

No.4	APPLICATION NO.	2019/0867/FUL
	LOCATION	31 Becconsall Lane Hesketh Bank Preston Lancashire PR4 6RR
	PROPOSAL	Construction of 10 residential units.
	APPLICANT	Torus
	WARD	Hesketh-with-Becconsall
	PARISH	Hesketh-with-Becconsall
	TARGET DATE	28th November 2019

1.0 REFERRAL

- 1.1 This application was to be determined under the Council's delegation scheme, however, Councillor Ashcroft has requested it be referred to Committee to consider localised flooding matters.

2.0 SUMMARY

- 2.1 This application is for 10 no. affordable dwellings. The proposed design, layout and appearance is considered to be acceptable. The development will not have a detrimental impact on highway safety and adequate parking will be provided. Satisfactory interface distances have been achieved in order to protect neighbouring residential amenity. The development will not have an unacceptable impact on ecology or result in a risk of flooding on or off the site. I consider the proposal complies with the relevant policies of the Local Plan and is acceptable in principle.

3.0 RECOMMENDATION: APPROVE subject to conditions and S106 agreement.

4.0 THE SITE

- 4.1 The site is located at Becconsall Lane Farm on land to the rear of 19-27 Becconsall Lane. The bulk of the site is designated as Protected Land, while the southern portion which includes the access track and the majority of Plot 1 is located within the main settlement area. The land has previously been used as an orchard but appears to have been cleared at the time of the submission of the application. There are currently two points of access into the site, one via No. 31 Becconsall Lane to the east and the other via single track located between 17 and 19 Becconsall Lane to the west. The neighbouring land to the north lies within the Green Belt. The land to the south and west is residential in character and lies within the main settlement area.

5.0 THE PROPOSAL

- 5.1 This application seeks planning permission for the construction of ten affordable residential dwellings including associated access and landscaping.
- 5.2 The proposed development will comprise of 6 x 2 bedroom bungalows (Block Type 1) and 4 x 3 bedroom dormer bungalows (Block Type 2).

6.0 REVIIOUS RELEVANT DECISIONS

- 6.1 2014/0877/OUT – Outline – Affordable housing development including details of scale and means of access from Becconsall Lane. GRANTED 28.09.15.

- 6.2 2014/0179/OUT - Outline - Housing development including details of means of access. REFUSED 23.06.14.
- 6.3 2013/0946/OUT - Outline - Housing development including details of means of access. WITHDRAWN 29.11.13.

7.0 CONSULTEE RESPONSES

- 7.1 Lancashire County Council School Planning Team (10/09/2019) - An education contribution is not required.
- 7.2 United Utilities (18/09/2019) - no objections in principle.
- 7.3 Lancashire County Council (Highways) (27/11/2019) – No objections in principle Conditions recommended.
- 7.4 Environmental Health Officer Scientific Officer (10/01/2020) – No objections in principle. Condition recommended.
- 7.5 Environmental Health (17/10/2019) - No objections recommends planning conditions.
- 7.6 MEAS (21/05/2020) – Recommends planning conditions.
- 7.7 Lead Local Flood Authority (20/05/2020) – No objection.
- 7.8 Natural England (21/04/2020) – Comment that for residential development in this area, proportionate assessment of recreational disturbance impacts on the coastal designated sites resulting from the development is required via the Screening stage of the Habitats Regulations Assessment, as required under the Conservation of Habitats and Species Regulations 2017 (the Habitat Regulations) .

8.0 OTHER REPRESENTATIONS

- 8.1 Neighbour representations have been received objecting on the following grounds:

Narrow driveway;
Fails to protect amenity of neighbouring residents;
Local facilities such as school, doctor and dentist at capacity and development will result in further pressures;
Land owners working on land;
Clearance of land;
Information being withheld;
Drainage concerns;
Any buildings should be single storey to prevent any overlooking / loss of privacy;
Discrepancy in the date for objections to be received;
No thorough and full sequential search has been undertaken that looks at all available land;
No proven need for new affordable homes in this area;
The area is already overdeveloped;
Detrimental impact upon wildlife, protected species and trees;
Risk to human health;
How will site be serviced?;
Significant increase in traffic movements;
Damage to highway;
Negative impact upon transport infrastructure;

Documentation inconsistency;
No tree report submitted because the applicants removed all of the trees from the land in preparation for this application;
Becconsall Lane regularly suffers from significant problems with low water pressure;
Flooding concerns;
Transport links are poor;
Garden length short of 10m;
Access road encroachment onto 27 Becconsall Lane;
Land is protected land;
Visibility is poor at access due to trees and hedges;
What will happen on bin collection day?;
Has anybody thought about our farming communities who require water for their crops?

