

No.1	APPLICATION NO.	2019/0719/FUL
	LOCATION	Land To The South Of Northfield Skelmersdale Lancashire
	PROPOSAL	Erection of 27 dwellings with associated access, parking and landscaping.
	APPLICANT	Tawd Valley Developments
	WARD	Ashurst
	PARISH	Unparished - Skelmersdale
	TARGET DATE	15th October 2019

1.0 SUMMARY

1.1 This application is for the construction of 27 dwellings. Six of the dwellings will be affordable. The proposed design, layout and appearance is considered to be acceptable. The development will not have a significant detrimental impact on highway safety and adequate parking has been provided. Satisfactory interface distances have been achieved in order to protect neighbouring residential amenity. I consider the proposal complies with the relevant policies of the Local Plan and is acceptable in principle.

2.0 RECOMMENDATION: APPROVE WITH CONDITIONS AND A S106 AGREEMENT

3.0 THE SITE

3.1 The site is an undeveloped overgrown field which lies to the east of Whalleys Road, to the north of Ashurst Road and to the south of Northfield, an access road which serves St. James Catholic Primary School is located to the east of the site. The site is mainly grassed with trees and shrubs.

4.0 THE PROPOSAL

4.1 This application seeks planning permission for the construction of 27 dwellings. Six of the dwellings will be affordable. The units will comprise of a mix of 2, 3 and 4 bed, detached and semi-detached two storey properties. A new vehicular access is proposed to the south of the site off Ashurst Road.

5.0 PREVIOUS RELEVANT DECISIONS

5.1 None.

6.0 OBSERVATIONS OF CONSULTEES

6.1 LCC School Planning Team (24.07.19) - Contribution towards educational places not required.

6.2 LCC Highways (05.08.19 & 28.02.20) – No Objections subject to conditions.

6.3 United Utilities (13.08.19) – No objection subject to conditions.

6.4 The Coal Authority (05.18.19) - No objection subject to conditions.

6.5 MEAS (29.08.19) - No Objection; Suggests conditions.

6.6 Lead Local Flood Authority (20.09.19) No Objections subject to conditions.

- 6.7 Environmental Health (11.10.19) – No Objections subject to phase 2 ground investigation condition.
- 6.8 Environmental Health (23/10/19) – No Objections subject to noise assessments.

7.0 OTHER REPRESENTATIONS

- 7.1 I have received a considerable number of objections from local residents in response to the proposal. I have also received a petition containing approximately 145 signatures. The main points of concern are summarised as follows:

Loss of wildlife – deer, hedgehogs, bats and birds.
Loss of mature trees.
Loss of amenity area used by dog walkers and children.
Loss of open greenspace.
Importance of green spaces to mental and emotional wellbeing.
Damage to nature conservation.

Increase in traffic congestion in an already busy area.
Increase in traffic pollution.
Highways safety issues – danger to school children entering and leaving the school.

Too many new houses being built in the area – five sites currently under construction within 500m of the site – an excess of 1000 new homes.

Lack of services for new house owners which include schools, doctors, dentist, buses. The area is being overwhelmed by housing with no regard for the fact that there is only one GP practice, one dental surgery, very few shops and insufficient parking. School availability is inadequate for the increasing population. The infrastructure simply cannot cope.
Public transport is non-existent after 7pm.

Lack of parking in the area – existing parking problems with the school next door, this land would be best put to use as a car park for the adjacent school.
Believe the school have previously enquired about using this land as a car park but have been turned down.

Increase in surface water flooding from increase in hard surface area and flash flooding when surface water is piped to the river.
The subway out of Melbreck has been permanently flooded since before Christmas.
Building more houses would not improve the area.

Increase in noise, dust and large vehicles during construction stage.

This land was allocated for much needed community facilities, small business units and car parking.
This land is not zoned for housing.
Existing mines in Ashurst.
Surprised this land can be built on due to existing ground conditions and existing problems.

