

<b>No.2</b>	<b>APPLICATION NO.</b>	2019/1316/FUL
	<b>LOCATION</b>	Site Of Former Yew Tree Farm Liverpool Road South Burscough Lancashire
	<b>PROPOSAL</b>	The construction of access roads, substations and a pumping station to facilitate the phase 2 residential development within the Yew Tree Farm strategic site.
	<b>APPLICANT</b>	Crompton Property Developments Ltd
	<b>WARD</b>	Burscough West
	<b>PARISH</b>	Burscough
	<b>TARGET DATE</b>	30th April 2020

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## **1.0** **REFERRAL**

- 1.1 This application was to be determined under the Council's delegation scheme, however, Councillor Dereli has requested it be referred to Committee to consider the impact on drainage.

## **2.0** **SUMMARY**

- 2.1 I consider the proposal to complete access points into the second residential phase of the wider site together with the foul water pumping station and two electricity substations serving the wider site to be acceptable. In my view, the up-front delivery of infrastructure will not have a significant impact on visual or residential amenity, ecology, highways or drainage and on this basis, I am satisfied that the proposal complies with the relevant policies of the Local Plan.

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

### **4.0** **THE SITE**

- 4.1 The Yew Tree Farm site comprises approximately 40 hectares of land that lies to the west of Burscough between the Burscough Industrial Estate, Higgins Lane and Liverpool Road South. It is a site allocated for residential, employment, education and other community facilities in the West Lancashire Local Plan. Planning permission has been granted for mixed residential and employment development on the site and the first phase of residential development is well underway on the eastern part of the site, a new spine road is under construction through the centre of the site and employment development is under construction on the western part of the site.
- 4.2 The surrounding area is mixed in character. To the north-west of Higgins Lane are agricultural fields within the Green Belt and to the north-east of Higgins Lane lies the residential area of the Truscott Estate. To the east beyond Liverpool Road South is the largely residential built up area of Burscough. To the west of the site is Tollgate Road and the Burscough Industrial Estate. To the south of the site is an agricultural field (forming part of the wider strategic Yew Tree Farm site but safeguarded for future development), beyond which are residential properties along Liverpool Road North.
- 4.3 The site and surrounding area is relatively flat and open, although there is a slight fall to the north. There are a number of ditches and hedgerows that cross the site along field boundaries together with groups of trees. A public right of way (FP74) runs from south-east to the north-west of the site.

## **5.0 THE PROPOSAL**

- 5.1 This application has been submitted in order to bring forward key infrastructure to serve the next phases of development within the approved outline permission for the site. Firstly, it is proposed to construct two access roads into Phase 2 from the link road currently being constructed under planning permission 2018/0525/HYB. One access road extends approximately 50m into the Phase 2 site and incorporates a footpath/cyclepath on each side of the road along with access to an electricity sub-station and foul water pumping station. The other access extends approximately 20m into the Phase 2 site. A further temporary access is proposed to the north-east of the site to allow for access during the construction period only.
- 5.2 Secondly, a foul pumping station is proposed in the NW corner of the Phase 2 site. This is housed within a fenced enclosure adjacent to a proposed electricity substation. It comprises an area of approximately 11m x 36m of hardstanding with underground tanks (pump, wet well and storage), enclosed by a colour coated paladin fence. A small above ground generator kiosk is also sited within the compound.
- 5.3 Finally, two electricity sub-stations are proposed, one adjacent to the foul pumping station in the NW corner of Phase 2 and one in the NE corner of Phase 2. The substations measure approximately 4m x 3.5m x 3m to the ridge and are constructed of brick.

