

**Committee Report****Date: 02.12.2020**

<b>Item Number</b>	<b>02</b>
<b>Application Number</b>	<b>20/00332/REMMAJ</b>
<b>Proposal</b>	<b>Reserved matters application relating to outline permission 18/00680/OULMAJ for the erection of 102 dwellings, applying for layout, landscaping, scale and appearance</b>
<b>Location</b>	<b>Land Off Holts Lane Poulton-Le-Fylde Lancashire</b>
<b>Applicant</b>	<b>Seddon Homes, Tim Claxton Property, Hollins Strategic Land</b>
<b>Correspondence Address</b>	<b>c/o PWA Planning 2 Lockside Office Park Lockside Road Preston PR2 2YS</b>
<b>Recommendation</b>	<b>Permit</b>

**REPORT OF THE HEAD OF PLANNING SERVICES****CASE OFFICER - Mr Rob McKillop****1.0 INTRODUCTION**

1.1 This application is before Members of the Planning Committee for a decision at the request of Councillor Berry. A site visit is recommended to enable Members to understand the proposal beyond the submitted plans.

**2.0 SITE DESCRIPTION AND LOCATION**

2.1 The application site is allocated for residential development in the Council's adopted Local Plan in combination with adjoining land to the west. It comprises an area of predominantly open greenfield land with a small element of previously developed land. The site is on the southern edge of Poulton-le-Fylde with open agricultural fields to the south. Poulton Industrial Estate lies beyond the railway line, which marks the eastern site boundary. There is a public right of way running north to south along the western boundary (2-2-FP5). The watercourse along the southern boundary is a Designated Main River. The site falls within Flood Zone 1.

**3.0 THE PROPOSAL**

3.1 This application seeks reserved matters approval for the appearance, landscaping, layout and scale of 102 dwellings following outline permission 18/00680/OULMAJ. Two access points are proposed from Holts Lane as approved under the outline permission.

## **4.0 RELEVANT PLANNING HISTORY**

4.1 16/00233/OULMAJ: Outline application for the erection of up to 130 dwellings with means of access off Holts Lane (layout, landscaping, scale and appearance reserved), following demolition of existing buildings. Withdrawn.

4.2 16/01043/OULMAJ: Outline application for the erection of up to 130 dwellings with means of access off Holts Lane (layout, landscaping, scale and appearance reserved), following demolition of existing buildings (re-submission of 16/00233/OULMAJ). Permitted.

4.3 18/00680/OULMAJ: Variation of condition 03 (affordable housing) on application 16/01043/OULMAJ. Appeal allowed.

4.4 DEVELOPMENT ON LAND TO WEST: 18/01125/REMAJ: Reserved matters application (layout, landscaping, scale and appearance) for the erection of 103 dwellings (Use Class C3) following outline permission 16/00742/OUTMAJ. Under consideration.

## **5.0 PLANNING POLICY**

### **5.1 ADOPTED WYRE BOROUGH LOCAL PLAN**

5.1.1 The Wyre Local Plan 2011-2031 (WLP31) was adopted on 28 February 2019 and forms the development plan for Wyre. To the extent that development plan policies are material to the application, and in accordance with the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise.

5.1.2 The following policies contained within the WLP 2031 are of most relevance:

- SP1 - Development Strategy
- SP2 - Sustainable Development
- SP8 - Health and Well-Being.
- CDMP1 - Environmental Protection.
- CDMP2 - Flood Risk and Surface Water Management.
- CDMP3 - Design.
- CDMP4 - Environmental Assets.
- CDMP5 - Historic Environment.
- CDMP6 - Accessibility and Transport
- HP2 - Housing Mix
- HP3 - Affordable Housing
- HP9 - Green Infrastructure
- SA1 - Site Allocations
- SA1/4 - South East Poulton-le-Fylde

5.1.3 National planning policy allows local authorities to confirm their annual five year housing land supply through the publication of an Annual Position Statement (APS). In line with the process established by National Planning Practice Guidance, the Council published the APS to the Planning Inspectorate on 31 July 2019. The Planning Inspectorate has considered the evidence and representations submitted. The Planning Inspector's report confirms that Wyre has a 5-year housing supply of

deliverable housing sites for one year, i.e. until 31 October 2020. The APS forms the most up to date position on the five year housing land supply. The Council has submitted its latest APS to the Planning Inspectorate for consideration and anticipates that it will be able to demonstrate a deliverable five year housing land supply until 31st October 2021.