- 8.2 Merseyside & West Lancashire Bat Group (26/09/2019) – Considers that prior to determination of this application further information should be sought in relation to protected species including a tree roost assessment and potentially a dusk / dawn activity survey.

9.0 SUPPORTING INFORMATION

- 9.1 Tree Survey and Constraints Report (Amenity Tree Care)
- 9.2 Sequential Test (Rev 2) (Barton Willmore, July 2019) including updated note (received by the LPA on 27/11/2019)
- 9.3 Becconsall Lane Preliminary breeding bird appraisal survey (Amenity Tree Care, 23/07/2019)
- 9.4 Planning Statement (Rev 2) (Barton Willmore, August 2019)
- 9.5 Phase I Geo environmental Site Assessment (e3p, 31/07/2019)
- 9.6 GCN Appraisal/GCN eDNA Survey and Mitigation & Habitat Enhancement Measures Strategy (Amenity Tree Care, July 2019)
- 9.7 Extended Phase One Habitat Survey (Preliminary Ecological Appraisal) (Amenity Tree Care, 29/03/2019)
- 9.8 Drainage Strategy Report (version PO3) (29/11/2019)
- 9.9 Design and Access Statement (John McCall Architects, 28/07/2019)
- 9.10 Phase II Geoenvironmental Site Assessment (e3p, October 2019)
- 9.11 Remediation and Enabling Works Strategy (December 2019)
- 9.12 Ground Gas Addendum Report (December 2019)
- 9.13 Bat Roost Assessment Version 1 04/05/2020 (Amenity Tree Care)

10.0 RELEVANT PLANNING POLICIES

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

- 10.2 The site is partly designated as Protected Land and partly as a main settlement area in the West Lancashire Local Plan DPD (2012-2027).
- 10.3 **National Planning Policy Framework (NPPF) (February 2019)**
Promoting sustainable transport
Delivering a sufficient supply of homes
Achieving well designed places
Promoting healthy and safe communities
Meeting the challenge of climate change, flooding and coastal change
Conserving and enhancing the natural environment
Conserving and enhancing the historic environment
- 10.4 **West Lancashire Local Plan DPD (2012-2027)**
SP1 A Sustainable development framework for West Lancashire
GN1 Settlement boundaries
GN3 Criteria for sustainable development
GN5 Sequential tests
RS1 Residential development
RS2 Affordable and specialist housing
IF2 Enhancing sustainable transport choice
EN2 Preserving and enhancing West Lancashire's natural environment

Supplementary Planning Document Design Guide (Jan 2008)

11.0 OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

- 11.1 The main areas of consideration in determining this application are:

Principle of development
Scale, Design and Layout
Impact upon residential amenity
Highways
Ecological considerations
Trees and Landscaping
Drainage and Flooding
Heritage assets

Principle of development – residential development

- 11.2 The NPPF supports growth of areas to supply new homes in sustainable locations. Policy SP1 of the Local Plan reiterates this approach. The southern part of the site lies within the settlement boundary of Hesketh Bank. Under Policies SP1 and RS2 of the Local Plan, residential development would be acceptable in principle within the settlement boundary, provided other relevant local plan policies are complied with. The access route to the development and the majority of the built development of Plot 1 would be in the settlement boundary and as such, subject to accordance with other relevant planning policies the principle of this element of the development is acceptable.
- 11.3 The northern part of the site (which comprises the majority of the application site) is designated under Local Plan Policy GN1 as 'Protected Land'. On such land, small scale 100% affordable housing schemes (up to 10 units) may be permitted provided a sequential test has been carried out in accordance with Local Plan Policy GN5. Policy RS1 in the Local Plan is consistent with Policy GN1 and states that on Protected Land small scale 100% affordable housing schemes (i.e. 10 units or fewer) to meet an identified

local need may be permitted, provided that a sequential search has been carried out in accordance with Policy GN5.

