

<b>No.8</b>	<b>APPLICATION NO.</b>	2018/0837/FUL
	<b>LOCATION</b>	Burscough AFC Victoria Park Mart Lane Burscough Lancashire L40 0SD
	<b>PROPOSAL</b>	Demolition of existing football ground, social club and associated buildings. Erection of 52 new dwellings including; 11no. 2-bed houses for affordable rent, 4no. 2-bed houses for shared ownership, 21no. 3-bed houses for shared ownership, 6no 4-bedhouses for shared ownership and 10no. 2-bed apartments for affordable rent for those over 55 years old.
	<b>APPLICANT</b>	Torus Housing & Chequer Properties
	<b>WARD</b>	Burscough West
	<b>PARISH</b>	Burscough
	<b>TARGET DATE</b>	12th November 2018

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## 1.0 SUMMARY

1.1 This is a full application for a 100% affordable housing development on the site of the Burscough Football Club. A suitable replacement football ground would be provided in advance of development commencing on site. The proposed layout and design is considered to be acceptable. The development will not have a detrimental impact on highway safety, and adequate parking has been provided in this sustainable location. A satisfactory drainage solution has been included within the application. Satisfactory interface distances have been achieved in order to protect neighbouring residential amenity. In my view the proposal complies with the relevant policies of the Local Plan.

**2.0 RECOMMENDATION: Approve subject to a planning obligation and conditions.**

## 3.0 THE SITE

3.1 The application site comprises Burscough FC Football Ground. The site extends to 1.1 ha and is flat and rectangular in shape. The football ground comprises stands to the southern and western boundaries, changing rooms and a pitch.

3.2 To the east is Tesco supermarket and to the south east and south are a mix of terraced and semi-detached houses. To the north there are sports pitches/courts and Burscough Fitness and Racquets Leisure Centre. To the west is open countryside on the edge of the settlement.

## 4.0 THE PROPOSAL

4.1 The application is for a residential development on the site, following demolition of the Football Ground and associated facilities. The development would provide 100% affordable dwellings, consisting of:

- 11 no. 2 bed houses (affordable rent)
- 4 no. 2 bed houses (shared ownership)
- 21 no. 3 bed houses (shared ownership)
- 6 no. 4 bed houses (shared ownership)
- 10no. 2 bed apartments (affordable rent for over 55 years old)

4.2 Access to the site would be taken directly from Bobby Langton Way. The 10 unit apartment block would face Bobby Langton Way, with the remaining dwellings being

arranged around a series of cul-de-sacs. All of the properties would be two storey in height, including the apartment block. Proposed materials are red brick and light coloured render, grey uPVC windows and grey concrete roof tiles. There would be a mix of parking courtyards, frontage parking and parking to the side of dwellings.

## **5.0 PREVIOUS RELEVANT DECISIONS**

- 5.1 2015/0904/FUL – Works to create a replacement football ground including a two storey main stand and club house, a single storey secondary stand, flood lighting, hardstandings and car park, with access from Bobby Langton Way. Approved 11.08.17.
- 5.2 2007/0789/FUL - Demolition of existing football club, buildings and Barons Social Club and the erection of 76 residential units and community sports complex comprising 500 seat stadium; club house incorporating changing facilities, classroom, first aid, laundry, club shop, offices, stores, bar facility, hall; full size adult floodlit artificial sports pitch; two senior grass pitches, six junior grass pitches; all weather netball court; car and coach parking, associated access road, landscaping and boundary fencing. Withdrawn.