8.0 SUPPORTING INFORMATION

Planning Statement

Design and Access Statement
Affordable Housing Statement
Ecological Survey and Assessment
Flood Risk Assessment and Drainage Strategy
Phase 1 preliminary risk assessment - Coal Mining Risk Assessment
Tree Survey
Transport Assessment

9.0 RELEVANT PLANNING POLICY

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

The site is located within the settlement area of Skelmersdale as designated in the West Lancashire Local Plan 2012-2027 DPD.

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
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 Advice

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 CORPORATE DIRECTOR OF PLACE AND COMMUNITY

Principle of Development

- 10.1 The NPPF supports growth of areas to supply new homes in sustainable locations. Policy SP1 of the Local Plan re-iterates this approach. Policy RS1 of the Local Plan states that within the Regional Town, residential development will be permitted on brownfield sites and on greenfield sites not protected by other policies, subject to the proposals conforming with all other planning policy. This site is located within the settlement area of Skelmersdale and is not allocated for a specific use. Therefore, the principle of a residential development on the site is acceptable subject to other relevant planning policies.

Affordable and Specialist Housing

- 10.2 Policy RS2 of the Local Plan requires that 20% of the dwellings on this site should be affordable. The proposed development will provide 6 affordable units comprising semi-

detached houses for affordable rent and it is envisaged that they will be managed by the Council as part of its housing stock. The scheme provides the required level of affordable housing and is therefore compliant with Policy RS1 in the Local Plan.

- 10.3 For developments of this size Policy RS2 requires 20% of the units to be designed as accommodation for the elderly. There is no specific definition of 'elderly accommodation' and each case is considered on its own merits. In this case, whilst the dwellings themselves will not be constructed for use by the elderly without adaptation, they will be constructed to meet current Building Regulations Part M4(2) with the structure designed to ensure minimal work is required in any future adaptation that may be necessary. The scheme also provides some smaller properties. Therefore, I am satisfied that the proposed development complies with Policies RS1 and RS2 in this respect.

Siting, Layout and Design

- 10.4 The layout of the site allows for a main spine road to be taken directly off Ashurst Road. The majority of the dwellings front the spine road which splits into a fork shape with the exception of four dwellings which front onto Northfield, but are still accessed by the spine road. The layout has been designed to ensure that there would be dwellings fronting onto Northfield, Whalleys Road and Ashurst Road. This ensures an active frontage onto these roads whilst avoiding a layout which is overtly inward looking and thereby meeting a key policy aim.
- 10.5 The residential units would be two storey in height and there would be a mix of detached and semi-detached properties which is considered to be appropriate and in keeping with the surrounding area. In terms of the level of amenity afforded to residents of the development, I am satisfied that the private rear gardens accord with the standards advised in the Council's Design Guide SPD. The proposed development would provide adequate interface distances between the dwellings.
- 10.6 Details of appropriate soft and hard landscaping have been submitted with the scheme. 1.2m high railings will run around the western, southern and eastern boundary of the site. A 1.8m high brick wall with trellis above will be provided to the plot boundaries along the northern aspect of the site which runs alongside Northfield. This brick wall boundary will be set back from the footpath and will be softened by appropriate landscaping.

Impact on Residential Amenity

- 10.7 In terms of the relationships between the proposed dwellings, I am satisfied that the proposed layout accommodates the required interface distances. The application has been subject to a number of revisions to ensure that the interface distances are met and has resulted in the reduction of number of dwellings proposed on the site.
- 10.8 There is potential for the proposed properties to be affected by road traffic noise from both Whalleys Road and Ashurst Road and a landscaping buffer along the periphery of the site is proposed to help mitigate against this. Environmental Health consider a noise assessment is required which should inform whether any mitigation is required to both the internal and external areas of the properties to meet guideline values. This survey and mitigation can be secured by planning condition.

