

No.4	APPLICATION NO.	2017/0758/FUL
	LOCATION	Shaw Hall Caravan Park Smithy Lane Scarisbrick Lancashire L40 8HJ
	PROPOSAL	Upgrading the existing caravan park to include creation of two fishing ponds, enhanced landscaping, relocation and upgrading the bowling green and children's play area, replacement/upgrading of the existing office building to provide leisure facilities, tool shed/workshop and associated works.
	APPLICANT	Shaw Hall Caravan Park
	WARD	Scarisbrick
	PARISH	Scarisbrick
	TARGET DATE	15th November 2017

1.0 **REFERRAL**

- 1.1 This application was to be determined under the Council's delegation scheme; however, Councillor Jane Marshall has requested it be referred to the Committee due to issues surrounding flooding in the area.

2.0 **SUMMARY**

- 2.1 This is a full application for planning permission for a new office/leisure building, tool shed/workshop and the creation of two fishing ponds. Elements of the development would constitute inappropriate development in the Green Belt and would impact on openness, however, the very special circumstances put forward by the applicant have been found to outweigh this harm. The design of the proposed buildings would be acceptable and there would not be significant harm to residential amenity as a result of the development. Subject to suitable planning conditions there would not be an adverse impact on ecology and drainage.

3.0 **RECOMMENDATION: APPROVE subject to conditions.**

4.0 **THE SITE**

- 4.1 The site consists of Shaw Hall Caravan Park which is located to the north of Smithy Lane and surrounded by flat, low-lying open fields to the south, east and west. The caravan park is set back from the road frontage and lies adjacent to the Leeds Liverpool Canal which is to the north of the site. Beyond the canal (to the north) are the woods at the edge of the Registered Parkland at Scarisbrick Park and the Scarisbrick Park Conservation Area. To the south, across open fields, are the rear gardens of the dwellings on Smithy Lane. Access to the site is taken from Smithy Lane.

5.0 **THE PROPOSAL**

- 5.1 The application includes the replacement/upgrading of the existing office building to provide leisure facilities; the erection of a tool shed/workshop; the creation of two fishing ponds; and, the relocation and upgrading of the bowling green and children's play area.
- 5.2 The existing office building is a converted farm building which would be demolished. The new office building would be located on the opposite side of the main access road, adjacent to the existing vehicle barrier, opposite the existing visitor parking area. It would contain reception facilities, a shop, a swimming pool and a gym. As a result of the development of the office/leisure building, the existing bowling green and playground are

to be relocated to the south-west. The two fishing ponds would be sited to the east of the caravan park within what is currently an open field. The tool store would be located at the end of a row of caravans to the east of the site.

- 5.3 Following demolition of the existing office building, 8no. static caravans would be put in its place, and 5 static caravans would be sited in place of the playground, to the rear of the proposed leisure/office building.

6.0 PREVIOUS RELEVANT DECISIONS

- 6.1 The planning history of the site is extensive and dates back to 1956. The most recent applications are as follows:

2014/0944/COU – Change of use of land for siting additional holiday static caravans. REFUSED 23.03.2015. APPEAL DISMISSED 19.01.2016.

2012/1225/LDC - Certificate of Lawfulness - Use of the flat above the bar complex and Cherry Tree Cottage for residential purposes. GRANTED 14.01.2013

2011/0955/FUL - Variation of Condition No. 2 imposed on planning permission 88/0943 and Condition No. 2 imposed on planning permission 90/0194 and Condition No. 4 of planning permission 2010/0155/FUL to allow year round use of the site. GRANTED 18.10.2011

2010/0155/FUL - Variation of Condition No. 2 imposed on planning permission 8/88/0943 and Condition No. 2 on planning permission 8/90/0194 to revise the period when the site can be utilised. GRANTED 13.04.2010

2007/0617/FUL - Erection of smoking shelter to clubhouse. REFUSED 19.07.2007

2007/0320/FUL - Extension to existing car park and provision of one passing place on main access road. GRANTED 16.08.2007.

