

<b>No.6</b>	<b>APPLICATION NO.</b>	2019/1257/FUL
	<b>LOCATION</b>	72 New Cut Lane Halsall Southport Lancashire PR8 3DW
	<b>PROPOSAL</b>	Erection of 1 No. replacement dwelling (in lieu of No. 72) and 7 No. new dwellings, all with private gardens, in-curtilage car parking and served by a new access road, all following demolition of No. 72.
	<b>APPLICANT</b>	Broadley Developments Ltd
	<b>WARD</b>	Halsall
	<b>PARISH</b>	Halsall
	<b>TARGET DATE</b>	10th February 2020

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## **1.0 REFERRAL**

- 1.1 This application was to be determined under the Councils delegation scheme, however, Councillor Mills has requested that it be referred to Planning Committee to consider loss of amenity to residents; highway safety/traffic generation; lack of infrastructure and drainage/flood risk.

## **2.0 SUMMARY**

- 2.1 I consider the principle of the proposed residential development is accepted due to the designation of the land under Policy RS1. I consider that the loss of the existing dwelling and the proposed backland development is considered acceptable in the context of the character of the local area. The siting, design and layout of the proposal is satisfactory in respect of design and neighbouring amenity. Subject to the imposition of conditions, I am satisfied that the proposal would not cause adverse harm to highway safety, ecology/biodiversity and drainage.

## **3.0 RECOMMENDATION: APPROVE with conditions**

### **4.0 THE SITE**

- 4.1 The site comprises No.72 New Cut Lane, a bungalow, with substantial land to the rear, part of which was used in the past for horticultural use, but the former greenhouses have long since been demolished. The application site is approx. 0.32 hectares. It includes a large brick barn and brick sheep shelter as well as land to rear of Nos 70, 68 and 66. The rear garden to No70 has been curtailed and is 10.5m deep.
- 4.2 The site is accessed off New Cut Lane and serves No 72.
- 4.3 The land to the rear (including part of the application site) is allocated under Policy RS1 as being a Housing Allocation site- Land at new Cut Lane, Halsall capacity 150 units.

### **5.0 PROPOSAL**

- 5.1 Planning permission is sought for the demolition of the existing detached bungalow, which is set back from the road and the erection of 8 dwellings to the rear of the site. The development would be located to the rear of existing frontage development located on New Cut Lane.

- 5.2 Access to the site would remain as existing, being taken directly off New Cut Lane. The access way would lead through the footprint of the existing dwelling and onto the area of development.
- 5.3 The proposed dwellings comprise 8 detached dormer bungalows. They would be laid out with 5 dwellings parallel to existing properties on New Cut Lane at the rear (south) of the development site with the 3 dwellings nearest No 70 aligned at 90 degrees. 7 of the dwellings proposed would contain 3 bedrooms and the dwelling immediately to rear of No 70 would be a smaller 2 bedroomed dwelling with lower roof and less bulk. Each plot would benefit from a private amenity area and 2 dedicated parking spaces.
- 5.4 The applicant has also supplied details of the road layout, an updated drainage strategy and full landscaping details.

## **6.0 SUPPORTING INFORMATION**

- 6.1 The application has the following accompanying documents:

Design and Access Statement.  
Preliminary Ecological appraisal

- 6.2 The applicant has responded to some of the issues raised by objectors:

### **The principle of development**

Objections seem to be targeted at the wider WLBC Local Plan/ Proposal Map rather than this specific planning application;  
Policies GN1(a) and RS1(a) support residential development;  
Will create jobs in local construction industry and support local business.

### **Infrastructure**

The developer is aware of the 'limitations' of the site, but its limitations/ semi remote positioning is for some people a positive. A new buyer will be aware of the location, and can research local amenities, schools;  
The expected CIL contribution from this development is approx. £100,000.

### **Highways**

LCC has not objected to the proposal and has proposed conditions which the applicant has agreed to.

### **Character Amenity**

The proposal complies with and exceeds local planning guidance in respect of interface distances, overlooking and privacy;  
The proposal is carefully designed so it will not adversely impact the wider, semi-rural character of New Cut Lane;  
Site previously occupied by large greenhouses.