- 11.4 The application has been submitted by Torus Housing Association. It is proposed that the bungalows will be for affordable rent tenure. The Council's Housing Strategy Manager indicates that there remains a need for affordable housing within this part of the Borough and the provision of bungalow type housing is particularly welcome. Therefore the proposed development would meet with Policies GN1 and RS1 of the Local Plan provided the submitted Sequential Test (Rev 2) (Barton Willmore, July 2019) is in accordance with Policy GN5.
- 11.5 The applicant has submitted a sequential site search report in support of the application. It is my view that the area of search is appropriate, the sites considered appear comprehensive and adequate, and the "priority" given to each site is in line with the policy framework. A number of sequentially preferable sites have been discounted in the search on account of their suitability (primarily, their availability – some are under construction; some are not for sale). As such, I consider that the test complies with parts (i), (ii) and (iv) of WLLP Policy GN5.
- 11.6 To comply with part (iii) the applicant has submitted an updated note for the Sequential Test given initial concerns that the information provided discounted a number of sites on account of availability, but seemingly without contacting the owners. For compliance with GN5, evidence should be provided of some contact having been made or attempted. The updated note addresses this point and therefore I consider the sequential test acceptable.
- 11.7 Therefore I consider that the development is in compliance with Policies RS1 and GN5 of the WLLP.

Scale, Design and Layout

- 11.8 Policy GN3 of the adopted WLLP requires that proposals for development should be of a high quality design and be in keeping with the West Lancashire Design Guide SPD. The Council's SPD Design Guide states that new development should be of a scale, mass and built form, which responds to the characteristics of the site and its surroundings. Care should be taken to ensure that buildings do not disrupt the visual amenities of the street scene because of their height, scale or roofline.
- 11.9 The proposed dwellings are bungalow and dormer bungalows and the design and scale of this type of dwelling is considered to be sympathetic to the general character of area. The application site lies close to Silverdale, a neighbouring road which consists mainly of bungalow and dormer bungalow dwellings. The development also backs from Beconsall Lane along which there is a mix of dwelling types.
- 11.10 In my view, the layout submitted follows the principles and interface distances recommended within the Council's Design Guide SPD. In some cases there is a shortfall in garden depths but as the dwellings would be bungalows the gardens tend to be quite wide and the reduction in garden depths would not have an associated detrimental impact on the amenities of occupiers of neighbouring dwellings given that any first floor habitable windows (i.e. dormer windows of Plots 7-10) are located to the front elevation.
- 11.11 Therefore I am satisfied that the development is in compliance with Policy GN3 of the WLLP in terms of its scale, design and layout.

Impact upon residential amenity

- 11.12 Policy GN3 of the West Lancashire Local Plan (2012-2027) DPD allows development provided it retains or creates reasonable levels of privacy, amenity and sufficient garden/outdoor space for occupiers of the neighbouring and proposed properties.
- 11.13 I note letters received from neighbouring properties in terms of amenity issues. In my view the submitted plans show a layout that meets with minimum interface distances between the proposed dwellings and those which surround it as per the Councils SPD Design Guide, with any impact further minimised by the limited height of the proposed dwellings. Permitted development rights will be removed from Plots 1-7 to prevent any future development which may result in overlooking implications.
- 11.14 The impact of the movement of vehicles to and from the site via the proposed access is minimised by the inclusion of fencing/landscaping along the western boundary. The impact of the resulting vehicular movements over and above those associated with the existing access track on the amenities of neighbouring residents is not considered to be so significant as to warrant a refusal of planning permission.
- 11.15 Remediation works will be required to the site as on site investigations have identified some contamination. However the phase 2 report indicates that gas protection measures will not be required. A condition is recommended to ensure that remediation is effectively carried out, prior to the commencement of development to ensure a safe environment for future occupants.

Highways

- 11.16 The site will be accessed via a new access off Beconsall Lane. Beconsall Lane is categorised as a local access road with a 20mph speed limit fronting the site. Plans have been provided with the application which demonstrate that the access is satisfactory and adequate visibility splays can be achieved. Car parking provision is also acceptable and is in compliance with the recommendations of Policy IF2 of the WLLP.
- 11.17 Lancashire County Council as Highway Authority have been consulted on the submission and consider that the development is acceptable on highway grounds subject to planning conditions being attached to any permission.