## 5.2 NATIONAL PLANNING POLICY FRAMEWORK 2019

5.2.1 The revised National Planning Policy Framework (NPPF) was published by the Government on the 19th February 2019. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). The policies in the 2019 NPPF are material considerations, which should also be taken into account for the purposes of decision taking.

5.2.2 The following sections / policies set out within the NPPF are of most relevance:

- Section 2 - Achieving sustainable development
- Section 8 - Promoting healthy and safe communities
- Section 9 - Promoting sustainable transport
- Section 12 - Achieving well designed places
- Section 15 - Conserving and enhancing the natural environment
- Section 16 - Conserving and enhancing the historic environment

## OTHER MATERIAL CONSIDERATIONS

### 5.3 WYRE SUPPLEMENTARY PLANNING GUIDANCE

5.3.1 Supplementary Planning Guidance 4 - Spacing Guidelines for New Housing Layouts

5.3.2 Supplementary Planning Guidance 2 - Development and Trees

5.3.3 Guidance for Applicants - Green Infrastructure in New Residential Developments (Policy HP9) (October 2020)

## 6.0 CONSULTATION RESPONSES

### 6.1 CADENT GAS

6.1.1 No comments received.

### 6.2 ENVIRONMENT AGENCY

6.2.1 Objects to the application based on information submitted.

### 6.3 GREATER MANCHESTER ECOLOGY UNIT

6.3.1 No comments received.

### 6.4 LANCASHIRE COUNTY COUNCIL (HIGHWAYS)

- 6.4.1 No objections subject to conditions.
- 6.5 LANCASHIRE COUNTY COUNCIL (LEAD LOCAL FLOOD AUTHORITY)
- 6.5.1 No comments received.
- 6.6 LANCASHIRE COUNTY COUNCIL (RIGHTS OF WAY OFFICER)
- 6.6.1 No comments received.
- 6.7 NATURAL ENGLAND
- 6.7.1 No consultation with Natural England is necessary if the Local Planning Authority can be satisfied that the proposal would not have any likely effects on the natural environment. Standing Advice should be followed.
- 6.8 NETWORK RAIL
- 6.8.1 No comments received.
- 6.9 RAMBLERS ASSOCIATION
- 6.9.1 No comments received.
- 6.10 RAMBLERS ASSOCIATION (FYLDE)
- 6.10.1 No comments received.
- 6.11 WYRE BC HEAD OF ENGINEERING SERVICES (DRAINAGE)
- 6.11.1 No objections.
- 6.12 WYRE BC HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITY SAFETY (NOISE)
- 6.12.1 No objections.
- 6.13 WBC HEAD OF PUBLIC REALM AND ENVIRONMENTAL SUSTAINABILITY (PARKS DEVELOPMENT OFFICER)
- 6.13.1 No comments received.
- 6.14 WBC HEAD OF PUBLIC REALM AND ENVIRONMENTAL SUSTAINABILITY (TREES AND WOODLAND OFFICER)
- 6.14.1 No objections to submitted details.

## **7.0 REPRESENTATIONS**

7.1 An objection has been received from Ben Wallace MP raising the following concerns (summarised):

- Local highway safety would be impacted through increased vehicles and congestion;

- There could be issues with subsidence and the presence of the pipeline at the site - investigation works were undertaken in 2007 and peat over sands further underlain by clay was found. The suitability of the site for residential development is questioned;
- Impact on wildlife;
- Impact on flooding.