## **6.0 RELEVANT APPLICATIONS**

- 6.1 2020/0225/COU - Change of use of Unit 4B within Dakota Business Park from flexible employment uses (use classes B1, B2 or B8) to flexible employment uses with leisure (use classes B1, B2, B8 or D2), along with the creation of a link between Unit 4B and Building 5. PENDING CONSIDERATION.
- 6.2 2019/1182/ARM - Approval of Reserved Matters - Erection of 267 dwellings including details of appearance, landscaping, layout and scale. Discharge of Condition Nos. 5, 8, 14, 16, 18, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 35 from outline planning permission 2015/0171/OUT. PENDING CONSIDERATION.
- 6.3 2019/0947/ARM - Proposed re-plan of plots 74-88 and 116-131 of reserved matters 2017/0431/ARM to provide 16 no. detached houses (net loss of 15 dwellings). PENDING CONSIDERATION.
- 6.4 2019/1093/FUL - Variation of Condition No. 12 imposed on planning permission 2015/0171/OUT to read: The road linking the A59 Liverpool Road South and Tollgate Road as approved in full under planning permission ref 2018/0525/HYB shall be implemented in accordance with S38 and S278 Agreements prior to the occupation of the 150th dwelling or the 1st January 2021 whichever is the soonest. Variation of Condition No. 36 imposed on planning permission to vary trigger points for monitoring and implementation of junction improvements at Liverpool Road South/Square Lane. RESOLVED TO BE APPROVED SUBJECT TO A S106 AGREEMENT.
- 6.5 2019/0962/CON - Approval of Details Reserved by Condition No. 4 of planning permission 2015/0171/OUT relating to a phasing programme for the whole of the site. APPROVED.
- 6.6 2019/0438/FUL - The erection of a building for use as employment (B1, B2 or B8) or leisure (D2), together with the laying of an access road from the existing roundabout at Tollgate Road, and other associated works. APPROVED.
- 6.7 2019/0311/ARM – Reserved Matters - Construction of seven employment buildings (falling

within use classes B1, B2 & B8) comprising a total of 11,721 sqm (GEA) and associated works pursuant to outline planning permission Ref. 2015/0171/OUT. Including Approval of Details Reserved by Condition 8 (Highways), 16 (Arboricultural Method Statement), 18 (Landscaping), 27 (Foul/Surface Water Drainage Strategy), 28 (Foul Drainage), 29 (surface water regulation system), 31 (Levels) and 35 (Noise). APPROVED.

- 6.8 2018/0525/HYB - Hybrid Application - Full planning permission for the construction of a link road between Tollgate Road/Ringtail Road and the Phase 1 residential development of the Yew Tree Farm site including associated drainage and other works; and Outline planning permission for the construction of 31,100 sqm of B1, B2 and/or B8 employment development (all matters reserved except for access positions from the existing/new roads) together with the provision of related infrastructure including the construction of drainage works, services and related utilities. APPROVED.
- 6.9 2017/0431/ARM - Approval of Reserved Matters for 146 dwellings with associated car parking and landscaping for phases 1a & 1b (denoted as 1 & 1a on the Outline approved master plan). The reserved matters for which consent is sought on these two phases are appearance & scale, layout and landscaping. Discharge of Condition No. 27 (foul and surface water drainage strategy) and Condition No. 35 (updated noise assessment) of planning permission 2015/0171/OUT. APPROVED.
- 6.10 2015/0171/OUT - Demolition of the existing buildings, and outline planning permission (including details of access) for the erection of up to 580 dwellings (C3); Extra Care or Care Accommodation (C2); a Local Centre (comprising up to 500m<sup>2</sup> of A1, A2, A3, A4 and A5 floorspace; and community uses); the construction of 4.6 hectares of Employment Development (up to 13,800m<sup>2</sup> of B1, B2 and B8 floorspace); the provision of open space and associated recreation facilities (including parkland, allotments, play areas, a linear park, cycle and pedestrian facilities); together with the provision of related infrastructure including the construction of drainage works (including sustainable urban drainage systems), roads, services and related utilities; and associated works. APPROVED SUBJECT TO A S106 AGREEMENT.
- 6.11 2014/1054/SCO - Scoping Opinion - Residential-led mixed-use development - Development IS EIA development (25.11.2014).