### **Drainage**

Taken legal advice and our right to use the existing culvert is established. The owner of the land, and the predecessors in title, have used the culvert openly, continuously and without challenge to drain surface water from the site (formerly greenhouses, and greenfield run-off) on the land for more than 20 years, and this right has not been rescinded;  
Have now surveyed, jetted and lined this culvert and we believe we (or the future management company) can maintain the culvert from the manhole on our own site and the outfall position into Fine Janes Brook;

The surface water will have a maximum discharge rate of 3l/sec;  
Foul and surface water discharge to be on separate systems.

### **Ecology**

The applicant has taken a responsible view of ecology and instructed specialists to assess the impact of the proposal and how to mitigate loss of habitat and moreover recommend opportunities for net biodiversity gains;

Tree works have been carried out after specialist reports and in accordance with recommendations

## **7.0 CONSULTEE RESPONSE**

7.1 LCC Highways (06/01/20) No objections in principle. I am of the opinion that the level of traffic generated from a development of this size and nature would not have a detrimental impact on the surrounding highway network.

7.2 Drainage (29/01/20). No objections flood risk will be mitigated to a satisfactory level.

7.3 Environmental Health (23/01/20). No objections.

7.4 United Utilities (30/01/20) No objections subject to condition to ensure that the site is drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

## **8.0 OTHER REPRESENTATIONS**

8.1 Halsall Parish Council (15/01/20) Object for following reasons:

### **Highways**

Does not support a 10 metre “rumble” zone due to noise pollution and annoyance created which may have a detrimental negative effect on neighbouring and adjacent properties;

Have serious concerns for their safety of pedestrians and cyclists due to the increase of vehicular movements and amount of speeding motorists;

Request a firm written commitment that LCC Highways “shall” in advance of any commencement, introduce a 20 mph speed limit on the full residential section of New Cut Lane as a planning condition.

### **Infrastructure**

Developer must ensure that the lack of access to medical and educational services be highlighted to any potential purchaser;

Due to the distance to West Lancashire primary and secondary schools and increased demands placed on the local education authority, we request an additional CIL contribution to offset school placement assistance;

The lack of direct public transport provision to West Lancashire must be highlighted to any potential purchaser.

### **Residential amenity**

Demand that a fully detailed construction management plan is put in place to minimise noise, pollution and disruption to all affected residents;

Ground clearance prior to gaining permission has caused considerable disruption and noise issues to neighbouring properties.

### **Drainage**

The applicant has failed to submit a flood impact assessment and not demonstrated that the culvert which is proposed for site surface water drainage is of a suitable standard;

To connect to Fine Janes Brook requires landowner permission and licences granted from the Environment Agency, no evidence has been provided of these permissions.

8.2 The Council has received letters of objection raising the following planning issues:

### **The principle of development**

Loss of green belt enough building at end of New Cut Lane;  
Allocation of land for 150 homes has not received permission and is strongly contested by community;  
Set precedent and will lead to more homes in area.

### **Infrastructure**

Stress on schools (oversubscribed) and medical facilities (doctors/dentists) within Sefton;  
Electricity under strain blackouts with current use;  
Very limited services and the least sustainable of all the Borough's settlements.

### **Affordable Housing**

No social, shared ownership or affordable housing despite local and national need;  
Housing allocation was based on providing affordable housing.

### **Traffic and access**

Busy road causes heavy traffic, more accidents and noise for elderly. Road link from Southport to rest of West Lancs and Motorways;  
Impact on highway and pedestrian safety;  
Transport Report Flawed - New Cut Lane is also busy distributor road. Accident levels low and unreported in Report. High level of minor motor accidents which occur weekly;  
Difficult to exit property/drive at busy times will make problem worse;  
Construction work increase problems of parking, parking on street potential accidents and damage to dangerous road;  
New Cut Lane lacks basic, maintained footways with lighting and safe pavements.  
Overhanging foliage restricts it further;  
Already dangerous for pedestrians;  
Drivers already speed along New Cut Lane  
Need 20mph zone;  
Road already bumpy and dangerous and used by large farm vehicles;  
Unadopted road will not able to use existing culvert for drainage;  
No public transport and bus links especially to rest of West Lancs.