Ecological considerations

- 11.18 Policy EN2 of the WLLP states that where there is reason to suspect that there may be a priority species, or their habitat, on or close to a proposed development site, planning applications should be accompanied by a survey assessing the presence of such species and, where appropriate, making provision for their needs. This allows the LPA to screen the project against the Habitats Regulations and relevant national and local policy.
- 11.19 I note local residents' concerns in relation to the impact upon wildlife, protected species and trees. Several ecological surveys accompany the planning application which are listed in section 9 above and Merseyside Environmental Advisory Service and Natural England have been consulted with regard to the proposed development.
- 11.20 The development site is near to European sites Ribble & Alt Estuaries SPA 2.8km north and Ribble & Alt Estuaries Ramsar 2.8km north which are protected under the Conservation of Habitats & Species Regulations 2017.
- 11.21 MEAS have considered the proposals and the possibility of likely significant effects on European sites using the source-pathway-receptor model. It is advised that there is no construction pathway that could result in likely significant effects on the European sites

and the proposals do not warrant a detailed Habitats Regulations Assessment.

- 11.22 The proposed development is within the close proximity to the Sefton Coast Sites of Special Scientific Interest where the operational phase of the development may result in recreational pressure effects on European sites. On consultation with Natural England, they have requested that for residential development in this area, proportionate assessment of recreational disturbance impacts on the coastal designated sites resulting from the development is required via the Screening stage of the Habitats Regulations Assessment, as required under the Conservation of Habitats and Species Regulations 2017 (the Habitat Regulations).
- 11.23 Under Regulation 63 of the Habitat Regulations the determination of likely significant effects is for the competent authority, in this case the Local Planning Authority. If the authority can be satisfied that the proposal can conclude no likely significant effects there is no further need to consult Natural England.
- 11.24 Further consultation with MEAS advises that they have considered the impact of the proposal on recreational pressure on European designated sites and have concluded that there will be no likely significant effects. It is advised that the proposals do not warrant Appropriate Assessment or additional mitigation. Therefore no further consultation with Natural England is required.
- 11.25 In term of roosting bats, the Councils Ecologist did initially raise concern that existing trees on site may provide potential roost features for bats which are a protected species. However a further survey, 'Preliminary Roost Assessment of trees (Amenity Tree Care, Bat Roost Assessment, 04/05/2020)' confirms that the site has been cleared of fruit trees which were part of a former orchard and remaining trees are on the boundary or immediately off-site. Sycamore trees adjacent to the proposed access will require removal but are small, young and absent of potential roost features. Remaining boundary trees are more mature but will be retained unaffected by construction works. A mature ash on the eastern boundary has suitability for roosting bats and will be retained and consequently MEAS have requested that protection measures are required to the tree during the construction works.
- 11.26 It is considered that trees on the boundary of the site may provide nesting opportunities for breeding birds, which are also protected. Suitable planning conditions will form part of any permission in relation to tree felling works and the erection of bird boxes. Hedgehog have been recorded in close proximity to the site and are a Priority Species. MEAS consider that reasonable avoidance measures should be put in place during construction to ensure that there are no adverse effects on them. This can be secured by secured by planning condition. Section 4 of the Phase 1 Ecology report recommends a method statement for native bluebell to be dug up and translocated to a suitable location on site which can also be secured by condition.
- 11.27 Overall and subject to suitable planning conditions it is considered that the development complies with Policy EN2 of the WLLP and the proposed development will not have a detrimental impact on ecology and biodiversity.

Trees and Landscaping

- 11.28 The site was a former orchard which has been cleared prior to the submission of this application. However mature trees remain along the site boundaries. The Council's Arboricultural Officer raises no objection to the development subject to a condition to agree tree protection measures for the trees on the eastern boundary.

11.29 The submitted landscaping plans show replacement tree planting throughout the site along with native hedgerow planting along the new access road which will be secured by condition. I am therefore satisfied that the scheme complies with Policy EN2 in the Local Plan.

Drainage and Flooding

11.30 A Drainage Strategy Report (version PO3 05.05.20) (29/11/2019) accompanies the planning application. As the site is located within Flood Zone 1, with a total site area under 1.0ha, a Flood Risk Assessment is not required.

11.31 In regard to the disposal of foul water the drainage plan indicates that this will discharge to the combined public sewer within Beconsall Lane and this is considered satisfactory in principle.

11.32 With regard to the disposal of surface water the Drainage Strategy Report indicates that as infiltration has been ruled out by on site investigations, the intention for the development would be to discharge to a watercourse. There is an existing culvert located within Beconsall Lane, to the south of the site which discharges into the River Douglas. It is proposed to discharge surface water, at an attenuated rate via the existing surface water culvert, located in Beconsall Lane, to the south of the site.