Land to south-west at end of Lordsgate Lane

- 6.12 2016/0406/FUL - Erection of 6 No. (3 pairs of semi-detached) dwellings. APPROVED

**7.0 CONSULTEE RESPONSES**

- 7.1 United Utilities (25/03/2020) – no objection subject to conditions.
- 7.2 Lead Local Flood Authority (20/01/2020) – No comment to make as did not require consultation.
- 7.3 LCC Highways – (06/04/2020) – No objection.

**8.0 OTHER REPRESENTATIONS**

- 8.1 Burscough Town Council has object to the application on the basis of the following:

Jacob's report at present, is still not available for consideration for the application;

The Master Plan stated "ensures that appropriate infrastructure improvements will be in

place to support new development". We know with the UU failed funding bid in 2015 that is not happening with regard to drainage, therefore that assumption should not have been made;

The diversion of Lordsgate Lane surface water to the YTF SuD's system hasn't happened, which would alleviate flooding in that area;

The pumping station will only cope with the effluent discharge from this phase of YTF. This could lead to a proliferation of stations within further phases. UU have previously expressed a general concern on the use of pumping stations and states "A proliferation of pumping stations on phased developments should be avoided". Given the fact that YTF is the single largest phased development in Burscough and that phase 2 is a significant housing development, we feel this concern should be taken very seriously;

BFG have estimated an average tank capacity of 1.5 hours. Why isn't that included in the application details? We agree that even with the proposed telemetry it will still add a significant effluent discharge, from 267 houses into the current system. This could further add to downstream flooding during heavy rainfall events. Even with BFG's suggested increase in tank size we cannot see a solution to the problem;

In conclusion we consider that the application will only add to the current flooding problems, in contravention of policies within the NPPF, the WLLP and the Neighbourhood Plan. In addition we still cannot see any demonstrated proof of any infrastructure improvement. This again contravenes the aforementioned policies and we again refer to the YTF Master Plan, which is not working, and Neighbourhood Plan policy BP11.

- 8.2 I have also received an objection to planning application 2019/1182/ARM from Burscough Flood Group, which references this current application 2019/1316/FUL. In summary, the objection in so far as it relates to the current application, refers to the fact that adding proposed homes from Phase 2 will significantly add to the existing foul water flooding problems in Burscough. The proposed redirection of surface water from combined systems in Lordsgate Lane to free up capacity for foul water has not happened. The representations indicate that there has been a 25% increase in new homes in Burscough since 2005 with no additional foul network capacity.

Issues have also been raised on the following grounds: inadequacy of surface water drains; - Langleys Brook problems; - objection to the diversion of surface water from foul sewers into the watercourses; - proposal doesn't accord with the YTF Masterplan or Policy SP3 of the Local Plan in terms of dealing with network capacity issues; - first phase of development has failed to deliver the required reduction in surface water flows into the foul sewer network which will continue to increase as the number of dwellings increases; - as such, the development of Phase 2 will put a significant burden on an already overloaded foul sewer network and exacerbate the system contrary to the Burscough Parish Neighbourhood Plan and the NPPF; - BFG's flood record reports should be taken into consideration as well as the recently finalised Jacobs report.

## **9.0 SUPPORTING INFORMATION**

- 9.1 The application is supported by the following information:  
Supporting Letter

## **10.0 RELEVANT PLANNING POLICIES**

- 10.1 The National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG), West Lancashire Local Plan (2012-2027) (WLLP) and Burscough Parish

Neighbourhood Plan provide the policy framework against which the development will be assessed. The site is subject of a Supplementary Planning Document: Yew Tree Farm Masterplan (February 2015) which aims to guide developers and their applicants in their proposals and planning applications for development on the site.

10.2 The site is allocated as SP3 – Yew Tree Farm, Burscough – A Strategic Development Site. The site also falls within the Mineral Safeguarding Area as designated under Policy M2 of the Joint Lancashire Minerals and Waste Local Plan.