## **6.0 CONSULTEE RESPONSES**

- 6.1 Lancashire County Council Education Department (29.08.18) – Require a contribution for 3no. secondary school places, calculated at £71,211.84.
- 6.2 Lancashire County Council Highways Department (12.09.18) – No objection. Request conditions in respect of traffic management during the course of the development, site access and car parking.
- 6.3 Canal and River Trust (06.09.18) – No comment.
- 6.4 Lead Local Flood Authority (25.09.18) – No objection. Request conditions in respect of surface water drainage.
- 6.5 Sport England (10.09.18) – No objection subject to the Council's Environmental Health Service being satisfied that the introduction of housing will not prejudice the use of pitches by giving rise to complaints that may constrain their use, and, a condition being imposed to ensure that the replacement football ground will be implemented and fit for purpose prior to works commencing.
- 6.6 Cadent (10.09.18) – If buildings or structures are proposed directly above gas apparatus then development should only take place following diversion of the apparatus.
- 6.7 United Utilities (18.09.18) – No objection. Request conditions in respect of foul and surface water.
- 6.8 Environmental Protection (28.11.18) – Recommend conditions in respect of noise survey and electric vehicle charging points.
- 6.9 Natural England (07.12.18) – The application could have potential significant effects on land functionally linked to Martin Mere Special Protection Area (SPA) and Ramsar site. Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation.
- 6.10 MEAS (10.12.18) – No objection subject to conditions. An Appropriate Assessment under the Habitats regulations has been carried out.

## **7.0 OTHER REPRESENTATIONS**

- 7.1 Representations have been received which object to the proposed development. The main grounds of objection can be summarised as:

There will be damage to Bobby Langton Way which is currently un-adopted and does not receive maintenance.

Increased traffic.

The access should be via the Tesco site rather than Orrell Lane as the road and drainage system at Orrell Lane are not fit for more traffic.

Inadequate parking.

Increase air pollution from car emissions.

This development has the potential to stop any future development that is needed in the area, such as development at the sports centre because of lack of space available and noise and traffic congestion.

There are too many rented, shared ownership homes and two bedroom properties

Burscough is already subject to major developments and does not need anymore.

If the Local Plan is delivering enough houses on other sites there is no need to develop this site.

There is not the infrastructure to support new housing developments.

Construction will cause noise pollution.

The houses shouldn't be built until the new ground is constructed.

Skelmersdale lost their football ground in similar circumstances.

The football ground was gifted to the people of Burscough and should not be demolished.

The drainage proposals do not address any local flooding issues, and will add to them.

The development will affect wildlife.

The proposals are not for the benefit of the local community.

The ground has a covenant on it.

The development may impact on the function of Barons Social Club.

Further noise survey work is needed.

Loss of visual amenity.

- 7.2 Representations in support of the application have been received, the main grounds for support can be summarised as:

Support the funding for Burscough FC to relocate and the building of a new stadium and sporting complex in the community.

Support the building of affordable housing.

- 7.3 Burscough Flooding Group (05.09.18) – Object because the development will increase the offsite flooding risks from Burscough's watercourse and foul sewage network due to insufficient capacity within both systems. The surface water outflow from the site will be through a new connection to existing watercourses which flow through the Crabtree Lane railway crossing area; this watercourse caused a total of at least 43 internal and external floods to homes on Crabtree Lane from 2012 to 2016. Neither Lancashire County Council nor United Utilities have undertaken any significant works to resolve these flooding problems since they began. The foul outflow from the development will be connected to United Utilities foul sewer network which flows to the New Lane Waste Treatment Works. This network has caused widespread significant flooding problems in Burscough. Any additional connection to the foul system will increase the downstream flow to New Lane and simultaneously slow the upstream flow through Burscough.

- 7.4 Burscough Independent Supporters Association (15.10.18) – No development should take place on Victoria Park until after a functioning stadium is built and ready for use. The present football ground is fit for football.

## **8.0 SUPPORTING INFORMATION**

- 8.1 Design and Access Statement
- Planning Statement
- Ecology Survey
- Flood Risk Assessment
- Noise Impact Assessment
- Crime Impact Statement
- Contaminated Land Report
- Transport Assessment

## **9.0 RELEVANT PLANNING POLICIES**

- 9.1 The National Planning Policy Framework (NPPF) and the West Lancashire Local Plan 2012-2027 DPD (WLLP) provide the policy framework against which the development proposals will be assessed. The following policies are relevant:

### **NPPF**

Delivering a sufficient supply of homes  
Promoting healthy and safe communities  
Promoting sustainable transport  
Making effective use of land  
Achieving well-designed places  
Meeting the challenge of climate change, flooding and coastal change  
Conserving and enhancing the natural environment