11.33 The Lead Local Flood Authority (LLFA) have been consulted on this application and have raised no objections to the development subject to planning conditions requesting full details of the design and maintenance of the proposed scheme. United Utilities also raise no objection subject to the imposition of planning conditions.

Heritage Assets

11.34 The proposed development would be located approximately 210m west of the nearest listed building (Beconsall Hall), 310m west of Beconsall Church and 270m west of No. 92 Beconsall Lane. I am satisfied that these distances are sufficient to ensure that the proposal does not cause any significant or direct harm to these buildings. The application site is not located within a conservation area.

Planning Obligations

11.35 As this scheme is for 100% affordable housing, a planning obligation will be required to agree the terms and conditions of the affordable dwellings.

Conclusion

11.36 The proposed development is considered acceptable in principle. There is a demand for affordable housing, particularly bungalow style accommodation in this part of the Borough. The scheme is considered compliant with Local Plan policy and the proposal would not be detrimental to highway conditions, flood risk, residential amenity, ecology, trees or heritage assets. I therefore recommend that planning permission be granted.

12.0 RECOMMENDATION

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

(a) the terms and conditions of the affordable housing

12.2 That any planning permission granted by the Corporate Director of Place and Community pursuant to recommendation 12.1 above 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 'Proposed Site Plan (PL.03B)' received by the Local Planning Authority on 29.11.2019;
Plan reference Landscape Plan (PL.07); Boundary Details (PL.05); Site Elevations (PL.06); Boundary Locations (PL.04); Block Type 1 (PL.11); Block Type 2 (PL.12) received by the Local Planning Authority on 23.08.2019
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. No part of the proposed development hereby permitted shall be commenced until details of the proposed ground and floor levels of all parts of the site, including the finished floor levels of all buildings, have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include a number of sections across the site, which shall indicate existing and proposed ground levels, together with the finished floor levels of any proposed dwellings/buildings through which the sections run and shall extend beyond the site boundaries to include any surrounding adjacent properties.
The development shall thereafter be implemented in accordance with the approved details and method of construction.
Reason: These details are required prior to the commencement of development 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. The parking provision shown within the curtilage of each dwelling on the approved site layout plan shall be provided prior to first occupation of the dwelling to which it relates and shall be kept clear thereafter for the parking of vehicles.
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 We Lancashire Local Plan 2012-2027 Development Plan Document.
5. No development shall commence until final details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority and LLFA. Those details shall include:
 - a) Final sustainable drainage layout plan appropriately labelled to include all pipe/structure references, dimensions, design levels, discharge rates, finished floor levels in AOD with adjacent ground levels. Longitudinal section plans. Detailed and cross section plans of flow control manhole, watercourse manhole and attenuation tank if specified.
 - b) The drainage scheme should be in accordance with the principles of the Alan Johnson Partnership LLP Beconsall Lane, Hesketh Bank Drainage Strategy Report ref.BCL-AJP-ZZ-XX-RP-C-3010 version P03 dated 5th May 2020 and demonstrate that the surface water run-off shall not exceed 3 litres per second. This surface water discharge can increase to a maximum of 5 litres per second if this is specified in a Section 104 agreement to adopt the sewers between the developer and United Utilities. The scheme

shall subsequently be implemented in accordance with the approved details before the development is completed.

c) Sustainable drainage flow calculations (1 in 1, 1 in 2, 1 in 30 and 1 in 100 + climate change) with allowance for urban creep.

d) Plan identifying areas contributing to the drainage network.

e) Measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses.

f) A plan to show overland flow routes and flood water exceedance routes and flood extents.

g) Details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development. This shall include arrangements for adoption by an appropriate public body or statutory undertaker or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that the final drainage designs are appropriate following detailed design investigation and to ensure that the development complies with the provision of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

6. In relation to Plots 1 – 7, the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) Schedule 2, Parts 1 A - F and 2 A - B, or any amendments made to that Order, shall not apply:

(i) no extensions shall be carried out to the dwelling(s)

(ii) no garages or carports shall be erected within the curtilage of the dwellings

(iii) no vehicle standing space shall be provided within the curtilage of the dwellings

(iv) no buildings, greenhouses, swimming pools, gates, walls, fences or other structures shall be erected within the curtilage of the dwellings

(v) no means of access shall be constructed to the curtilage of the dwellings

(vi) no windows or dormer windows shall be added to the dwelling

unless on application to the Local Planning Authority, planning permission for such development has been granted .

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.