10.3 The following policies apply:

National Planning Policy Framework (NPPF)

Section 2 Achieving sustainable development

Section 4 Decision making

Section 6 Building a strong, competitive economy

Section 8 Promoting healthy and safe communities

Section 9 Promoting sustainable transport

Section 11 Making effective use of land

Section 12 Achieving well-designed places

Section 14 Meeting the challenge of climate change, flooding and coastal change

Section 15 Conserving and enhancing the natural environment

Section 17 Facilitating the sustainable use of minerals

West Lancashire Local Plan (2012-2027) DPD

SP1 – A Sustainable Development Framework for West Lancashire

SP3 – Strategic development Site: Yew Tree Farm

GN1 – Settlement Boundaries

GN3 – Criteria for Sustainable Development

RS1 – Residential Development

EC1 – The Economy and Employment Land

IF2 – Enhancing Sustainable Transport Choice

IF3 – Service Accessibility and Infrastructure for Growth

EN1 – Low Carbon Development and Energy Infrastructure

EN2 – Preserving and Enhancing West Lancashire's Natural Environment

Burscough Parish Neighbourhood Plan

BPI1: Development and Infrastructure

BPI2: Surface Water Drainage

BPI3: Foul Water Drainage

BPH1: New Residential Development

BPT1: Transport and Development

BPT2: Environmental Improvement Corridors

BPD1: Design and Accessibility Principles

BPC1: Community Infrastructure

10.4 The following supplementary planning documents are also relevant:

SPD – Yew Tree Farm Masterplan (Feb 2015)

SPD – Design Guide (Jan 2008)

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

### Background

11.1 Outline planning permission, with all matters reserved except access, was granted for a mixed-use development on the site (comprising up to 580 dwellings, care accommodation,

a local retail centre, community uses, 4.6 hectares of employment development, the provision of open space and associated recreation facilities including a linear park) on 20<sup>th</sup> March 2017 (Ref: 2015/0171/OUT). The outline permission includes 36 conditions and a S106 Agreement.

- 11.2 The first phase of residential development for 146 dwellings along with the access onto Liverpool Road South and the first part of the spine road was granted planning permission in October 2017 and is well under way. The remainder of the spine road and outline permission for employment purposes along Tollgate Road was granted permission in November 2018 and more recently, reserved matters approval was granted for employment and leisure units accessed off Tollgate Road (July 2019). Work has now commenced on these units. An application for the second phase of residential development (267 dwellings) is currently under consideration (2019/1182/ARM).
- 11.3 This application forms part of the wider site's infrastructure provision. It not only aims to provide electricity capacity along with foul water infrastructure for Phase 2, but also for other future Yew Tree Farm phases. In terms of the delivery of development on the YTF site, the applicant as landowner, is responsible for providing infrastructure such as the link road, shared public open space area, swales, SUDs and foul pumping station. In addition to this, the applicant advises that he is also contractually obliged to construct the first stretches of the access roads into Phase 2, a temporary construction access and two substations.

#### Principle of Development

- 11.4 The principle of development on the site has already been established through the approval of outline permission under planning reference 2015/1071/OUT. Subsequent details for the link road between Liverpool Road South and Tollgate Road have also been approved. The proposed infrastructure works do not prejudice the delivery of the remaining mixed use scheme on the site covered by the outline permission nor the adopted Supplementary Planning Document: Yew Tree Farm Masterplan. There have been no significant policy changes in the interim which may have affected this decision, therefore I am satisfied that the principle of development remains compliant with the aims and objectives of the NPPF and Policies RS1 and SP3 of the Local Plan.

#### Siting, Layout and Design

- 11.5 Policy GN3 of the Local Plan states that new development should add to the distinctive character and visual amenity of the area. Proposals should consider the scale of new development and ensure that the height and massing is appropriate in relation to the neighbouring properties and the surrounding environment. This guidance is reiterated within Policy DP5 of the Council's SPD Design Guide and the YTF Masterplan.
- 11.6 The external appearance, layout, scale and design of the proposed substations and foul pumping station is considered acceptable and appropriate on this large development site. In my view the brick substations will have the appearance of a detached garage which will harmonise with future residential development on the site. The foul pumping station will be secured with colour coated paladin fencing and be screened by landscaping. On this basis, I consider that the proposed development will be in accordance with Policy GN3 of the Local Plan, Policy BPD1 of the Burscough Parish Neighbourhood Plan and the Council's SPD Design Guide.

