiversity and in accordance with the Wildlife and Countryside Act 1981.

BACKGROUND PAPERS

https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2023%2F0100