7.2 23 objections have been received summarised as follows:

- Local highway safety would be impacted through increased traffic and an exacerbation of existing parking problems;
- There would be harm to local wildlife/environment and green open space would be lost;
- The site is unsuitable - subsidence and presence of a pipeline through the site is a concern for residents which could result in flooding and difficulties for residents gaining insurance;
- Pile driving will damage nearby houses;
- The large dwellings would overshadow neighbouring bungalows and result in overbearing issues and a loss of privacy to existing residents;
- The development is out of character to the scale of existing development and there are inaccuracies in the Design & Access Statement;
- The proposed boundary treatments would be next to rear wall of buildings on Holts Lane and would prevent access for maintenance,
- Wyre Council has waived contributions towards education and affordable housing which is much needed and therefore the application should not be supported;
- The interests of a rich building company have been favoured over future residents financial needs - hopefully local residents will remember this when local elections come round;
- There would be disruption to local residents during works and loss of amenity will affect future quality of life;
- There is not a requirement for this housing and brownfield sites should be considered first.

## **8.0 CONTACTS WITH APPLICANT/AGENT**

8.1 Various issues have been raised with the applicant including open space, parking, design and layout. The scheme has been amended several times following a meeting and emails in order to overcome these concerns.

## **9.0 ISSUES**

The key issues for this reserved matters application relate to:

- Principle of development and policy compliance
- Visual impact
- Impact on residential amenity
- Impact on highway safety/parking
- Green Infrastructure provision
- Landscaping
- Flood risk and drainage

9.1 Principle of development and policy compliance

9.1.1 The principle of the proposed development is established through the outline permission 18/00680/OULMAJ, including access details, and through the Local Plan with this site being included in housing site allocation SA1/4. Other matters including flood risk, highway capacity, contamination and affordable housing were also considered to be acceptable under the outline permission. This reserved matters application follows the parameters agreed under the outline permission which approved 102 dwellings on the site comprising of 4 x 1 bed units, 8 x 2 bed units, 66 x 3 bed units and 24 x 4 bed units. Policy SA1/4 of the Wyre Local Plan (2011-31) (WLP31) contains a number of key development considerations (KDCs) which are policy requirements for the site allocation. The first KDC requires a comprehensive masterplan to be approved before granting planning permission for any part of the allocation. However, as outline permission was granted prior to the adoption of the WLP31, there is no requirement for a masterplan to be prepared in advance of the reserved matters submission, although consideration will be given to the potential connectivity and relationship with land to the west in the assessment below to ensure the two developments are compatible and achieve good design principles. The other KDCs stated within Policy SA1/4 will be considered in turn below.

## 9.2 Visual impact (Appearance, Layout and Scale)

9.2.1 Policy CDMP3 of the WLP31 states that all development will be required to be of a high standard of design. The NPPF also states that good design is a key aspect of sustainable development.

9.2.2 In terms of the proposed layout, the site would have some resemblance to a grid arrangement with 4 "blocks" of housing generally fronting towards the internal roads within the site. Dwellings back onto the northern boundary to Holts Lane and also on the north eastern boundary towards the railway line to the east. The proposed layout is a coherent approach to development of the site in view of the site constraints which include watercourse, sewer and gas pipeline easements. Properties generally have rear gardens and parking to the front or side which is generally considered to reflect existing development nearby, even if the density is slightly higher. It is noted that the proposed layout has been amended several times during the course of the application to improve various design elements. As such, many negative features, such as continuous rows of parking spaces and visually prominent rear boundaries, now feature only sparingly. It is noted that the constraints and site boundaries restrict the developable area.

9.2.3 It is noted that an attempt has been made to maintain uniform building lines and perimeter blocks where possible, and overall, the layout is considered to respect the character of surrounding development. The proposed layout has been considered against the Supplementary Planning Guidance 4 (SPG4) and the majority of plots accord with the spacing and layout guidance. A small number of plots would have a minor shortfall against the guidance, such as garden depths slightly below 10.5m, but this would not lead to any significant harm in terms of layout or amenity. The provision of affordable housing at the site was agreed under 18/00680/OULMAJ, namely 9 dwellings. These would be located in one cluster to the south eastern part of the site (plots 10-18). The Council's Affordable Housing Officer has raised no objections to their siting or type/size proposed, the details of which would need to be included in an affordable housing scheme to be formally submitted in order to satisfy condition 3 of the outline permission.

9.2.4 The layout would allow a link to the existing public footpath to the west and a footpath is also proposed along the southern boundary. This is adjacent to open

countryside to the south and would provide a link between the proposed areas of open space. This would provide a softer edge with a more "organic" appearance and would accord with KDC2 as set out in Policy SA1/4 of the WLP31.