#### Drainage

- 11.7 In terms of drainage, it is known that there are surface water flooding issues in the

Burscough area and secondly, the foul water system is reaching capacity. At the time the outline planning application was considered, the statutory bodies assessing the impact of the proposed development on the above matters (United Utilities (UU), Environment Agency (EA) and LCC Lead Local Food Authority) did not raise any objections to the proposal. Stringent conditions were imposed on the outline planning permission requiring details of the surface water management scheme and compliance with the Flood Risk Assessment submitted. Subsequently, a detailed drainage strategy and specific drainage details for Phase 1 and the employment development on the site have been agreed as part of the relevant Reserved Matters applications.

- 11.8 This application brings forward the need to provide a foul pumping facility on the wider Yew Tree Farm site due to levels constraints (i.e. a rising main and foul pumping station with back-up storage capacity is required to "move" foul sewage along the sewer network). The provision of the foul pumping station will enable further development to take place on the allocated part of the site (Phase 2) as well as provide a single pumping facility for any future development on land to the south (currently safeguarded from development) thus dealing in a comprehensive way with future foul water requirements.
- 11.9 Objections from Burscough Town Council and Burscough Flood Group have been raised with regards the impacts of future development on the current foul sewer network in Burscough. However, in my view, this application seeks to ensure the foul water requirements of future development on Phase 2, the potential school site and safeguarded land to the south can be adequately accommodated. The quantity of foul flow to be pumped per day has been calculated for the equivalent of 330 dwellings using national standard design parameters. The volumetric rate of domestic foul flow (usually expressed as litres per second) varies throughout any given 24 hour period and follows an accepted diurnal pattern, with increased flows occurring at breakfast, lunch, teatime and bedtime. Overnight flows are generally the lowest. The rate of foul flow generated from the proposed 267 dwellings in Phase 2 is expected to vary between 1.0 and a maximum of 12.3 l/s.
- 11.10 Emergency storage (based on 330 dwellings) will be provided at the foul pumping station in the event of complete power failure. This is intended to provide sufficient time for the maintenance team to attend and restore power. The pumps will operate when required and as indicated in the approved Drainage Summary Statement for the overall site. Consequently the development of Phase 2 will not put any burden on the existing foul sewer network.
- 11.11 I am aware of the flooding issues experienced in the Burscough area and the information submitted to the Council by Burscough Flood Group. I am also aware that some foul water capacity will be created when surface water diversion works have been implemented from properties along Lordsgate Lane into the Yew Tree Farm SuDS network (the trigger for these works does not occur until occupation of the 150th dwelling, which has not yet been reached). However, work is well under way to implement the diversion works with Basin E already being excavated in order to receive flows. It has also been confirmed by the applicant that the SW runoff from the six new houses at the end of Lordsgate Lane is now discharging to the YTF SuDS as agreed.
- 11.12 Whilst I understand the concerns of BFG and the Town Council, I am satisfied that the principles of the overarching drainage strategy have been adhered to. United Utilities, as the foul water infrastructure regulators, are satisfied with the details of the application and therefore I consider the proposed foul pumping station acceptable and in compliance with the NPPF, Policy GN3 of the Local Plan, the Yew Tree Farm Masterplan SPD and Policies BPI1, BPI2 and BPI3 of the Burscough Parish Neighbourhood Plan.