### **West Lancashire Local Plan 2012-2027 DPD (WLLP)**

SP1 – A Sustainable Development Framework for West Lancashire  
GN1 – Settlement Boundaries  
GN3 - Criteria for Sustainable Development  
RS1 – Residential Development  
RS2 – Affordable and Specialist Housing  
IF2 – Enhancing sustainable Transport Choice  
IF3 – Service Accessibility and Infrastructure for Growth  
IF4 – Developer Contributions  
EN1 – Low Carbon Development and Energy Infrastructure  
EN2 – Preserving and Enhancing West Lancashire’s Natural Environment  
EN3 – Provision of Green Infrastructure and Open Recreation Space  
EN4 – Preserving and Enhancing West Lancashire’s Cultural and Heritage Assets

Supplementary Planning Document (SPD) – Design Guide (Jan 2008)  
Supplementary Planning Document (SPD) – Provision of Open Space in New Residential Developments (July 2014)

## **10.0 OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION**

### **Background**

- 10.1 Planning permission was granted in August 2017 (2015/0904/FUL) for a modern replacement football ground for Burscough FC to the north west of the application site. The new football ground would comprise; a grass pitch; changing facilities/WC; function

room, and stands. It is envisaged that the development of the former site for housing will help fund the development of the new football ground.

### **Principle of Development/Loss of Sports Pitches**

10.2 The application site is located within the settlement limits of Burscough, a Key Service Centre, and as such the general principle of development on the site is considered acceptable, in accordance with Policy SP1 of the Local Plan.

10.3 The principle of the Football Club relocating to another site has been accepted in the granting of planning permission 2015/0904/FUL. However, the redevelopment of the existing Burscough FC site could in effect lead to the loss of playing pitches, depending on the phasing of both developments. Sport England have been consulted on the application and have considered the proposals in light of the NPPF (in particular para. 97) and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

*All or any part of a playing fields, or  
Land which has been used as a playing field and remains undeveloped, or  
Land allocated for use as a playing field.*

*Unless, in the judgement of Sport England, the development as a whole meets with one or more of the five specific exceptions'.*

10.4 Exception 4 of the Policy allows for loss of a playing field provided the area of playing field to be lost is replaced prior to commencement of development by a new area of playing field. The replacement should be of;

equivalent or better quality, and  
of equivalent or greater quantity, and  
in a suitable location, and  
subject to equivalent or better accessibility and management arrangements.

10.5 Sport England is satisfied that the replacement football stadium site, as permitted under 2015/0904/FUL is adequate in terms of quality, quantity and location, and as such it meets the first three tests above. In order for the proposal to fully meet the terms of the exception there needs to be an enforceable requirement for the replacement football ground to have been constructed, and be fit for and ready for use prior to any works being undertaken on the existing ground (to ensure that the existing site can continue to be used until the replacement site is ready). The key requirement is that the football club have a seamless transition from using the old site to the new without any interruption in the continuity of use for training and match play. Sport England have advised that in order for the proposal to meet exception 4 of the Policy, a condition should be attached to any approval given to ensure that the development is not commenced until the replacement football ground approved under 2015/0904/FUL has been implemented, and is fit for purpose and made available for use.

10.6 Discussion has taken place between the Developer and Sport England to devise a suitably worded condition which meets the needs of Sport England and also the needs of the Football Foundation. The agreed condition requires the new football stadium granted under application 2015/0904/FUL to be laid out to provide a replacement football ground which meets the specifications and requirements set out in the Football Association 'National Ground Grading Document – Category F'. All of the elements needed for a FA

Category F ground are contained within the planning permission 2015/0904/FUL for the approved stadium and the architects involved in the design of the stadium have confirmed that all elements can be constructed independently of the whole, to allow for continuity of use between the old ground and the new ground.

- 10.7 I am satisfied that by imposing the condition it will ensure that suitable facilities will be available to allow for continuity of training and match play, in accordance with the requirements of Sport England and Policy EN3 of the Local Plan.