7.0 CONSULTEE RESPONSES

- 7.1 Lead Local Flood Authority (LLFA) (20.09.17) – No objection subject to condition.
- 7.2 Environmental Protection (02.10.17) – No objection subject to condition.
- 7.3 Environment Agency (23.08.17) – It is not necessary to consult the Agency about the development.
- 7.4 Highways (11.09.17) – No objection.
- 7.5 United Utilities (04.09.17) – No objection subject to condition.
- 7.6 Canal and River Trust (11.09.17) – No comments to make on application.
- 7.7 Ministry of Defence (25.09.17) – No safeguarding objections.
- 7.8 Merseyside Environmental Advisory Service (MEAS) (17.11.17 and 04.05.18) – No objections subject to conditions.
- 7.9 Natural England (13.12.17, 04.01.18, 05.01.18 and 30.04.18) – No objections subject to condition.

8.0 OTHER REPRESENTATIONS

8.1 Several objections have been received. The main grounds of objection can be summarised as:

The play area has already been upgraded but should be re-sited to a more secluded part of the site;

The campsite exceeds the 28 days per year permitted for camping;

Reduction in Green Belt land;

There is ample land in the site for the development away from local residents;

Properties directly backing on to the proposed site have not been notified;

Impact on wildlife;

Added pressure on the existing drainage system;

Increase in traffic;

The fishing lakes will lead to loss of Grade 1 agricultural land;

Increase in noise;

Loss of privacy;

Overflow parking will be on Smithy Lane;

The site access is not adequate for the delivery of caravans;

The development would worsen the existing access situation for no.159 Smithy Lane;

There is disturbance from existing campers.

8.2 Scarisbrick Parish Council (08.09.17) – Object to the application. The proposed development is on Green Belt land. There is a loss of residential amenity with a loss of privacy for many residents and noise implications. Traffic on Smithy Lane will increase and there will be an increased risk of accidents. There are flooding concerns as the main drainage channel from Ormskirk (Sandy Brook) runs through the site via a culvert.

8.3 Several representations of support for enhanced leisure facilities on the site have been received.

9.0 SUPPORTING INFORMATION

9.1 Planning Statement
Flood Risk Assessment and Outline Drainage Strategy
Design and Access Statement
Preliminary Ecological Appraisal updated 11th December 2017
Landscape and Visual Impact Assessment
Landscape and Ecological Management Plan and Ecological Design Strategy
Letter from United Environmental Services Ltd 22nd March 2018
Wintering Bird Impact Assessment 22.03.18

10.0 RELEVANT PLANNING POLICIES

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

10.2 The site lies within the Green Belt as designated in the Local Plan. The following policies are therefore relevant:

National Planning Policy Framework 2012 (NPPF)

Building a strong competitive economy

Supporting a prosperous rural economy
Requiring good design
Protecting Green Belt land
Conserving and enhancing the natural environment
Meeting the challenge of climate change, flooding and coastal change

West Lancashire Local Plan 2012-2027 DPD

SP1 – A Sustainable Development Framework for West Lancashire
GN1 – Settlement Boundaries
GN3 – Criteria for Sustainable Development
EN2 – Preserving and Enhancing West Lancashire’s Natural Environment
EC2 – The Rural Economy

Supplementary Planning Document – Design Guide SPD (January 2008)

11.0 OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION

Principle of development – Green Belt

Erection of office/leisure building

- 11.1 The office/leisure building would be sited on the part of the site that currently contains the playground and bowling green.
- 11.2 Policy GN1 of the Local Plan states that development proposals within the Green Belt will be assessed against national policy and any relevant Local Plan policies. The NPPF advocates that the purpose of the planning system is to contribute to the achievement of sustainable development, by performing an economic, social and environmental role. The Framework re-iterates the fact that planning law requires that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. At the heart of the NPPF is a presumption in favour of sustainable development and that where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, or, unless specific policies in the NPPF indicate development should be restricted.
- 11.3 Within paragraph 89 of the NPPF relating to Green Belt development, bullet point 6 states that local planning authorities should regard the construction of new buildings as inappropriate. One exception to this is:
- 'Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green belt and the purpose of including land within it than the existing development'.*
- 11.4 Annex 2 of the NPPF defines 'previously developed land' as being land which is or was occupied by a permanent structure, including the curtilage of the development land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. The NPPF is clear in saying that it should not be assumed that the whole of the curtilage development land should be developed.
- 11.5 For the purposes of planning interpretation the part of the site that houses the playground and bowling green is classed as previously developed as it is within the curtilage of the

wider caravan park development. Therefore the principle of erecting a building in this location is considered acceptable, provided it would not have any greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