### **Residential amenity**

Quiet rural area rural aspect taken away. Loss of rural views and privacy;  
Direct overlooking of residential properties and their gardens from 2 floor properties impact on privacy/loss of light;  
Increased noise and dust pollution;  
Dormer bungalow another name for 2 storey house;  
Subsidence an issue given peaty soil and need for constant piling and heavy machinery likely to be noisy and structurally damage property;  
Dangerous asbestos on site how is this being disposed of;  
Constant noise and traffic pollution will cause distress, health problems and loss of wellbeing particularly for older residents.

### **Ecology**

Loss of wildlife/protected species: a wide variety of birds, animals and invertebrates occupy the site;  
Mature tree felled during clearance work;  
Pipistrelle bats in barn. Outdated survey;

Fragile ecosystem on edge of Halsall and Plexmoss.

### **Drainage**

Already stress on outdated and underperforming drainage system;  
Failed to submit a flood impact assessment;  
Continually faced with blocked foul drains which are at overcapacity;  
Increase in hard surfacing will add to unsatisfactory flooding which already occurs during heavy rain. Need permeable roads and driveways;  
Fine Janes brook not designed to manage drainage for existing and proposed properties;  
No evidence has been supplied to support that the culvert which is proposed for site surface water is of a suitable standard;  
Without proper maintenance of drainage systems potential for increase in flooding  
Felling of trees will contribute to further flooding.

### **Design, character and visual impact**

Ruin the character of (rural) area;  
Impact on wider landscape views contrary to Design Guide;  
Conservation area nearby from village to Gregory Lane;  
Landscape and visual impact will be ruined.

### **Works commenced**

Work began on the site middle of December 2019 with heavy machinery being brought onto site during preparation and groundwork for the site to be built on;  
Heavy machinery already causing noise and vibration problem and mud on road;  
Repairing drains caused massive increase in rodent activity.

### **Contamination**

Soil quality potential contamination from previous business use.

- 8.3 The Council has received letters of objection in respect of amended plans raising no new planning issues other than those outlined above:

## **9.0 RECENT RELEVANT PLANNING HISTORY**

9.1 2001/0559 - REFUSED Erection of 6 dwellings; land to the rear of 70 New Cut Lane.

9.2 2001/0987 - GRANTED Erection of detached dormer bungalow.

## **10.0 RELEVANT PLANNING POLICIES**

10.1 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.

10.2 The land to the rear (including part of the application site) is allocated under Policy RS1 (a) (viii) of the West Lancashire Local Plan 2012-2027 DPD as being a Housing Allocation site (Land at New Cut Lane, Halsall).

### **10.3 National Planning Policy Framework**

Delivering a sufficient supply of homes  
Promoting sustainable transport  
Achieving well-designed places  
Meeting the challenge of climate change, flooding and coastal change  
Conserving and enhancing the natural environment

- 10.4 **West Lancashire Local Plan (2012-2027) DPD**  
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  
EN2 - Preserving and Enhancing West Lancashire's Natural Environment  
EN3 - Provision of Green Infrastructure and Open Recreation Space
- 10.5 **Supplementary Planning Documents: Design Guide (Jan 2008)**  
**Supplementary Planning Document – Provision of Open Space in New Residential Developments (July 2014)**

## **11.0 OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY**

11.1 The main considerations for this application are:

- i) The principle of development
- ii) Affordable Housing
- iii) Design, siting and layout
- iv) Impact on neighbouring properties
- v) Impact on highways/parking
- vi) Ecology
- vii) Drainage

### **The principle of development**

- 11.2 Policy GN1 in the Local Plan confirms that the development proposals on greenfield sites within settlement boundaries will be assessed against all relevant Local Plan policies applying to the site, including, but not limited to, policies on settlements' development targets, infrastructure, open and recreational space and nature conservation, as well as any land designations or allocations. Policy RS1 confirms that residential development will be permitted within Rural Sustainable Villages on greenfield sites not protected by other policies, subject to the proposals conforming with all other planning policy. The land to the rear (including part of the application site) is allocated under Policy RS1 as being a Housing Allocation site in the Local Plan.
- 11.3 On the basis of the above, I am satisfied that the principle of development is acceptable subject to the proposals conforming to all other planning policy. With respect to the housing allocation to the rear, Policy RS1 confirms that this site has the capacity for up to 150 dwellings. I am satisfied that the proposed development would not prejudice the delivery of this allocation on the wider site nor given the scale of development significantly impact on infrastructure/services in the area.