7. Prior to occupation of the dwellings visibility splays measuring 2.4 metres by 25 metres in both directions are to be provided, measured along the centre line of the proposed new road from the continuation of the nearer edge of the existing carriageway of Beconsall Lane, to the satisfaction of the Local Planning Authority (as shown in the submitted drawing PL.03B). The land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway.

Reason: To ensure adequate visibility at the street junction or site access in the interest of highway safety and to ensure that the development complies with the provision of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

8. Prior to any part of the development hereby permitted taking place a Traffic Management Plan which includes details of parking for construction vehicles and staff accessing the site during the construction works, 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: 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.

9. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

10. No site clearance, preparatory work or development shall take place until a Method Statement detailing measures to be taken during construction to protect the health of the existing trees on the eastern boundary has been submitted to and approved in writing by the Local Planning Authority. The measures contained in the approved Method Statement shall be fully implemented during construction.

Reason: To protect the existing trees on site and thereby retain the character and ecology of the site and the area and to ensure the development complies with the provisions of Policies GN3 and EN2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

11. No tree felling is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all trees are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.

Reason: To ensure that the proposed development has no detrimental impact upon protected species or their habitats and is in accordance with Policy EN2 of the West Lancashire Local Plan.

12. A scheme for the provision of bird boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, shall be submitted to and approved in writing by the Local Planning Authority. No dwelling hereby approved shall be occupied until bird boxes have been provided in accordance with the approved scheme.

Reason: To ensure that the proposed development has no detrimental impact upon protected species or their habitats and is in accordance with Policy EN2 of the West Lancashire Local Plan.

13. No development shall take place on site until a Method Statement as recommended within Section 4 of the 'Amenity Tree Care Ltd, Extended Phase 1 Habitat Survey, Version 1, 29 March 2019' for protection of native bluebell has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved scheme.

Reason: To ensure that the proposed development has no detrimental impact upon protected species or their habitats and is in accordance with Policy EN2 of the West Lancashire Local Plan.

14. Prior to the first occupation of each dwelling, it shall be provided with an electric vehicle charging point which shall be retained for that purpose thereafter.

Reason: To ensure that the development complies with the provisions of Policy IF2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

15. A remediation strategy report outlining all procedures implemented to fully remediate the site from contamination shall be submitted to and approved in writing by the Local Planning Authority, No dwelling shall be occupied until a site verification report/certificate

authenticating that the remediation has been carried out in accordance with the approved strategy has been submitted to and approved in writing by the Local Planning Authority.

Reason: These details are required prior to the commencement of development to prevent contamination and to comply with the provision of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

16. No development shall take place until details of the design and implementation of an appropriate foul drainage scheme have been submitted and approved in writing by the local planning authority. The scheme shall be implemented as approved prior to occupation of any of the dwellings hereby approved.

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.

17. No external lighting associated with the development shall be installed until full details have been submitted to and approved in writing by the Local Planning Authority. External lighting shall be minimal, designed to avoid excessive light pollution / spill onto areas of wildlife habitat.

Reason: To ensure that the proposed development has no detrimental impact upon protected species or their habitats and is in accordance with Policy EN2 of the West Lancashire Local Plan.

18. Throughout construction works the agreed reasonable avoidance measures (RAMS) for hedgehog shall be implemented on site as agreed in writing in email from Carl Grannell received by the Local Authority on 02/06/2020.

Reason: To ensure that the proposed development has no detrimental impact upon protected species or their habitats and is in accordance with Policy EN2 of the West Lancashire Local Plan.

Note(s)

1. For the avoidance of doubt, this response does not grant the applicant permission to construct a manhole on the culverted watercourse and, once planning permission has been obtained, it does not mean that appropriate permissions and land drainage consent will be given. The applicant should obtain the required permissions and if necessary apply for Land Drainage Consent from Lancashire County Council before starting any works on site.
2. The applicant, their advisers and contractors should be made aware that if any great crested newts are found, then as a legal requirement, work must cease and advice must be sought from a licensed specialist.
3. The applicant is advised that the new site access, 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 Lancashire Highways by e-mailing highways@lancashire.gov.uk.
4. The applicant is advised that to discharge condition 9 that the local planning authority requires a copy of a completed agreement between the applicant and the local highway authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

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 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
GN5 Sequential tests
RS1 Residential development
RS2 Affordable and specialist housing
IF2 Enhancing sustainable transport choice
EN2 Preserving and enhancing West Lancashire's natural environment

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.