- 11.6 Paragraph 79 of the NPPF advises that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open, with an essential characteristic being openness. Openness is not defined in the NPPF but has been clarified in Inspector's decisions as freedom from development and is an absolute test that does not depend on whether the development can be seen. Paragraph 80 of the NPPF sets out the purposes of the Green Belt, one of which is to safeguard the countryside from encroachment.
- 11.7 Given the wording of paragraph 89 of the NPPF, it is necessary to assess whether the proposed development would have a greater impact on the openness of the Green Belt than the existing development. If there is a greater impact, the proposals would be considered inappropriate development, and therefore harmful to the Green Belt.
- 11.8 The proposed office/leisure building would be sited on the existing playground and bowling green and whilst these are within the curtilage of the previously developed land they are free from permanent structures, and as such I consider that this aspect of the development would have an impact on the openness of the Green Belt. The application has been amended since its original submission so that the building would sit closer to existing buildings on the site, thereby minimising the potential impact as it would be seen within the context of other buildings on site and would only be single storey. However, whilst efforts have been made to ensure that the building would not have an impact on openness of the Green Belt I am of the opinion that the development would lead to a greater impact upon openness than that which currently exists. This would result in harm to the openness, in addition to that resulting from inappropriateness. However, in the context of the site I do not consider the development would conflict with the reasons for including land in the Green Belt.

Erection of tool shed

- 11.9 The workshop/tool store would be located at the end of the row of static caravans on Bramwell Park; there is currently hardstanding on this part of the site and it appears that the site has been used for general maintenance and storage purposes. For the purposes of planning interpretation this part of the site is classed as previously developed as it is within the curtilage of the wider caravan park development. Therefore the principle of development is considered acceptable provided it would not have any greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. It is therefore necessary to consider if the erection of the tool shed would have an impact on openness.
- 11.10 The proposed tool shed would be sited on an area within the caravan park that is covered by hardstanding and has been used for the storage of unused static caravans. The tool store would be single storey with a maximum height of approximately 6m and would be seen within the context of existing static caravans within the confines of the wider site, and for this reason I consider that there would be some impact on openness but this impact would be limited.

Siting of 13 no. static caravans

- 11.11 Caravans, including static vans that fall within the prescriptive limits set out in section 29(1) of the Caravan Site and Control of Development Act 1960 are not classed as

buildings or operational development for the purposes of planning assessment. The 'development' associated with caravans is generally the use of the land for the siting of caravans. As the site benefits from the established use as land for the siting of caravans, the only relevant test under the NPPF would be to consider whether the development would impact on the openness of the Green Belt or conflict with the purpose of including land within it.

- 11.12 A total of 8no caravans would be located on the site of the existing office building following its demolition. The caravans would be smaller in scale than the existing building and would allow views through whereas the office building is a solid mass. I consider that the removal of the office building and its replacement with 8no. caravans would improve openness in this location, and given the location within the caravan site I do not think that any encroachment would result from this aspect of the development.
- 11.13 A total of 5no. caravans would be located on the site of the existing playground, they would be seen in the context of existing static caravans on the opposite side of the internal estate road and the existing buildings on site (dwelling and function room), for this reason I do not think that there would be a material impact on the openness of the Green Belt or encroachment would result from this aspect of the development.

Fishing ponds

- 11.14 Paragraph 90 of the NPPF includes engineering operations as being a form of development that is not inappropriate within the Green Belt providing it preserves the openness of the Green Belt and does not conflict with the purposes of including land within the Green Belt. In my view the formation of the lakes, would not have any significant impact on the openness of the Green Belt or its character as the site will predominantly remain in a natural state, albeit managed, as the surrounding land is. There would be a pathway leading from the main site to the fishing ponds, this pathway would represent an engineering operation in the Green Belt and would impact on openness and therefore represent inappropriate development. However, given the size of the pathway this impact on openness would not be significant.