### **Affordable Housing**

- 11.4 In terms of affordable housing requirement, the National Planning Policy Guidance (NPPG) is a material consideration and states that 'contributions (for affordable housing) should not be sought from developments of 9 units or less, and which have a maximum combined gross floor space of no more than 1,000 square metres (gross internal area GIA). The proposed 8 dwellings have a GIA of less than 1000m<sup>2</sup> therefore there would not be an affordable housing requirement.

## **Design, siting and layout**

- 11.5 In terms of the layout and design of the development, Policies GN3 requires that new development adds to the local distinctiveness of an area and should clearly show how the general character, scale and layout etc. fits in with the grain of the surrounding area. Sufficient interface and privacy distances should also be incorporated to avoid a negative impact upon the surrounding properties.
- 11.6 Back land development is not uncommon in this area - particularly given that the land to the rear is allocated for housing within the Local Plan. A similar sized residential scheme is nearing completion to rear of 14a New Cut Lane. The area comprises a mix of two-storey dwellings, dormer bungalows and true bungalows. Either side of the entrance to the proposed site are bungalows. The frontage dwellings on New Cut Lane, No 70 is a dormer bungalow and No 74 is a true bungalow with true bungalows opposite the site entrance and to the east of the site entrance. Abutting the north west corner of the proposed site are a pair of two storey semi-detached dwellings. The applicant has produced street scene and massing drawings to demonstrate that the development would be only marginally higher (max 0.66m) than the ridge of No70 New Cut Lane and below (min 1.14m) the ridge of Nos 66- 68. The proposed dwellings will therefore appear secondary in the street scene. Moreover Plots 1-5 further into the site are setback 90m from the road .In this context I consider the design and massing will be acceptable in the streetscape when viewed from New Cut Lane and will respect the character of the area.
- 11.7 The scale of the plots is considered to be acceptable and development complies with residential space standards, amenity (10m deep rear gardens) and interface distances, to mitigate impact or overshadowing to proposed and neighbouring properties.
- 11.8 The design approach offers a good mix in terms of appearances, with 2 differing house designs one in brick and the other in white render and all with slate-coloured roofs. I am satisfied that the overall design approach is acceptable and appropriate for this location.
- 11.9 There is no open space within the development although the existing site benefits from mature hedgerow screens to both sides (east and west) which will be retained and extended where gaps exist. Further details have been submitted to supplement the landscape areas around the access into the site with additional 20 trees planted and a new native hedgerow to the rear.
- 11.10 Overall therefore I consider that the scheme is acceptable in terms of Policy GN3 and the Design Guide when assessing the layout, design and siting.

## **Impact upon Neighbouring properties**

- 11.11 Policy GN3 of the Local Plan states that new development must retain or create reasonable levels of privacy and amenity for occupiers of the proposed and neighbouring properties. As discussed above, I am satisfied that the scheme provides acceptable interface distances between each of the units which would ensure that a satisfactory level of amenity for future residents is provided.
- 11.12 With respect to neighbouring dwellings the closest is no 70 with its relatively short 10.5m garden. Plot 8 closest to no 70 has been designed with a reduced bulk to ensure that the property is not overbearing. Subject to a condition to remove permitted development, in respect of roof additions for this plot, to ensure that any future developments are assessed for their impacts I consider the relationships acceptable. The remaining existing dwellings all have generous gardens and although there is potential for some overlooking of

neighbouring gardens from first floors the relationships of the proposed dwellings meet the spatial separation distances set out the Design Guide and would not give rise to any significant residential impacts on adjoining properties.