Highways

- 10.9 A new vehicular access to the site is provided from Ashurst Road and a principal spine road will run through the site with a 5m carriageway. A 2m wide footway is provided along Northfield to allow a safe pedestrian access to the school and dwellings and also

connects to the existing network of footpaths to the north east of the site and to the bus stop close to the north west corner of the site. A new footpath will also be provided to the south east of the site with a pedestrian crossing over Ashurst Road to Lyndale. Footpaths have been limited within the site and access throughout the site is over a series of linked shared surfaces connected to the surrounding pedestrian and cycle network. The shared surfaces all have a minimum 2m wide grassed service strip except where crossovers are required.

- 10.10 In terms of car parking Policy IF2 and Appendix F in the Local Plan provide details of parking requirements. The proposed layout meets the required standards.
- 10.11 I have consulted the Highway Authority who have raised no objections to the proposal. On that basis the development would not result in a significant impact on highway safety or parking within the local area.

Ecology

- 10.12 An Ecological Assessment has been submitted with the application and Merseyside Environmental Advisory Service (MEAS) have advised that the conclusions are acceptable. The young trees present within the site were considered to provide negligible opportunities for roosting bats. However, habitats adjacent to the site are considered to be suitable for bat foraging and commuting. Lighting for the development may affect the use of these areas so a lighting scheme can be designed so that it protects ecology and does not result in excessive light spill onto the adjacent habitats in line with NPPF. This can be secured by condition. In order to mitigate for the loss of bird breeding habitat, bird nesting boxes should be erected within the site. Details can be secured by planning condition.
- 10.13 An Environmental Management Plan (CEMP) to manage and mitigate the main environmental effects during the construction phases of the proposed development will be required by condition.

Trees

- 10.14 All existing trees on the site would be removed to accommodate the proposed layout. It appears that most or all of the tree cover has developed from self-set trees as a result of natural generation, due to the land being fallow for many years. The site consists of predominately Goat Willow and Birch which are pioneer species associated with natural regeneration. I have sought the advice of the Council's Tree and Landscape Officer who has no objections to the proposal. The submitted landscaping scheme proposes replacement tree planting and is considered to be acceptable in principle.

Drainage

- 10.15 The site is located within Flood Zone 1, which indicates that the site is at low risk of flooding. A Flood Risk Assessment (FRA) and Drainage Strategy has been submitted to accompany the application. The application form states that foul water from the dwellings is to be connected to the existing main sewers. In terms of surface water drainage, it is unlikely that infiltration will work in this location and there are no nearby watercourses so it is likely that surface water runoff will be disposed into the public sewer. Both the Lead Local Planning Authority and the Council's drainage officer have been consulted and have raised no objections to the proposal subject to planning conditions requiring the submission of full surface water drainage strategy details.

Coal Working Area / Ground Investigations

- 10.16 The application site falls within the defined Development High Risk Area which means that within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application. The Coal Authority records indicate probable unrecorded coal mine workings at shallow depth beneath the application site.
- 10.17 A Coal Mining Risk Assessment Report has been submitted which identifies that shallow mine workings present a risk to the proposed development and recommends intrusive site investigations to confirm the risk posed. The Coal Authority have been consulted and concur with the conclusions and recommendations of the Coal Mining Risk Assessment Report. The Coal Authority recommends that a planning condition should be imposed requiring these site investigation works prior to commencement of development on the site.
- 10.18 A phase 1 preliminary risk assessment report has been submitted and although the report deems the site to present a low risk to end users it concludes that a phase 2 intrusive site investigation is undertaken. Environmental Health have been consulted and concur with this conclusion but recommend that gas monitoring should be carried out. This can be secured by planning condition with the results submitted to the Local Authority for agreement before works commence on site.

Planning Obligations

- 10.19 The development of this site will be subject to a S106 Agreement to ensure the delivery of the required level of affordable housing.

Summary

- 10.20 In summary, it is considered that the principle of residential development at this site is acceptable. I am satisfied that there will be no significant detrimental impact upon the character of the area, amenity of neighbouring properties, biodiversity, trees or highway safety. The development is considered to be compliant with relevant planning policies and accords with the NPPF and relevant policies of the Local Plan.