9.2.5 In respect of scale and appearance, the site is most closely related to properties along the southern side of Holts Lane, which are mostly semi-detached bungalows. Whilst the proposed application would reflect the nearby properties in terms of layout, it is noted that only two storey dwellings are proposed, including detached properties. As the site/dwellings would be read in a separate context to the existing dwellings, it is not considered that the contrast in building heights would be significantly harmful or sufficient to warrant refusal of the application.

9.2.6 The form and appearance of dwellings would be relatively traditional, with side facing gable ends and some plots with front projecting gable elements. Whilst a plan has been submitted showing proposed material details the buff colour brick proposed is not considered suitable in this context as such a condition is suggested to agree a suitable pallet of materials. The appearance, in combination with the layout is considered to be suitably related to the appearance and character of dwellings along Brockholes Crescent. As such, the scale, layout and appearance of the proposed development is considered to be acceptable and the application would accord with Policy CDMP3 of the WLP31.

### 9.3 Impact on residential amenity

9.3.1 In respect of the layout from a residential amenity perspective, each property has a sufficiently sized garden and amenity space. Whilst some gardens would not strictly accord with SPG4, which states gardens should be 10.5m in length, most gardens either meet or are close to this guidance and it is noted landscaping strips are proposed around many properties which would also add a sense of openness for future residents. It is noted that the majority of plots would accord with the spacing guidance between plots set out in SPG4 and any spacing shortfall identified on a handful of plots would not be significant and would not lead to any unacceptable amenity impacts. Dwellings would be set away from the shared boundary to the north of the site and sufficient separation distances to these neighbours would be maintained in accordance with SPG4. Upper floor side windows would not feature, or restrictive conditions would be attached where necessary, to prevent any unacceptable outlook towards neighbours on Holts Lane. On the above basis, it is deemed that the development would not result in any unacceptable overlooking, overshadowing or overbearing impacts.

9.3.2 In respect of noise, the layout would not result in any unacceptable impacts for future occupiers given the proximity to the railway line or Poulton Industrial Estate. Condition 16 on the outline permission identifies noise levels that must be adhered to and requires the submission of noise mitigation measures if required to achieve those levels. The site layout plan indicates those plots to the east of the site which back onto the railway line would require 2.8m high acoustic fencing to the rear boundary. This would be visually acceptable. In respect of concerns raised by local residents, disruption during construction would be temporary and maintenance access to buildings adjacent to the shared boundary would be a private matter to be agreed between relevant parties or land owners.

9.3.3 Overall, the amenity of existing neighbours and future occupiers would be suitably preserved. The proposed development would comply with the provisions set out in Policies CDMP1 and CDMP3 of the WLP31.

#### 9.4 Impact on highway safety / parking

9.4.1 The impact of the development on the highway network, including access details, was considered at the outline stage and cannot be revisited as part of this application. Lancashire County Council Highways have stated in their consultation response that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

9.4.2 In their initial response LCC Highways requested provision of a 3.5m wide shared surface cycle/pedestrian route to Holts Lane and a pedestrian link at plot 86 to Public Right of Way 2-2-FP5. Comments were also made in regard to inadequate garage parking space dimensions and the internal road being re-designed to keep vehicle speeds below 20mph. The layout has been revised to allow for two separate access points to the site and the pedestrian link to the north western corner removed. The western access would provide a pedestrian and cycle link to Holts Lane and this is considered an improved arrangement. There is a pedestrian link to the public right of way in the south-west corner of the site which continues around the southern boundary of the site. Furthermore, following discussions during the application, improvements have been made to parking provision to ensure the correct number of off-street spaces are provided for each plot. The parking is also now proposed in an improved arrangement to ensure good usability and surveillance, and the amended layout would allow sufficient space for manoeuvring of vehicles. LCC Highways have confirmed in their revised response that the sustainable linkage details are acceptable and that the internal highway layout is to an adoptable standard and any minor changes that may be necessary could take place through the section 38 road adoption process.