- 11.13 Whilst I accept that the proposal would lead to additional traffic movements within the site boundaries and particularly between Nos 70 and 66 New Cut Lane, I am satisfied that these would not be so adverse as to lead to a loss of amenity for these neighbouring dwellings. This is largely due to the scale of the development and presence of appropriate fenced boundary treatments alongside these existing frontage dwellings.
- 11.14 Whilst some noise/vibration will be generated during the construction phases, this will be temporary and subject to environmental control. A construction management condition is proposed to ensure the provision of wheel wash facilities and on site compound details.
- 11.15 On the basis of the above I am satisfied that the proposed development complies with Policy GN3 in the WLLP in respect of its impact on neighbouring properties.

### **Highways**

- 11.16 Policy GN3 of the Local Plan requires proposals for development to (amongst other things) incorporate suitable and safe access and road layout design and ensure that parking provision is made in line with the standards set out in Policy IF2.
- 11.17 New Cut Lane (C107) is a classified road which has been categorised as a Secondary Distributor road with a speed limit of 30mph fronting the site. Access to the site would be via the existing vehicular access to No.70 New Cut Lane. The existing access would be widened and extended through the footprint of the existing dwelling, providing access to each of the dwellings proposed. The applicant owns the adjacent plot at No.70 New Cut Lane and as part of this scheme a new radius kerb will improve the sightlines at the road junction. The new access is to be secured via a S278 agreement and planning condition which also ensures the relocation of the telegraph pole and lighting column.
- 11.18 It is accepted that the proposed development would result in the intensification of the existing access but I am satisfied, given the scale of the proposed development for 7 extra properties, that this manoeuvring would not adversely affect highway safety or the free flow of traffic in the local area. It is considered that there is appropriate visibility from the access to ensure that conflict with other access points in the locality and general traffic flows would be affectively managed. The suggested introduction of a 20 mph speed limit on New Cut Lane is not related to the scale of development proposed and does not meet the tests of a planning condition, as it is a matter for the Highway Authority to determine.
- 11.19 Each of the three bedroom dwellings would be provided with 2 designated parking spaces. This is in accordance with Policy IF2 in the WLLP. The parking areas would generally be found to the front of each dwelling, with some tree planting to prevent the creation of large expansive areas of hardstanding. The parking provision is considered acceptable.
- 11.20 The general layout is considered to provide acceptable manoeuvrability around the site, a turning area is provided to the rear of the site and I am satisfied that vehicles can safely move throughout the site and enter and exit the site in a safe manner. LCC as Highway Authority considers that the level of traffic generated from a development of this size and nature would not have a detrimental impact on the surrounding highway network.
- 11.21 I consider the proposed development is acceptable in respect of highway and parking issues and complies with Policies GN3 and IF2.



## **Ecology**

- 11.22 Policy EN2 in the WLLP confirms the need to take account of any potential impact on priority species or their habitat and to pay particular attention to the Habitat Regulations. This follows the advice provided at national level. It is a requirement of both local and national policy that appropriate surveys are submitted to address any impact or potential impact.
- 11.23 The applicant has undertaken a Preliminary Ecological Appraisal which included a Field Survey (September 2019). This indicates that there are no protected species on site and more specifically the existing dwelling, barn, and sheep shelter to be demolished have negligible bat roost suitability. 20 new trees are to be planted along the access road and dwelling frontages to improve biodiversity and amenity. Hedgerows will be retained and supplemented to the sides of the site and a new native hedge row planted to the rear.
- 11.24 I consider subject to a condition to ensure that the mitigation strategy/precautionary measures set out in the Preliminary Ecological Appraisal are carried out the proposals comply with Policy EN2 of the Local Plan in respect of protected species and biodiversity.