### **Affordable Housing**

- 10.8 The application is for 100% affordable housing scheme, which includes a mix of shared ownership and affordable rent. The Council's Affordable and Specialist Housing Needs Survey identifies an annual shortfall of affordable housing in the Borough, which means that there is a need for additional affordable housing to be provided across West Lancashire, including in Burscough.
- 10.9 In terms of property types, family housing in the form of 2, 3 and 4 bedroom properties are welcome and will assist in meeting affordable housing need as will the provision of apartments suitable for households aged 55 and over. I consider that the proposed development will assist in meeting affordable housing need in the Borough, in accordance with Policy RS2 of the Local Plan. The specific terms of the affordable housing will be secured via a Section 106 agreement.

### **Provision of Public Open Space**

- 10.10 In terms of open space, Policy EN3.2(d) of the Local Plan requires that where deficiencies in existing open recreation space provision exist, new residential development will be expected to provide public open space. The details of these open space requirements are set out in the Council's Open Space SPD policy OS1, and on sites of this scale, 13.5m<sup>2</sup> of open space is to be provided per bedroom.
- 10.11 Limited on-site open space is proposed as part of the development (approximately 200sqm). The applicant has provided some justification for this. The site is to be developed for 100% affordable housing, and in their justification the applicant refers to the West Lancashire Affordable and Specialist Housing Needs Study (February 2018), which demonstrates that over the period 2017 to 2037 there will be a net deficit of 120 affordable homes per annum. Given that the proposal will make a significant contribution towards the Council's affordable housing objectives I consider that significant weight should be attributed to this. The applicant also refers to the Open Space Assessment Report (2018) which concludes that there is over provision in most types of public open space in the Burscough and Central Parishes; in particular the quality rated 2.5ha Richmond Park in the locality of the application site. There is also greater level of provision of natural and semi natural open space in the study area, and above average provision for the Borough of children's play space (0.09ha compared to 0.07ha across the Borough).
- 10.12 Whilst Policy EN3 of the Local Plan advises that new residential development will be expected to provide public open space on site (where appropriate) or a financial contribution towards the provision of off-site public open space to meet the demand created by the new development, in this case, on balance I consider that the provision of a fully affordable residential development outweighs the need to provide the full requirement of open space on site. Furthermore, the location of the site allows residents reasonable access to a wide range of recreational and open-space based activities.

## **Design/Layout/Scale/Impact on residential amenity**

- 10.13 The access to the site would be taken from Bobby Langton Way and there would be one spine road leading through the estate, with all properties being accessed off this spine road. The residential units would be two storey in height and a mix of semi-detached and short terraces, which would be appropriate and in keeping with the surrounding area. The layout has been designed to ensure that the two-storey apartments would front onto Bobby Langton Way, which ensures an active frontage onto Bobby Langton Way.
- 10.14 The dwellings benefit from front gardens, with a large proportion of the houses having off road parking to the side of the houses, ensuring that there would not be an over-dominance of hardstanding to the frontage of houses. All of the dwellings would benefit from having a rear garden; some of the garden depths fall short of the 10m garden depth advocated in the Design SPD; however, I am satisfied that the private amenity space is generally proportionate to the size of the dwellings and would offer a reasonable standard of amenity.
- 10.15 The dwellings themselves would be constructed from brick and tile, reflective of other properties in the area. The apartments are of a differing design and would be sited fronting onto Bobby Langton Way, but as they would not be directly adjacent to existing dwellings, they would be seen largely in isolation and as such I consider that their appearance would be acceptable. In terms of views of within the estate itself, this would not be viewed within the context of existing dwellings, and as there are a variety of house types in this part of Burscough I am satisfied that the design of the dwellings is appropriate.
- 10.16 In terms of potential impact from the development on existing residents, interface distances meet Council guidance in the Design SPD, at 21m and would maintain the amenities of nearby residents.
- 10.17 I am satisfied that the resulting layout is acceptable and would not appear incongruous within its surroundings or detrimentally affect the street scene. I am also satisfied that the proposed layout allows both new and existing properties to benefit from adequate levels of privacy and private amenity space in accordance with Policy GN3 of the Local Plan.
- 10.18 A Noise Assessment has been submitted with the application; this survey is of limited duration consisting of attended measurements (taken for ten minute periods in three consecutive hours at four locations) and an unattended survey taken overnight on a Tuesday night. The assessment concludes the main source of noise affecting the site is road traffic noise with other minor sources including supermarket plant noise and noise from the nearby sports facility. Environmental Protection have advised that they consider that the assessment carried out is not comprehensive enough to support the noise mitigation measures proposed in the report. Environmental Protection have requested the imposition of a planning condition which requires a noise assessment to be carried out prior to commencement of development, this assessment would be need to take account of noise from the nearby industrial, commercial and leisure uses, and from the highway and railway line, it would also need to assess the likely noise impact of the new football stadium. The results would be used to agree a suitable scheme for protecting the dwellings from noise, for example acoustic glazing and/or acoustic trickle vents. I am satisfied that subject to the implementation of an agreed scheme of acoustic mitigation the development is acceptable and in accordance with Policy GN3 in terms of noise and disturbance to new residents.
- 10.19 Concern has been raised in respect of construction noise/disturbance during the course of the development. This can be controlled by other environmental legislation and is