9.4.3 Overall, in view of the aforementioned considerations and the outline permission, the application would not result in any unacceptable impacts in terms highways safety. Conditions are recommended by LCC Highways which will be imposed.

#### 9.5 Green Infrastructure (GI) Provision

9.5.1 Condition 15 of permission 18/00680/OULMAJ states that open space (GI) shall be provide in accordance with Policy H13 or any subsequent policies. Policy HP9 of the WLP31 has since replaced Policy H13 of the superseded 1999 Local Plan and is therefore applicable. It is noted that Policy HP9 requires a larger amount of open space than would have been required by the superseded Local Plan Policy H13.

9.5.2 KDC2 of Policy SA1/4 of the WLP31 also states that the development should be supported by a landscape and green infrastructure framework incorporating existing landscaping features and providing on-site open space incorporating formal and informal play and pedestrian and cycle connectivity where possible outside the site.

9.5.3 Based on the proposed housing mix the required amount of GI for this scheme would be 0.97 hectares. A total of 0.97 hectares of GI is proposed on site, generally split into two larger areas to the east and western parts of the site. Amendments during the application have improved the quality and function of the GI provision to ensure the open space is convenient and meaningful for future residents. The proposed footpath running along the southern boundary would provide a walkway that future residents are likely to use for recreation, and there would be landscaping and other features adjacent to it ensuring it would not be enclosed by



proposed dwellings. The play space proposed in the western extent would provide for a Local Area for Play (LAP) which together with the areas of green amenity space proposed would meet the council's requirements in respect of typologies of GI provision. The siting of the LAP is considered to be appropriate, with good accessibility and natural surveillance. The arrangement, including landscaping to the boundaries would help provide a softer rural edge and the application would accord with Policy HP9 and KDCs 2 & 3 as set out in Policy SA1/4 of the WLP31 as well as the Council's recently approved/published guidance on GI in new developments.

## 9.6 Landscaping

9.6.1 The submitted landscaping details show trees and shrub planting to the front of properties and landscaping strips along the internal road to soften the appearance of boundary treatments and side elevations. It is noted that parking spaces, where practicable have been broken up by landscaping and the areas of hardstanding would have an acceptable visual impact. It is considered that the proposed landscaping to the front and side of dwellings would enhance views within the street scene and would be commensurate with the edge of settlement position of the site adjacent to rural fields to the south. Conditions 12 and 13 on the outline permission require a landscape and ecology management plan and tree protection measures to be agreed to ensure appropriate mitigation and an acceptable impact on retained trees. Whilst the council's Tree Officer has confirmed he is satisfied with the submitted tree protection details a separate discharge of condition application will need to be made to formally agree this any other matters requiring agreement.

9.6.2 Overall, it is considered the proposed landscaping principles shown is acceptable and would be in accordance with KDCs 2 & 3 as set out in Policy SA1/4 of the WLP31.

## 9.7 Flood risk and drainage

9.7.1 Drainage details have been included with the reserved matters application which the council's Drainage Engineer has seen and is satisfied with. Whilst conditions 5 and 6 on the outline permission require full details to be formally agreed as part of a discharge of condition process, the council can be reasonably satisfied at this stage that the layout proposed would allow an acceptable drainage scheme. This includes space for attenuation features to the eastern and western site boundaries.

9.7.2 The Environment Agency have objected to the information provided regarding the nature and proximity of development to the watercourse along the southern boundary. However, the plans show that an 8m buffer strip would be maintained along the southern boundary in accordance with the Environment Agency's requirements. The EA's objection relates to a lack of detail included to satisfy them that the access road and footpath shown adjacent to the watercourse would allow the EA sufficient access. However the plans shows there would be no features along here (such as boundary treatments) preventing their access. In any event, this access right is caught by separate EA permitting legislation which the applicant would need to agree with the EA, as such it is not considered to represent a planning matters or reason to refuse the application.

## 9.8 Other matters

9.8.1 The impacts on ecology, land contamination, trees and noise were assessed under the outline application and the development was considered acceptable, subject to relevant conditions in respect of these matters. Developer contributions

were also considered under the outline application. Whilst the Local MP and members of the public have questioned the suitability of the site in respect of some of the above matters, the principle of development cannot be revisited under this reserved matter application.