## **Drainage**

- 11.25 Policies GN3 and IF3 both seek to ensure flood risk is avoided / mitigated through development and that proposals for new development can be appropriately accommodated by existing water and drainage infrastructure. In accordance with the National Planning Policy Framework and Planning Practice Guidance the site should be drained on a separate system with foul draining to the public sewer and surface water draining in the most sustainable way, based on the drainage strategy hierarchy.
- 11.26 The site is within Flood Zone 1 (least susceptible to flooding) and is less than 1 hectare, therefore a Flood Risk Assessment is not required. The applicants have submitted a detailed Drainage Strategy for the site. Foul drainage will be taken north to the existing sewer under New Cut Lane; the invert in the road is over 2m deep and should allow gravity fall. If necessary, a private pump station will be installed and is shown in the updated Drainage Strategy. In relation to surface water the site does not support infiltration due to presence of peat layers, and will instead drain on a separate system to the foul. This will be by attenuation via an on-site cellular storage tank, into an existing surface water culvert which runs across the site, halfway down, (and to the rear of other properties on New Cut Lane - Nos 74, 76 & 78), utilising an existing outfall into the nearby watercourse at Fine Janes Brook. This culvert previously served the greenhouses to the rear. This culvert has now been accurately shown on the submitted plans following updated survey and maintenance work including, jetting and lining this culvert. The applicant has confirmed that they have the legal right to maintain and use this existing culvert. United Utilities have no objections subject to conditions. The Council's Drainage Engineer has requested a discharge rate of maximum 3l/sec, which will provide betterment on the current and historic scenarios. He is satisfied that any flood risk will be mitigated to a satisfactory level.
- 11.27 I am satisfied that the details of an acceptable drainage scheme have been provided and subject to the imposition of a suitable condition, the proposed scheme complies with the requirements of the NPPF and Policy GN3 in the WLLP.

## **12.0 SUMMARY**

- 12.1 The principle of the proposed residential development is accepted due to the designation of the land involved under Policy RS1 and I consider it would not prejudice the delivery of

this allocation on the wider housing site. I consider that the loss of the existing dwelling and the proposed backland development is acceptable in the context of the character of the local area. The siting, design and layout of the proposal meets the requirements of Policy GN3 and the Design Guide in respect of design and neighbouring amenity and, subject to the imposition of conditions, I am satisfied that the proposal would not cause adverse harm to highway safety, ecology/biodiversity and drainage and would comply with Policies GN3, EN2, IF2 and IF3 in the WLLP.

### **13.0 RECOMMENDATION**

13.1 That Planning Permission be GRANTED subject to the following conditions:

#### **Condition(s)**

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.  
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:  
Proposed Location Plan Drwg No 928 501  
received by the Local Planning Authority on 5 December 2019  
Proposed Site Plan Drwg No 928 503A  
Proposed Boundary Treatments Drwg No 928 505 A  
Proposed Plots 1-5 GA Plans and Elevations Drwg No 928 506 A  
Proposed Plots 6,7 GA Plans and Elevations Drwg No 928 507 A  
Proposed Plot 8 GA Plans and Elevations Drwg No 928 508 A  
Existing and Proposed Street Scenes I Drwg No 928 509 A  
Existing and Proposed Street Scenes II Drwg No 928 510 a  
Existing and Proposed Street Scenes III Drwg No 928 511A  
received by the Local Planning Authority on 29 January 2020  
Landscape Proposal Drwg No 6243.01  
received by the Local Planning Authority on 21 January 2020  
Drainage Strategy Drwg No 19188/04/1  
received by the Local Planning Authority on 22 January 2020  
Reason: 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. The finished floor levels, ground levels and ridge heights of the proposed dwellings, shall be as shown on Existing and Proposed Street Scenes I -III Drwgs No 928 509A, Drwgs No 928 510A and Drwgs No 928 511A received by the Local Planning Authority on 29 January 2020.  
For the avoidance of doubt the maximum ridge height of the proposed dwellings shall be 11.85 AOD  
Reason: To ensure the satisfactory visual appearance of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document
4. No part of the development hereby approved, including any further site preparation works, shall commence until a scheme for the construction of the site access, including visibility splays together with the relocation of the lighting column and the telegraph pole, has been submitted to, and approved by, the Local Planning Authority. The site access shall be constructed and made available for use before any further development takes place or to a timetable agreed in writing by the local planning authority. The site access shall be maintained as approved during all stages of construction.  
Reason: These details are required prior to the commencement of development to safeguard the safety and interests of the users of the highway and to ensure that the