generally short-lived. Neighbours have also expressed concern about noise from vehicular movements from occupants of the new estate; I am satisfied that any increase in car traffic from the proposed estate would not result in an unacceptable level of traffic noise at the existing houses on Mart Lane and Orrell Lane.

## **Highways**

- 10.20 Access to the site will be taken from a new priority junction on Mart Lane/Bobby Langton Way. Mart Lane is an unclassified road with a speed limit of 20mph; Bobby Langton Way is a privately maintained, unadopted highway with a speed limit of 20mph in force. From the information submitted, the sight lines required for the proposed junction are fully achievable over land owned by the applicant and/or the existing adopted highway. A review of the Lancashire County Council five year data base for Personal Injury Accident (PIA) has been made, which indicates that there has been one recorded incident within the vicinity of the proposed access. On investigation of all the details recorded, the incident appears to be of a nature that would not be worsened by the proposals.
- 10.21 The application has been accompanied by a Transport Statement which concludes that the traffic generated by residential development of the site can be accommodated on the existing highway network. LCC Highways have reviewed the Transport Statement and concluded that the level of traffic generated by the development would have a negligible impact on safety and capacity in the immediate vicinity of the site.
- 10.22 In terms of off-street parking, the development proposes a parking level of 150% per dwelling. When taking into account that the development is for 100% affordable housing, in a sustainable location close to amenities and rail and bus routes, I am satisfied that the proposed level of parking would not have a negative impact on highway safety or capacity in the immediate vicinity of the site. The site is a sustainable site for residential development, well located in relation to public transport and community facilities.
- 10.23 I am satisfied that the proposed development would not result in an unacceptable impact on highway safety or the local highway network in accordance with Policy GN3 of the Local Plan.

## **Drainage**

- 10.24 A Flood Risk Assessment (FRA) has been submitted with the application. An intrusive site investigation is yet to be completed, however, the nearby historic borehole log information obtained from the British Geographical Survey website indicates that the site is likely to consist of made ground underlain by glacial sill deposits of stiff clays. Therefore, as a result of the likely impermeable underlying strata, infiltration drainage is unlikely to be a viable option for the discharge of surface water.
- 10.25 The possibility of discharge to the nearest watercourse, Eller Brook, is unviable as it is approximately 1.3km from the application site. The alternative suggested in the FRA is to discharge surface water to the private watercourse/surface water culvert which runs through the site of the proposed new ground for Burscough FC, to the north-west of the proposed development.
- 10.26 The Flood Risk Assessment (FRA) has been assessed by the Lead Local Flood Authority (LLFA) who have not raised any objection. The LLFA are aware of the existing flooding issues along Crabtree Lane downstream from the site and have advised that these issues originate from the historic set up of the drainage system. Following review of the FRA the LLFA consider that the applicant has demonstrated that the site can be adequately drained and that surface water discharged from the development will be limited to the pre-



development greenfield run-off rates and is therefore not adding any additional flows to the system. However, they have requested that prior to designing a final surface water drainage scheme, a full ground investigation is undertaken to fully explore the option of ground infiltration to manage the surface water in preference to discharging to a surface water body or sewer system. This will be secured by planning condition. A condition will also be imposed to ensure that there is appropriate storage provision so that surface water run-off will not exceed the run-off from the undeveloped site and will not increase the risk of flooding off-site. Occupation of the dwellings will be prevented until the sustainable drainage scheme for the site has been completed in accordance with the agreed details.