Very Special Circumstances

- 11.15 As elements of the development (the leisure/office building and tool shed) are considered to be inappropriate development in the Green Belt, in accordance with the NPPF an assessment needs to be made to determine whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the 'very special circumstances' necessary to justify the development.
- 11.16 The onus rests on the applicant to justify why permission should be granted for development that is considered inappropriate by definition. The applicant has submitted a supporting case which centres on the following points:

The existing office building and recreation facilities are no longer fit for purpose and in need of replacement. It is not purpose built but a farm building conversion which is in need of considerable refurbishment and repair;

The existing building could not be used for a new leisure/office use;

The caravan park is an established local business and the enhancement of facilities on site is essential to the long term viability of this rural enterprise;

The development represents significant investment into an existing business. Without improved and additional on-site facilities and the ability to meet the growing demand for high quality leisure and tourism facilities on site, there is a danger that the application site will be 'left behind' with other sites having the ability to expand and grow;

The industry has evolved so that provision of a swimming pool, gym and fishing lakes is considered the standard level of leisure and recreation facilities to be provided on a caravan site;

The development will result in investment into the local area;

The development will create employment opportunities for 5 additional members of staff on site, construction jobs, plus wider economic benefits for local pubs, restaurants, services and facilities;

Visitor spend in the local area will increase, and the development will therefore aid economic growth;

The development would provide essential support for tourism in West Lancashire;

The application offers a good opportunity to significantly improve the quality of the built and natural environment on the site;

The development does not undermine the purpose of including the land in Green Belt.

- 11.17 Through the above assessment I consider that the overall harm arising from the proposed development to openness and visual impact on this part of the Green Belt would be limited. I am satisfied that the development would support economic growth in a rural area, and taking this into account and the fact that the design seeks to limit the impact on openness by the low level nature of the proposed development, I consider that the case put forward by the applicant on this occasion does amount to very special circumstances sufficient to outweigh the limited harm to the Green Belt that has been identified.

Principle of development – Loss of agricultural land

- 11.18 Paragraph 111 of the NPPF encourages the effective use of land by reusing brownfield land provided that it is not of high environmental quality, and paragraph 112 indicates that significant development of agricultural land should be shown to be necessary and, where this is demonstrated, areas of poorer quality land should be used in preference to that of a higher quality. Policy EN2 of the Local Plan states that development on the best and most versatile land will only be permitted where absolutely necessary to deliver development allocated within the local plan or strategic infrastructure, or development associated with the agricultural use of the land.
- 11.19 The Agricultural Land Classification of England and Wales provides a framework for classifying land according to the extent to which its physical or chemical characteristics impose long term limitations on agricultural use. The principal physical factors influencing agricultural production are climate, site and soil. These factors together with interactions between them form the basis for classifying land into one of five grades; Grade 1 land being of excellent quality through to Grade 5 land of very poor quality. Grades 1, 2 and 3a are considered to be the best and most versatile land (BMV). In terms of Defra's Agricultural Land Classification (ALC) map of England and Wales, the site which would be developed for the fishing lakes is classified as Grade 1. These maps may not be accurate as they were created over 30 years ago, in the early 1980s and have never been updated. However, the applicant has not submitted any information to dispute the current grading of the land.
- 11.20 The piece of land which would be used to create the fishing lakes is agricultural land which was not productive at the time of making a site visit, and whilst Policy EN2 does not allow for any particular exceptions, the area of land to be used for the fishing lakes, and therefore the area of Grade 1 agricultural land that would be lost, is relatively small when considered in the context of the wider landscape. In addition to this, the area of land lies between the canal, caravan park and residential development and is therefore constrained for the purposes of modern agricultural practices. Furthermore, paragraph 28 of the NPPF advocates the support of sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the

character of the countryside. In this case the development of the site for fishing lakes would enhance the offer open to tourists staying at the caravan park and would benefit the business. I consider that on balance, the loss of agricultural land in this particular location can be justified and is acceptable in principle.

Design and Appearance

- 11.21 The proposed leisure/office building would be single storey and formed from two interconnecting elements with a smaller entrance link section. The part of the building that would house the shop would be constructed of brick and have a pitched roof, this would be connected to the swimming pool by a glazed link, the swimming pool would be clad in timber. I am satisfied that the design of the leisure/office building would be acceptable in this rural environment in accordance with Policy GN3 of the Local Plan.
- 11.22 The proposed tool store would be single storey and sited to the east of the site at the end of a row of static caravans. The building would be finished in timber cladding and the design is considered to be acceptable, in accordance with Policy GN3 of the Local Plan.

Drainage

- 11.23 The proposed development will increase the amount of impermeable area on the site and therefore, will increase the rate of surface water run-off. Flood risk management measures are to be put in place to ensure that the risk of flooding to areas downstream of the site is not increased as a result of the development.
- 11.24 Surface water would be discharged to Hurlston Brook and the watercourse to the east of the site, at discharge rates restricted to greenfield rates, with the necessary attenuation storage provided. Foul drainage would be discharged to the existing foul system which discharges into the foul sewer on Smithy Lane.
- 11.25 The Lead Local Flood Authority has assessed the proposals and has confirmed that they are acceptable subject to the submission of final details of the design which can be secured by planning condition. In respect of drainage I am satisfied that the Drainage Strategy submitted with the application is acceptable and that in terms of drainage the proposals comply with Policy GN3 of the Local Plan.