## Highways

11.13 The full details of the link road between Liverpool Road South and Tollgate Road have been approved through the hybrid application 2018/0525/HYB and the first phase of residential development 2017/0431/ARM; however, part of the southern footway/cycleway of the link road was not included in either of these two applications. This now forms part of the current application and is considered to complete the full details of the link road to an acceptable standard. In addition, the creation of two access points into the Phase 2 development area is acceptable and in compliance with the phased development of the site to facilitate future development on Phase 2. The visibility splays and width of estate road are considered acceptable to LCC Highways, as is the provision of a temporary construction access. This will be removed and landscaped in accordance with the submitted details once development on Phase 2 has been completed. I consider the development complies with NPPF, Policy GN3 of the Local Plan, the Yew Tree Farm Masterplan SPD and Policy BPT1 of the Burscough Parish Neighbourhood Plan.

## Impact on Neighbouring Amenity

11.14 Policy GN3 of the Local Plan allows development provided it retains or creates reasonable levels of amenity for occupiers of the neighbouring and proposed properties. Provided any dwellings located within future Phase 2 development are located more than 15m from the wet well of the pumping station, I am satisfied that there will be no impact on the amenity of existing and future residents. Furthermore, I consider the proposed substations are located a sufficient distance from any existing and approved dwellings as well as the proposed public open space area and as such, the proposed development is compliant with relevant Local Plan and Burscough Neighbourhood Plan policies.

## Ecology/Landscaping

11.15 There are no protected habitats within this site and no trees are proposed to be removed. The full implications of the wider site in terms of ecology, landscape and trees has been addressed within the outline planning permission for the wider site. In terms of the specific development, a landscaping plan has been submitted which indicates screening of the foul pumping station and restoration of the temporary construction access with landscaping. I am therefore satisfied that the proposed development meets the requirements of Policy EN2 of the local plan.

## Summary

11.16 I consider the up-front delivery of the proposed development will not have a significant impact on visual or residential amenity, ecology, highways or drainage and will ensure that critical infrastructure will be delivered at an early stage and that on this basis, I am satisfied that the proposal complies with relevant national and local policies.

## **12.0 RECOMMENDATION**

12.1 That planning permission be GRANTED subject to the following conditions and reasons:

### **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:



Plan reference 16079-EW\_P2-01 Rev B "Enabling Works, Substation and Foul Water Pump Station" received by the Local Planning Authority on 5th March 2020;  
Plan reference 16079-EW\_P2-02 Rev A "Site Location -Phase 2 Substation and Foul Water Pump Station" received by the Local Planning Authority on 5th March 2020;  
Plan reference 16079-D203 Rev F "Spine Road Layout and Basin C" received by the Local Planning Authority on 5th March 2020;  
Plan reference 16079-D204 "Basin C Cross Sections Sheet 1" received by the Local Planning Authority on 20th December 2019;  
Plan reference 16079-D205 "Basin C Cross Sections Sheet 1" received by the Local Planning Authority on 20th December 2019;  
Plan reference 16079-PS-01 Rev D "FW Pump Station-Site Layout and Location Plan" received by the Local Planning Authority on 20th December 2019;  
Plan reference 16079-PS-02 Rev D "FW Pump Station-Pump Station Detail Plan" received by the Local Planning Authority on 20th December 2019;  
Plan reference 16079-PS-03 Rev D "FW Pump Station-Sectional Elevation" received by the Local Planning Authority on 20th December 2019;  
Plan reference 16079-PS-04 Rev D "FW Pump Station-Gravity Storage Tank Details" received by the Local Planning Authority on 20th December 2019;  
Plan reference 900350-026 Rev O "Typical brick Housing for Substation" received by the Local Planning Authority on 20th December 2019;  
Photograph of typical image of pump station received by the Local Planning Authority on 20th December 2019

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 temporary construction access shall be closed and the land reinstated in accordance with a landscaping scheme which shall first be approved in writing by the Local Planning Authority, prior to completion of any development approved on Phase 2 (as indicated within the phasing approved by 2019/0962/CON).

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 and EN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

4. Notwithstanding the details shown on the approved drawings, no part of the development shall be brought into use until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.

The details shall relate to all land surfaces not built upon and shall include:

-hard surfaced areas and materials

-planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work.

-existing plants / trees to be retained

-a detailed regime for the ongoing and longer term maintenance of all soft landscaping is also required to be submitted for approval.