- 10.27 The LLFA are satisfied that subject to the conditions that they have requested, no flows beyond what is currently received by the watercourse will enter the system. In addition, United Utilities have raised no objection to the disposal of foal sewage to the public sewer. On that basis, I am satisfied that the development will not result in unacceptable flood risk or drainage problems in accordance with Policy GN3 of the Local Plan.

### **Ecology**

- 10.28 An ecology assessment has been submitted with the application which meets the required standards. The site is adjacent to functionally linked land which provides foraging for significant numbers of Pink footed goose, a qualifying feature of the Ribble and Estuaries SPA and Ramsar site and Martin Mere SPA and Ramsar site. The Council's ecology advisors have determined that without mitigation/preventative measures, there will be likely significant effects on the above European sites. As such, MEAS have completed an Appropriate Assessment (under the Habitats Regulations) which concludes that, with mitigation/preventative measures secured through planning conditions, there would be no adverse effect upon the integrity of European sites.
- 10.29 The Ecology Assessment also recommends appropriate mitigation and biodiversity enhancement measures, including installation of House sparrow terraces and a bat sensitive light scheme; these measures can be secured by planning condition.

### **Education Contribution**

- 10.30 In accordance with Lancashire County Council's Strategy for the Provision of School Places and School's Capital Investment where the growth in pupil numbers is directly linked to housing development and existing school places are not sufficient to accommodate the potential additional pupils that the development may yield, LCC seek to secure developer contributions towards additional school places. Based upon the 2017 School Census and resulting projections, LCC will be seeking a contribution for 3 secondary school places, which equates to £71,211.84. The terms of which will be secured by legal agreement.

### **Conclusion**

- 10.31 The proposal will deliver 52 affordable new homes on a brownfield site in an accessible location in the Borough, which would contribute to housing delivery targets and also provide accommodation suitable for the elderly. The redevelopment of this site will contribute financially to the development of a new football ground for Burscough FC, although adequate play and training facilities would be provided prior to commencement of development on the site to ensure continuity of play.
- 10.32 I find the proposed site layout to be acceptable and consider the lack of requisite on-site public open space in this location would not be harmful to the amenities of future residents

or be detrimental to the character of the area, and the benefits of the scheme outweigh the need for this provision.

10.33 I am satisfied that the proposed development would allow for the provision and retention of reasonable levels of amenity for the occupants of future and neighbouring properties. I find that the proposed development is compliant with the NPPF and the Local Plan policies in respect of drainage, highways and ecology.

## **11.0 RECOMMENDATION**

11.1 That the decision to grant planning permission be delegated to the Director of Development and Regeneration in consultation with the Chairman or Vice Chairman of the Planning Committee subject to the applicant entering into a planning obligation under S106 of the Town and Country Planning Act 1990 to secure:

A financial contribution towards secondary school places within Lancashire.  
Terms and conditions of the affordable and specialist elderly housing units.  
Management and maintenance of on-site open space.

11.2 That any planning permission granted by the Director of Development and Regeneration pursuant to recommendation 11.1 above be subject to the following conditions:

### **Conditions**

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:-

Plan reference:

3841-399

3841-400

3841-401

3841-310 A

3841-314

3841-313

3841-311

3841-312

3841-315

BFC-AJP-XX-00-DR-C-3010 P01

BFC-AJP-XX-00-DR-C-3010 P02

received by the Local Planning Authority on 03.08.18.

Plan reference 3841-301B received by the Local Planning Authority on 19.12.18.

3. The area edged red on Plan 3765-304 Rev C shall be cleared and laid out to provide a replacement football ground that meets the specifications and requirements set out in the Football Association 'National Ground Grading Document - Category F' (amended July 2018) in accordance with the relevant approved details set out in planning permission 2015/0904/FUL dated 11 August 2017. The replacement football ground shall be provided in a fit for purpose condition and made available for use before the development hereby permitted is commenced.
4. No construction shall take place until full details and samples of the external brickwork and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