Ecology and Landscaping

- 11.26 Various ecology surveys have been submitted with the application, including a Preliminary Ecological Appraisal, an Overwintering Bird Survey and a Bat Scoping Survey.
- 11.27 The Preliminary Ecological Appraisal concluded that in terms of great crested newts, badgers, Hazel dormouse, otter and water vole there would be no/a negligible effect from the development and no further mitigation was necessary. In respect of reptiles the report suggests reasonable avoidance measures (RAMs) should be implemented during the construction phase of the development. These can be secured by a suitably worded planning condition.
- 11.28 The report also identified that built features or vegetation on the site may provide nesting opportunities for breeding birds; a condition will be imposed to ensure that no tree felling and other works to vegetation on site will take place during the bird breeding season unless works are carried out under the supervision of an ecologist.
- 11.29 The Bat Scoping Survey concluded that the quality of roosting habitats within the existing office building is low, with a small number of external potential roosting features (such as

gaps underneath raised bargeboards). The features were inspected as part of the survey work and found to be either unsuitable or superficial. Internally the building was found to have negligible potential for roosting bats with no suitable features. The building has a negligible potential to support roosting bats, and no evidence has been found to suggest present or historic use by bats. As such, no further survey or mitigation work is required in respect of bats.

- 11.30 An Over-Wintering Bird Survey has been submitted and based on the information contained in this survey Natural England considers that the proposed development will not have likely significant effects on the Ribble and Alt Estuaries Special Area of Conservation and Ramsar site, nor the Martin Mere Special Protection Area site and therefore has no objection to the proposed development.
- 11.31 Extensive non-breeding bird surveys of the Scarisbrick Hall School site (submitted in support of an application at Scarisbrick Hall, ref 2017/1269/FUL), adjacent to the proposed development site show limited evidence of qualifying species of the Special Protection Areas in the wider area. These surveys show qualifying species in flight over the site, but none were recorded on the ground within 500m of the proposed development. Due to the development's potential pathways a Habitats Regulations Assessment has been carried out and shows that the development would have no likely significant impact on the Martin Mere or Ribble and Alt Estuaries Special Protection Areas and Ramsar sites.
- 11.32 In terms of landscaping, I do not consider that the creation of the ponds and the associated landscaping would have a detrimental impact on landscape character of the area. Landscaping for the site could be designed to provide potential wildlife corridors across the site. Details of landscaping will be secured by planning condition.

Impact on residential amenity

- 11.33 The proposed leisure facilities would be for use by visitors staying at the site rather than visiting members of the public, and as such comings and goings to the site should not be increased by the provision of a swimming pool/gym and fishing lakes. The use of the facilities by those staying at the caravan park will be secured by condition.
- 11.34 The leisure building itself and the proposed fishing lakes would be sited some distance away from the nearest residents on Smithy Lane and as such there would be no undue impact on the amenities of these residents from the building itself and the use of the fishing lakes.
- 11.35 To make way for the leisure/office building the playground and bowling green would be relocated closer to the rear boundaries of properties on Smithy Lane. An approximate distance of 60m would remain between the rear boundaries of the dwellings and the bowling green and approximately 100m between the rear boundaries and the playground. I consider these distances sufficient to ensure that there would not be any significant detrimental impact on residents of Smithy Lane from the relocation of the bowling green and playground.
- 11.36 I am satisfied that subject to the imposition of suitably worded planning conditions the development would not have any significant impact on neighbouring residents in accordance with Policy GN3 of the Local Plan.

Highway Safety

- 11.37 The application is for enhanced facilities on the site which would not be open to visiting members of the general public, and as such visitor numbers would not significantly

increase and the site would not experience peak visitor times through the day unlike leisure facilities that are open to the general public. The Highway Authority have been consulted with regard to the proposal and are of the view that the development would have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site. The proposed development is considered to be in accordance with Policy IF2 of the Local Plan.