9.8.2 It is also noted that a condition requiring electric vehicle charging points was also attached to the outline permission. Details would need to be agreed under the discharge of conditions process relating to outline permission (18/00680/OULMAJ).

9.8.3 The applicant has shown a pedestrian link to the existing public right of way running north to south along the western boundary of the site which was a requirement of condition 23 of the outline permission. This would provide a suitable link from the site to the public footpath and also to the land to the west should it be developed in the future. There would be cycle connectivity to Holts Lane from the proposed access points, and the application is considered to accord with KDC2 of Policy SA1/4 of the Wyre Local Plan (2011-31). Land has also been safeguarded to the eastern boundary should a railway footbridge with ramped access be required by Network Rail in the future in accordance with condition 20 of the outline permission.

9.8.4 It is considered that the layout proposed would allow for bins to be stored in the rear curtilage of properties to remove the need for any formal bin storage details. Bins could be presented at the kerbside for collection given the internal road layout would allow for refuse collection vehicles and manoeuvring in accordance with the current recommended collection/presentation distances.

## **10.0 CONCLUSION**

10.1 The principle of development and details of the access have already been established under planning permission ref. 18/00680/OULMAJ. The details of layout, landscaping, scale and appearance proposed in this reserved matters application are considered to be acceptable for the reasons set out above. As such, subject to the imposition of relevant planning conditions the application is recommended for approval.

## **11.0 HUMAN RIGHTS ACT IMPLICATIONS**

11.1 ARTICLE 8 - Right to respect the private and family life has been considered in coming to this recommendation.

11.2 ARTICLE 1 of the First Protocol Protection of Property has been considered in coming to this recommendation.

**12.0 RECOMMENDATION:** Grant reserved matters approval subject to conditions.

### **Recommendation: Permit**

#### **Conditions: -**

1. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 07.04.2020 including the following plans/documents:

- Location Plan Drg No.18-41-0S01
- Proposed Site Layout Drg No.18-41-P01 Rev H

- Proposed Site Layout (Colour) Drg No.18-41-P01 Rev H
- Boundary Treatments Drg No.18-41-P02 Rev H
- Affordable Housing Layout Drg No.18-41-P04 Rev H
- Refuse Management Plan Drg No.18-41-P05 Rev H
- Cross Section/Street Scene Locations Drg No.18-41-P06 Rev H
- Public Open Space Plan Drg No.18-41-P07 Rev H
- Streetscenes & Cross Sections Drg No.18-41-SS01 Rev B
- Adoptable Drainage Layout Drg No.40-01 Rev P1
- Landscape Proposals Sheet 1 of 2 Drg No.6286.04 Rev C
- Landscape Proposals Sheet 2 of 2 Drg No.6286.05 Rev C

House Types:

- The Adel v2.1 Drg No.V2.1 - ADE - 01 Rev 1)
- The Bretherton v2.1 Drg No.V2.1 - BRE - 01 Rev 2
- The Astbury v3 Drg No.V3 - AST - 01 Rev 1
- The Kerridge v2.1 Drg No.V2.1 - KER - 01 Rev 2
- The Bowland v2.1 Drg No.V2.1 - BOW - 01 Rev 1
- The Hartford v2.1 Drg No.V2.1 - HAR - 01 Rev D
- The Bowland (SPE + BAY) v2.1 Drg no: V2.1 - BOW-SPE-BAY - 12 Rev 1
- The Hartford SA v2.1 Drg no. V2.1 - HAR - SA - 01 Rev D
- The Wynbury SA v2.1 Drg no: V2.1 - WYN-SA - 01 Rev 1
- The Hartford DG SA v2.1 Drg no: V2.1 - HARDG - SA - 01 Rev D
- The Denholme v2.1 Drg No.V2.1 - DEN - 01 Rev 1
- The Ashley v2.1 Drg No. V2.1 - ASH - 01 Rev A
- The Denholme (BAY) v2.1 Drg No.V2.1 - DENBAY - 01 Rev 1
- The Brierfield v2.1 Drg No.V2.1 - BRI - 01 Rev A
- The Carron v2.1 Drg No.V2.1 - CAR - 01 Rev 2
- The Shelley v2.1 Drg No.V2.1 - SHE - 01 Rev A

The development shall be retained hereafter in accordance with this detail.