5. Notwithstanding the submitted noise assessment, prior to the commencement of the development (including any groundworks), a further noise assessment shall be carried out of noise from the current nearby industrial, commercial and leisure uses and from the highway and railway line. The assessment shall also assess the likely noise impact of the new football stadium granted permission under 2015/0904/FUL. The scope of the assessment shall be agreed with the Local Planning Authority before commencement. The results of the noise assessments shall be used to define a scheme for protecting the dwellings from noise which shall be submitted to and approved in writing by the local planning authority. All works which form part of the scheme shall be completed before the dwellings are occupied and retained thereafter.
6. Prior to the occupation of an individual house, a three pin 13 amp external electrical socket which is also suitable for outdoor use shall be installed at that individual house. The socket shall be located in a suitable position to enable the charging of an electric vehicle on the driveway of each property using a 3m length cable
7. Prior to the occupation of any apartment at least 10% of the approved car parking spaces for the apartments, shall be marked out for use by electric vehicles, together with an adequate charging infrastructure and cabling for each marked bay, the details of which shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented and thereafter and retained in situ throughout the duration of the development.
8. The development shall incorporate the ecological recommendations which are included in Section 5 of the Ecological Survey and Assessment, July 2018, Report Ref 2018-212.
9. Prior to any works commencing on site, a construction environmental management plan (CEMP) shall be submitted to the local planning authority and approved in writing. The CEMP shall detail dust abatement measures and how best practice shall be used to minimise pollution risks (emissions, runoff). The development shall be carried out in accordance with the approved CEMP.
10. No development shall take place until details of all boundary treatments, including phasing, have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, a native hedgerow should be incorporated into the western boundary, unless the results of the updated noise assessments recommend otherwise. The boundary treatment shall be implemented in accordance with the agreed details.
11. No construction work shall take place between 1st March and 31 August, outside of the non-breeding bird season.
12. No development shall take place until full details of the finished levels of all parts of the site, including the floor levels of all buildings, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with those details.
13. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) ref. BFC-AJP-ZZ-XX-C-3010 ver: P02 dated 01.08.18 and the following measures detailed within the FRA:
  - a) As per section 5.3.1 and prior to designing final surface water drainage scheme, a full ground investigation carried out under Building Research Establishment (BRE) Digest 365 revised 2016 should be undertaken to fully explore the option of ground infiltration to manage the surface water in preference to discharging to a surface water body, sewer system or other means.
  - b) In reference to Appendix H, Preliminary Storage Assessment, providing an appropriate storage provision and limiting the surface water run-off generated by the 1 in 100 critical storm (+30% climate change allowance) to 7.0 l/s so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
14. No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include, as a minimum:

- a) Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
- b) The drainage strategy should demonstrate that the surface water run-off rate and volume must not exceed the pre-development greenfield runoff (which has been calculated at 6.1 l/s litres per second for 1 in 1 year rainfall event);
- c) A plan of overland flow routes and or flood water exceedance routes, both on and off site;
- d) A timetable for implementation, including phasing as applicable;
- e) Details of water quality controls, where applicable.

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

- 15. No part of the development hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details.
- 16. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system, based on principles discussed in FRA ref. BFC-AJP-ZZ-XX-C-3010 ver: P02 dated 01.08.18 Section 6, for the lifetime of the development have been submitted which, as a minimum, shall include:
  - a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
  - b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
    - i. on-going inspections relating to performance and asset condition assessments
    - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
  - c) Means of access for maintenance and easements where applicable.
  - d) An evidence of a legal agreement to demonstrate that the Football Club owners will honour the responsibilities to maintain the SuDS provision within their ownership for the lifetime of the housing development regardless of future ownership changes.

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.
- 17. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented thereafter.
- 18. Foul and surface water shall be drained on separate systems.
- 19. Prior to the commencement of development a Traffic Management Plan (TMA) shall be submitted to and approved in writing by the Local Planning Authority (in conjunction with the highway authority). The TMA 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 demolition / 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;

20. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement (including, 2m footway provision on the site's full frontage, relocation of street lighting and highway signs) has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980.
21. No part of the development hereby approved shall be occupied until the approved scheme referred to in Condition 20 has been constructed and completed in accordance with the approved scheme details, without prior agreement from the Local Planning Authority.
22. The car parking and manoeuvring areas for each dwelling shall be marked out in accordance with the approved plan, before the occupation of that dwelling and permanently maintained thereafter.
23. No construction shall take place until a landscaping scheme has been submitted to and approved by the Local Planning Authority. The landscaping scheme shall show the location, branch spread, and species of all existing trees and hedges; the location, species and number of all proposed trees, shrubs and hedges; and the location of all existing and proposed grassed and hard surfaced areas. Trees and shrubs planted shall comply with BS. 3936 (Specification of Nursery Stock) and shall be planted in accordance with BS. 4428 (General Landscape Operations). Within a period of 9 months from the date when any part of the development is brought into use the approved landscaping scheme shall be carried out. All planting shall be maintained and dead or dying material shall be replaced for a period of seven years from the agreed date of planting.

## **Reasons**

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
3. To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use and to accord with Development Plan Policy EN3.
4. To ensure that the external appearance of the building(s) is satisfactory and that the development therefore complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
5. To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
6. In the interests of sustainability in accordance with Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
7. In the interests of sustainability in accordance with Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
8. In the interests of ecological stability and in accordance with Policy EN2 of the West Lancashire Local Plan 2012-2027 Development Plan Document.
9. To safeguard a protected species and so ensure that the development complies with the provisions of Policy EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
10. To ensure that the external appearance of the building(s) is satisfactory and that the development therefore complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

11. To safeguard a protected species and so ensure that the development complies with the provisions of Policy EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
12. For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
13. To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site, and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
14. To ensure that the proposed development can be adequately drained and that there is no flood risk on or off the site resulting from the proposed development. To ensure that water quality is not detrimentally impacted by the development proposal and to ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
15. To ensure that there is no flood risk on- or off-the site resulting from the proposed development or resulting from inadequate the maintenance of the sustainable drainage system and to ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
16. To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development. To reduce the flood risk to the development as a result of inadequate maintenance. To identify the responsible organisation/body/company/undertaker for the sustainable drainage system and to ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
17. To ensure that the construction phase(s) of development does not pose an undue flood risk on site or elsewhere. To ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies and to ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
18. To secure proper drainage and to manage the risk of flooding and pollution and to ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
19. 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 and to ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
20. 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 and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users and to ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
21. In order that the traffic generated by the new development does not exacerbate unsatisfactory highway conditions in advance of the first occupancy or trading and to ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
22. To allow for the effective use of the parking areas and to ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
23. To assimilate the proposed development into its surroundings and to ensure that the development complies with the provisions of Policy EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

## **Notes**

1. For the avoidance of doubt, this response does not grant the applicant permission to divert the ordinary watercourse as indicated in the Preliminary Drainage Strategy Drawing (BFC-ASP-XX-00-DR-C-3010) for the site. Once planning permission has been obtained, it does not mean that land drainage consent will be given.  
The applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site. Information on the application process and relevant forms can be found here:  
<https://www.lancashire.gov.uk/flooding/drains-and-sewers/alterations-to-a-watercourse/>
2. The applicant is advised that the new site access, will need to be constructed under an appropriate legal agreement of the 1980 Highways Act. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the Lancashire Highways by e-mailing [highways@lancashire.gov.uk](mailto:highways@lancashire.gov.uk).

## **Reason for Approval**

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policy/Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:

SP1 - A Sustainable Development Framework for West Lancashire

GN1 - Settlement Boundaries

GN3 - Criteria for Sustainable Development

RS1 - Residential Development

RS2 - Affordable and Specialist Housing

IF2 - Enhancing sustainable Transport Choice

IF3 - Service Accessibility and Infrastructure for Growth

IF4 - Developer Contributions

EN1 - Low Carbon Development and Energy Infrastructure

EN2 - Preserving and Enhancing West Lancashire's Natural Environment

EN3 - Provision of Green Infrastructure and Open Recreation Space

EN4 - Preserving and Enhancing West Lancashire's Cultural and Heritage Assets

together with Supplementary Planning Guidance and all relevant material considerations. The Local Planning Authority considers that the proposal complies with the relevant Policy criteria and is acceptable in the context of all relevant material considerations as set out in the Officer's Report. This report can be viewed or a copy provided on request to the Local Planning Authority.