11.0 RECOMMENDATION

- 11.1 That the decision to grant planning permission be delegated to the Corporate Director of Place and Community subject to the applicant entering into a planning obligation under S106 of the Town and Country Planning Act 1990 to secure:

The delivery terms, conditions and delivery of the affordable housing units

- 11.2 That any planning permission granted by the Corporate Director of Place and Community be 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:
Plan reference Site Location Plan 0001 Rev B, Existing Site layout 0002 Rev A, 0315 Rev A T4 Plans, 0366 T6 Elev, 0365 T6 Plans, 0376 T8 Elev, 0375 T8 Plans, 0386 T1 Elev,

0385 T1 Plans, 0301 Rev E T1 Elev, 0300 Rev E T1 Plans received by the Local Planning Authority on 3rd February 2020

Plan reference 0004 Rev D Site Layout Plan, Proposed Roof Plan 0005 Rev C, 0361 Rev C T5 Elev, 0360 Rev C T5 Plans, 0321 Rev G T1 Elev, 0320 Rev G T1, 0331 Rev F T3 Elev, 0330 Rev F T3 Plans, 0316 Rev B T4 Elev received by the Local Planning Authority on 5th March 2020

Plan reference General Arrangement L01 Rev P04, Fencing and Furniture L03 Rev P04, Soft Landscape L04 Rev P04, Hard Landscape L02 Rev P04 received by the Local Planning Authority received by the Local Planning Authority on 6th March 2020

Plan reference P1_S01_SK_200331-001 by the Local Planning Authority received by the Local Planning Authority on 2nd April 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. 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) 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 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.

4. No development on the construction phase shall commence until details of the design of the surface water drainage system, based on sustainable drainage principles, have been submitted to and approved in writing by the Local Planning Authority. Those details should include:

a) A drainage strategy confirming the proposed means of surface water disposal together with a SuDS management and maintenance plan, if applicable;

b) Evidence of the existing site topography to include any existing surface water flow routes, drains, sewers and watercourses in a readable 3D Autocad .drawing format;

c) Evidence of site investigation, test results to confirm soil infiltrations rates and calculations to indicate existing SW runoff rates and volumes;

d) Demonstration that SW run-off will not exceed pre-development run-off rates and volumes and, for formerly developed land, that the requisite reduction in runoff will be achieved;

e) Demonstration that existing natural land drainage water (e.g. spring water, ground water or surface runoff) from surrounding areas that enters the site is managed in such a way to have no material impact by leaving the site in terms of nuisance (e.g. exacerbation of existing flooding) or damage;

f) Design calculations using relevant storm periods and intensities (e.g. 1 in 30 and 1 in 100 year + agreed allowance for climate change), runoff discharge rates and volumes (both pre and post development), facilities for temporary storage, the methods employed to delay and control SW 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 metres AOD;

g) Evidence that flood flows will be effectively managed within the site during the lifetime of the development including the construction period, will have no material impact by leaving the site in terms of nuisance or damage, or increase watercourse flows during periods of river flooding;

h) In addition to the normal printed input/output files supporting calculations for existing discharge rates (if applicable) and drainage proposals are to be submitted in an electronic format suitable for use in MicroDrainage software (e.g. mdx file format). Any flow control

details should be modelled using the Depth/ Flow Relationship for the Control Type for MicroDrainage version 2015 or earlier;

i) Existing and proposed 3D level data submitted in a suitable format i.e. CSV or Autocad .drawing; and

j) Existing and proposed catchment areas in a suitable format i.e. Autocad drawing.

The scheme shall be implemented in full in accordance with the approved details prior to first occupation of the first new dwelling, or completion of the development, whichever is the sooner.

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 drainage system shall be retained, managed and maintained in accordance with the approved details at all times for the duration of the development.

Reason: These details are required prior to the commencement of development 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.

5. 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.