Reason: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.

2. No development above ground level shall be commenced until details of the materials to be used in the construction of the external surfaces of that dwelling (including the external walls, roof, and windows) have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.

Reason: To safeguard the visual amenities of the locality and in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

3. Prior to the first occupation of any of the dwellinghouse types specified below, the windows specified below shall be:

- i) obscure glazed at a scale of 5 (where 1 is hardly obscured and 5 is totally obscured), and
- ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

- The Denholme v2.1 House Type (first floor side elevations);
- The Wynbury SA v2.1 House Type (first floor rear elevation);
- The Bretherton v2.1 House Type (first floor side elevations serving en-suite);
- The Carron v2.1 House Type (first floor side elevation serving en-suite);
- The Hartford DG - SA v2.1 House Type (first floor right elevation serving en-suite 2);
- The Hartford-SA v2.1 House Type (first floor right elevation serving en-suite 2);
- The Hartford v2.1 House Type (first floor right elevation serving en-suite 2);
- The Kerridge v2.1 House Type (first floor side elevations);

The windows (including any subsequent repaired or replacement window) shall be maintained and retained thereafter in accordance with this detail.

Reason: To safeguard the privacy of adjoining residents and in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

4. The boundary treatments relating to each plot shall be completed in full prior to first occupation of that plot strictly in accordance with the approved details shown on Boundary Treatment Plan Drg No. 18-41-P02 Rev H. The boundary treatments shall thereafter be maintained and retained in accordance with the approved details.

Reason: In the interests of the appearance of the locality and the residential amenity of occupants / neighbours in accordance with policy CDMP3 of the Wyre Local Plan (2011-31).

5. The hard and soft landscaping and works shall be carried out in accordance with Drg No.18-41-P03 Rev H, Drg No.6286.04 Rev C and Drg No.6286.05 Rev C prior to first occupation or first use of any part of the development or otherwise in accordance with a programme agreed in writing by the Local Planning Authority and shall thereafter be retained and maintained.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 5 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the site is satisfactorily landscaped in the interests of visual amenity and ecology in accordance with Policies CDMP3 and CDMP4 of the Wyre Local Plan (2011-31) and to ensure compliance with the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework. The details are required to be approved prior to commencement of development to ensure landscaping is implemented at an appropriate time during the development.

6. No dwelling hereby approved shall be first occupied or brought into use until the parking / turning areas shown on Proposed Site Layout Drg No.18-41-P01 REV H as relating to that dwelling have been laid out, surfaced and drained. The parking / turning areas shall not thereafter be used for any purpose other than for the parking and manoeuvring of vehicles.

Reason: To ensure that adequate off road parking is provided to serve the development in the interests of highway safety and in accordance with the provisions of Policy CDMP6 of the Wyre Local Plan (2011-31).

7. The ground, slab and finished floor levels shall be constructed and completed in accordance with the approved details as shown on approved plan ref, to be confirmed.

Reason: To ensure that the development has a satisfactory visual impact on the streetscene, a satisfactory impact on neighbouring residential amenity and has a minimum risk of flooding in accordance with Policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31).

8. The development shall take place in accordance with approved Refuse Management Plan Drg No.18-41-P05 Rev H unless otherwise first agreed in writing with the Local Planning Authority.

Reason: In order to ensure that waste is properly provided and managed for each property within the site in the interests of visual and residential amenity in accordance with the provisions of Section 12 of the NPPF and Policy CDMP3 of the Adopted Wyre Borough Local Plan 2011-2031 (WLP31) as the information submitted with the application relates to waste vehicle tracking only and not waste provision for each dwelling.

9. (a) The new estate road for the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level up to the entrance of the site compound from the highway before any other development takes place within the site.

(b) No dwelling hereby approved shall be first occupied until the new estate road(s) affording access to those dwelling(s) has been constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level.