Conclusion

11.38 The site is located within the Green Belt with some parts of the proposed development constituting inappropriate development. However, very special circumstances have been demonstrated to outweigh the total harm to the Green Belt, the design and appearance of the development is considered acceptable, as is the impact on neighbouring residential amenity, highways, ecology and drainage. I am therefore satisfied that the proposal complies with relevant NPPF and Local Plan policies.

12.0 RECOMMENDATION

12.1 That planning permission be approved 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.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:-
Plan reference '17.1012SU (00)001B – location plan' received by the Local Planning Authority on 19.07.17.
Plan reference '17.1012P (00)101B – proposed site layout received by the Local Planning Authority on 14.11.17.
Plan reference '17.1012P (00)102A – Proposed leisure/office building floor plan', '17.1012P (00)105A', '17.1012P (00)104A – proposed leisure/office building W & N elevations', '17.1012P (00)103A – proposed leisure/office building E & S elevations', '17.1012(00)106B – proposed tools store plans and elevations' and '17.1012P (00)107 received by the Local Planning Authority on 09.08.17.
3. No development shall take place until full details and samples of the external brickwork and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
4. Foul and surface water shall be drained on separate systems.
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.
Those details shall include, as a minimum:
 - a) Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
 - b) The drainage strategy should demonstrate that the post development surface water run-off rate will not exceed 5l/s. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable;
- f) Evidence of an assessment of the site conditions to include a site investigation and test results to confirm infiltrations rates. If infiltration is shown to be a viable option for the disposal of surface water, then this should then be used as the primary method for disposing of surface water from the site. Disposal via an ordinary watercourse will only be considered where infiltration is proved to be unsuitable.
- g) Details of water quality controls, where applicable.

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

6. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:

- a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
- b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - i. on-going inspections relating to performance and asset condition assessments
 - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- c) Means of access for maintenance and easements where applicable.

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

7. The gymnasium, swimming pool and fishing lakes shall be used by residents of the caravan park only and shall not be open to the general public.
8. The development shall be implemented in accordance with the details contained in the Landscape & Ecological Management Plan.
9. No tree felling, scrub clearance, hedgerow removal, vegetation management, ground clearance and/or building works are 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, scrub and hedgerows are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they would be protected would be required.
10. Prior to construction a method statement in relation to Himalayan Balsam shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details. The statement shall include the following:

A plan showing the extent of the plant(s)

The method(s) to be used to prevent the plant spreading further, including demarcation; and

The method(s) of control to be used, including details of monitoring.

11. No construction shall take place until a landscaping scheme has been submitted to and approved by the Local Planning Authority. The landscaping scheme shall show the location, branch spread, and species of all existing trees and hedges; the location, species and number of all proposed trees, shrubs and hedges; and the location of all existing and proposed grassed and hard surfaced areas. Trees and shrubs planted shall comply with

BS. 3936 (Specification of Nursery Stock) and shall be planted in accordance with BS. 4428 (General Landscape Operations). Within a period of 9 months from the date when any part of the development is brought into use the approved landscaping scheme shall be carried out. All planting shall be maintained and dead or dying material shall be replaced for a period of seven years from the agreed date of planting.

Reason(s)

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
3. To ensure 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. To secure proper drainage and to manage the risk of flooding and pollution.
5. To ensure that the proposed development can be adequately drained and that there is no flood risk on or off the site resulting from the proposed development.
6. To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development. To reduce the flood risk to the development as a result of inadequate maintenance. To identify the responsible organisation/body/company/undertaker for the sustainable drainage system.
7. To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
8. To safeguard a protected species and so ensure that the development complies with the provisions of Policy EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
9. To safeguard a protected species and so ensure that the development complies with the provisions of Policy EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
10. In the interests of ecological stability and in accordance with Policy EN2 of the West Lancashire Local Plan 2012-2027 Development Plan Document.
11. To assimilate the proposed development into its surroundings and to ensure that the development complies with the provisions of Policy EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

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

EN2 - Preserving and Enhancing West Lancashire's Natural Environment

EC2 - The Rural Economy

together with Supplementary Planning Guidance and all relevant material considerations. Whilst the Local Planning Authority recognises that the proposal does not fully comply with Policy GN1 in the West Lancashire Local Plan 2012-2027 DPD it feels that special circumstances exist, namely the economic case put forward by the applicant. It is considered that these special circumstances justify approval of the application as set out in the Officer's report. This report can be viewed or a copy provided on request to the Local Planning Authority.