The approved landscaping works shall be implemented and completed prior to the use of the substations/foul water pumping station unless otherwise agreed in writing by the Local Planning Authority.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 7 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

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 and EN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

5. Prior to the erection of the fencing/gates enclosing the foul water pump station hereby approved the fencing/gates shall be painted or powder coated dark green.

Reason: To ensure a satisfactory external appearance in the interests of visual amenity and to comply with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

6. The substation buildings shall be constructed from materials identified within the email dated 6th April 2020 from Lichfields, that is brick lbstock Red Leicester Weathered Red and Grey concrete roof tiles.

Reason: To ensure that the external appearance of the buildings 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.

7. No habitable building shall be sited within 15m of the outside of the wet well of the foul pumping station hereby approved.

Reason: To protect the amenity of future residents and to comply with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

### **Note(s)**

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980, Section 184, Lancashire County Council must specify the works to be carried out. Only Lancashire County Council or a contractor approved by the County Council can carry out these works. Therefore, before any access works can start you must contact the Environment Directorate for further information by telephoning the Area Surveyor South 01772 658560 or writing to the Area Surveyor South, Lancashire county Council, Cuerden Way, Bamber Bridge, Preston, PR5 6BS quoting the planning application number.

2. Applicants and developers are advised to promote good neighbourliness by reference to the Considerate Constructors Scheme (CCS). This is an independent organisation set up by the construction industry, which promotes a voluntary code, to promote good neighbourliness when large housing sites are under construction. If a developer has signed up to the code, they are required to display this on the site and members of the public can report any alleged breaches of the code to the CCS. Details of the scheme can be found on the following website [www.ccscheme.org.uk](http://www.ccscheme.org.uk).

3. **NOTE FROM UNITED UTILITIES**

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the developer to consider the following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

We recommend the applicant implements the scheme in accordance with the surface water drainage hierarchy outlined above.

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for adoption and United Utilities' Asset Standards. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, if the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

Details of both our S106 sewer connections and S104 sewer adoptions processes (including application forms) can be found on our website <http://www.unitedutilities.com/builders-developers.aspx>

Please note we are not responsible for advising on rates of discharge to the local watercourse system. This is a matter for you to discuss with the Lead Local Flood Authority and / or the Environment Agency if the watercourse is classified as main river.

#### 4. UNITED UTILITIES NOTE

Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction.

For advice regarding protection of United Utilities' assets, the applicant should contact the teams as follows:

Water assets - [DeveloperServicesWater@uuplc.co.uk](mailto:DeveloperServicesWater@uuplc.co.uk)

Wastewater assets - [WastewaterDeveloperServices@uuplc.co.uk](mailto:WastewaterDeveloperServices@uuplc.co.uk)

It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website:

<https://www.unitedutilities.com/property-searches/>. You can also view the plans for free. To make an appointment to view our sewer records at your local authority please contact them direct, alternatively if you wish to view the water and the sewer records at our Lingley Mere offices based in Warrington please ring 0370 751 0101 to book an appointment.

Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and we do not always show private pipes on our plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

For any further information regarding Developer Services and Planning, please visit our website at <http://www.unitedutilities.com/builders-developers.aspx>

### **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

SP3 - Strategic development Site: Yew Tree Farm

GN1 - Settlement Boundaries

GN3 - Criteria for Sustainable Development

RS1 - Residential Development

EC1 - The Economy and Employment Land

IF2 - Enhancing Sustainable Transport Choice

IF3 - Service Accessibility and Infrastructure for Growth

EN1 - Low Carbon Development and Energy Infrastructure

EN2 - Preserving and Enhancing West Lancashire's Natural Environment

Burscough Parish Neighbourhood Plan

BPI1: Development and Infrastructure

BPI2: Surface Water Drainage

BPI3: Foul Water Drainage

BPH1: New Residential Development

BPT1: Transport and Development

BPT2: Environmental Improvement Corridors

BPD1: Design and Accessibility Principles

## BPC1: Community Infrastructure

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.