(c) In the event that the new estate road is not proposed for adoption by the Local Highway Authority then details of their road construction (surface materials and depth) and highway infrastructure (footways, street lighting, drainage) shall be submitted to, and approved in writing by, the Local Planning Authority. No dwelling hereby approved shall be first occupied until the new estate road(s) affording access to that dwelling has been constructed in accordance with the approved details.

Reason: To ensure that satisfactory access is provided to the development site, that the road surfaces are visually acceptable, that the private roads are of sufficiently adequate construction to support any loading applied to them to enable effective waste management and emergency services access, and that the necessary infrastructure is provided in the interests of highway safety in accordance with Policies CDMP3 and CDMP6 of the Wyre Local Plan (2011-31).

10. a) Prior to the first occupation of any dwelling, the proposed arrangements for future management and maintenance of the roads/ footways/ cycleways within the development shall be submitted to, and approved in writing by, the Local Planning Authority. These details shall include a plan showing areas of highway proposed for adoption by the Local Highway Authority and any areas proposed for private management.

(b) Should the plan required by (a) show that any highway within the estate would be privately managed, details of a Road Management Plan to detail how those sections of highway would be maintained in perpetuity, such as a private management and maintenance company to be established if applicable, shall be submitted to and approved in writing by the Local Planning Authority. The highway shall thereafter be maintained in accordance with the approved management and maintenance details or until such time as an agreement has been entered into under section 38 of the Highways Act 1980.

(c) Should the plan required by (a) show that any highway within the estate would be proposed for adoption by the Local Highway Authority, those roads/ footways/ cycleways shall be made up to, and retained thereafter to, the Local Highway Authority's Adoptable Standards.

Reason: To ensure that all highways, footways and cycleways will be maintained to a sufficient standard by either the Local Highway Authority or by a site management company in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

11. Prior to first occupation of any dwelling, details of the Local Area for Play (LAP) shown on approved plan Drg No.18-41-P01 Rev H shall be submitted to and approved in writing by the Local Planning Authority, which shall include how this is to be laid out, the design / appearance of play equipment including materials, surfacing and enclosure(s) of the LAP area and any other associated equipment including benches and waste bins. The LAP shall be installed in accordance with the approved details prior to first occupation of any dwelling or otherwise in accordance with a programme agreed in writing by the Local Planning Authority prior to first occupation of any dwelling.

Reason: To ensure adequate provision and delivery of public open space in accordance with Policies SP8 and HP9 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

12. Notwithstanding the definition of development as set out under section 55 of the Town and Country Planning Act 1990 (as amended) and the provisions of Parts 1 and 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification);

(a) no fences, gates, walls or other means of enclosure shall be erected along the front or side boundaries of the curtilage of any dwellinghouse forward of the main front elevation or side elevation of that dwellinghouse; and

(b) no areas of soft landscaping to the front of properties shall be removed to make provision for additional car-parking, without planning permission from the local planning authority first approved.

Reason: To ensure that the development presents a satisfactory appearance in the street picture in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority.

Reasons: To ensure the provision and retention of appropriate parking levels in the interests of residential amenity and highway safety.

14. No dwelling hereby permitted shall be occupied unless or until the pedestrian footpath/link shown on the southern site boundary and extending up to the existing Public Right of Way FP2-2-FP5 (as shown on approved plan ref: Proposed Site Layout Drg No.18-41-P01 Rev H) has been constructed in surface materials that have first been submitted to and approved in writing by the Local Planning Authority. This pedestrian footpath/link shall thereafter be maintained and remain open and unobstructed at all times.

Reasons: To ensure that the development provides appropriate connections and sustainable linkages to neighbouring development and the wider footpath network in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

15. Prior to the commencement of above ground development a scheme to demonstrate how at least 20% of the dwellings shall be of a design suitable or adaptable for older people and people with restricted mobility shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out, retained and maintained thereafter in accordance with the approved details.

Reason: To meet the needs of the ageing population and people with restricted mobility in the borough in accordance with Policy HP2 of the Wyre Local Plan (2011-31) and the provisions of section 5 of the NPPF.

**Notes: -**

1. LCC Education state that according to the s106 for outline permission 18/00680/OULMAJ the owner should inform the County Council within 20 days of grant of Reserved Matters consent so that they can calculate the final Primary and Secondary Education Contribution.