6. Notwithstanding the submitted Phase 1 Preliminary Risk Assessment Report no development approved by this permission shall be commenced until a phase 2 intrusive ground investigation is undertaken

As part of the Phase 2 works it is the intention to carry out ground gas monitoring. It would be expected that a minimum of 3 months' worth of monitoring data, incorporating 6 monitoring visits, one of which will be undertaken during falling barometric pressure will be undertaken.

a. A further site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with current guidance and best practice. The identity of the person shall be notified to and be approved by the Local Planning Authority prior to the site investigations commencing. This further site investigation should more clearly identify the types and levels of contaminants present on site

b. The report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to and approved in writing by the Local Planning Authority prior to any remediation works taking place. The Local Authority must have approved such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless any identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.

c. Any approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance in accordance with a detail to be first agreed in writing by the Local Planning Authority. A suitably qualified person as first agreed in writing by the Local Planning Authority shall be present on site to supervise investigation and remediation works when such works are taking place. If during the works contamination is encountered which has not previously been identified then the Local Planning Authority shall be notified immediately and all works shall cease pending the submission of additional information on the nature of the contamination and proposals as to how the contamination shall be fully dealt with and an appropriate remediation scheme shall be agreed in writing with the Local Planning Authority and carried in accordance with agreed timescales.

d. Prior to the first occupation of the building on site a closure and validation report shall be submitted to and approved in writing by the Local Planning Authority.

The closure and validation report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: These details are required prior to the commencement of development to prevent harm to public health, to prevent pollution of the water environment and to comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

7. No development shall commence until an Ecological Management Plan (EMP) has been submitted to and approved in writing by the Local Planning Authority. The EMP shall propose measures to mitigate environmental biodiversity effects during the construction phases of the proposed development. With regard to ecology the EMP should include:

Reasonable Avoidance Measures for protected and notable species (including common toad, hedgehog, badger, brown hare and breeding birds);

Details of proposed lighting for the scheme designed to protect ecology and does not result in excessive light spill

Details of construction lighting, designed so to avoid light spillage into retained woodland habitats

Measures to avoid harm to breeding birds

Details of mitigation measures for bats and breeding birds such as bat and bird boxes

Fencing to be set off the ground to provide gaps for hedgehogs

Measures to prevent transfer of construction related pollutants into adjacent habitats

The development shall be implemented in accordance with the approved details.

Reason: These details are required prior to the commencement of development to as the proposed development may result in the loss of ecological habitat and as such precautions are required during the construction phase in order to comply with the provisions of Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

8. No development above slab level shall be carried out until a scheme for the protection of the proposed dwellings and gardens from noise from Whalleys Road and Ashurst Road has been submitted to and approved in writing by the Local Planning Authority. Works which form part of the approved scheme shall be completed for each affected dwelling before that dwelling is first occupied and permanently retained thereafter.

Reason: To safeguard local residents from noise and disturbance, and to comply with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document

9. No development above slab level shall be carried out 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 the associated electric vehicle charging points 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.

10. All hard and soft landscape works shall be carried out in accordance with the approved details shown on plan reference UG_141_LAN_SL_DRW_L04 Rev P03. 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

11. The development hereby approved shall not be occupied until all the highway works including the off-site highway improvements as agreed in the S278 agreement with Lancashire County Council Highways have been constructed in accordance with the approved plans.

Reason: 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 and IF2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document

12. No development shall commence on site until intrusive coal mining site investigation works are undertaken to establish the exact situation regarding coal mining legacy issues on the site. The results of these investigations shall be submitted to and approved in writing by the Local planning Authority in consultation with the Coal Authority. The submission of a report of findings arising from the intrusive site investigations shall include details of any remedial works necessary for approval. The remedial works identified shall be carried out in accordance with the approved details and timescales agreed.

Reason: These details are required prior to the commencement of development as the site is in a coal mining high risk area and in order to comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

13. 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, areas for the parking of construction workers' vehicles 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: To protect existing road users, to maintain the operation and safety of the local highway network, to minimise the impact of the construction works on the local highway network and ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

Note(s)

1. The applicant is advised that the new highway works including the new site access and off site highway works will need to be constructed under a section 278 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 Environment Directorate before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for "278 agreement".

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.