development complies with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

5. Prior to any part of the development hereby permitted taking place a scheme showing the areas for a site compound including the siting of office, storage of plant and materials and measures to prevent the transfer of mud out of the site shall be submitted to and approved in writing by the local planning authority. All works which form part of the approved scheme shall be implemented while any demolition/construction works are in operation  
Reason: These details are required prior to the commencement of development in order to protect the amenity of neighbouring occupiers and to comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document
6. The access road, footways and vehicular turning areas shall be laid out as shown on the approved Proposed Site Plan Drwg No 928 503 prior to any occupation of the dwellings hereby approved or to a timetable agreed in writing by the local planning authority.  
Reason: In the interests of highway and pedestrian safety and to ensure that the development complies with the provisions of Policy GN3 and IF2 in the West Lancashire Local Plan 2012-2027 Development Plan Document
7. The development shall not be occupied until the surface water and foul sewage disposal works have been completed on site in accordance with the approved Drainage Strategy Drwg No 19188/04/1 received by the Local Planning Authority on 22 January 2020. No surface water shall discharge to public sewer either directly or indirectly.  
Before any dwelling is occupied / the building is first brought into use, a validation report (that demonstrates that the drainage scheme has been carried out in accordance with the approved plan) must be submitted to the Local Planning Authority.  
The approved works shall be retained as such thereafter.  
Reason: To ensure adequate drainage for the proposed development and to ensure that there is no flood risk on- or off-the site resulting from the proposed development 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.
8. No dwelling shall be occupied until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted to and agreed in writing with the Local Planning Authority and which, as a minimum, shall include:
  - a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Management Company;
  - b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
    - i) on-going inspections relating to performance and asset condition assessments
    - ii) operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
  - c) Means of access for maintenance and easements where applicable.The system shall be implemented and thereafter managed and maintained in accordance with the approved sustainable drainage details / plan.  
Reason: To ensure adequate drainage for the proposed development and to ensure that there is no flood risk on- or off-the site resulting from the proposed development 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.
9. Foul and surface water shall be drained on separate systems.  
Reason: 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.
10. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) and on all hard surfaces have been submitted to and

approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and should be reflective of those within the surrounding area, unless otherwise agreed in writing by the Local Planning Authority.

The development shall be carried out only in accordance with the agreed schedule of materials and method of construction.

Reason: To ensure that the external appearance of the buildings/site 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. All hard and soft landscape works, including external boundary hedging, shall be carried out in accordance with the approved details shown on Landscape Proposal Drwg No 6243.01 received by the Local Planning Authority on 21 January 2020. The works shall be carried out before any part of the development is occupied or in accordance with a programme to be agreed in writing with the Local Planning Authority prior to any development commencing. Any trees / shrubs which are removed, die, become severely damaged or diseased within 7 years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the site is satisfactorily landscaped having regard to the character of the area and the nature of the proposed development and to comply with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document

12. All fencing and boundary treatments, excluding external boundary hedging, shall be carried out in accordance with the approved details shown on Proposed Boundary Treatments Drwg No 928 505A received by the Local Planning Authority on 29 January 2019.

The works shall be carried out before any part of the development is occupied or in accordance with a programme to be agreed in writing with the Local Planning Authority prior to any development commencing.

Reason: To ensure that the site has appropriate boundary treatment and is satisfactorily landscaped having regard to the character of the area and the amenities of residents and to comply with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document

13. The development shall be implemented in accordance with the mitigation strategy/precautionary measures described in Section 9 Conclusions and Recommendations of the Preliminary Ecological Appraisal and Tree Appraisal supplement prepared by Tyrer Ecological Consultants Ltd; and received by the Local Planning Authority on 5 December 2019

Reason: To safeguard protected species and so ensure that the development complies with the provisions of Policy EN2 in the West Lancashire Local Plan 2012-2027 Development Plan Document

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders) specifically Schedule 2, Parts 1, Class B - additions etc to the roof of a dwellinghouse, no alterations to the roof shall be made to Proposed Plot 8. Any submission to alter the roof should show the positioning, size and design which should be submitted to and approved in writing by the Local Planning Authority

Reason: The character and location of the property are such that the Local Planning Authority wish to exercise control over future development in order to protect residential and visual amenity to comply with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document

15. No above ground construction works shall take place until a scheme for the provision of electric vehicle charging points throughout the development and timetable for implementation has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until an electric vehicle charging point has been installed in accordance with the agreed details.

Reason: In the interests of sustainability and air quality in accordance with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

### **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 Assetstogether 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.