

Committee Report**Date: 03.03.2021****Item Number 03****Application 19/00551/FULMAJ**
Number**Proposal Hybrid planning application seeking detailed planning permission for the development of 202 dwellings including associated access, highway works, open space provision and landscaping and outline planning permission for the development of a two form entry primary school (all matters reserved)****Location Land To The South Of Blackpool Road Poulton-Le-Fylde****Applicant Story Homes****Correspondence c/o Barton Willmore**
Address Tower 12 18-22 Bridge Street Spinningfields Manchester M3 3BZ**Recommendation Permit****REPORT OF THE HEAD OF PLANNING SERVICES****CASE OFFICER - Mr Karl Glover**

Site Notice(s) Date: 17/06/2019 & 8/01/2021

Press Notice(s) Date: 26/06/2019 & 20/01/2021

1.0 INTRODUCTION

1.1 This application is before the Planning Committee for consideration as the application site falls primarily within an allocated site in the Wyre Local Plan and is of strategic importance. The application has also been requested to before the planning committee at the request of Councillor Michael Vincent and Councillor McKay. Due to the current national lockdown restrictions in place an organised site visit will not take place however site photographs will be displayed in the meeting to enable Members to understand the proposal beyond the plans submitted. Members may also wish to visit the site individually prior to the meeting.

2.0 SITE DESCRIPTION AND LOCATION

2.1 The site which forms the subject of this application is irregular in shape and comprises of 12.29 Hectares (30 Acres) of undulating Grade 3 (good to moderate quality) agricultural land located to the south of Blackpool Road and west of Poulton Road and Tithebarn Street in Poulton. Site levels generally fall from the northern, southern and eastern boundaries towards Horsebridge Dyke which is the lowest area of the site at approximately 5m Above Ordnance Datum (AOD). The highest point of the site is located at the boundary with Blackpool Road at approximately 10.5m AOD. The levels also rise to 7.5m AOD at Poulton Road and Tithebarn Street. Whilst the site is free from any buildings a number of mature trees and hedgerows are

interspersed across the site along with a number of field drains. The site is bounded by Blackpool Road to the west, residential properties on Poulton Road and The Crescent to the east and residential properties on Maycroft Avenue, Coniston Avenue and Thirlmere Avenue to the north. The southern boundary of the site is largely defined by the existing field boundaries and there are remnants of hedgerow along the south western edge.

2.2 The site forms part of the wider allocation for residential development within the Wyre Local Plan (Site SA1/6). The northern and eastern boundaries of the site follow the urban edge of Carleton. The site also includes an area of land to the south of the allocation. The southern and western boundaries of the site adjoin wider agricultural land including a number of small ponds and is also interspersed by Horsebridge Dyke which cuts across the south western corner and is classified as a Main River. There are currently two vehicular access points to the site, one on the southern side of Blackpool Road and one to the north of Berrys Lane to the west of Tithebarn Street. A Public Right of Way (PROW) (2-2-FP 13) runs to the south of the site from Woodhouse Farm to the west across to Berrys Lane and onto Tithebarn Street. In terms of existing public transport provisions there are bus services currently operating along Blackpool Road (no 14) and Poulton Road (no 12 and 24) which allow for connectivity to Blackpool, Fleetwood, Cleveleys and Vitoria Hospital. Poulton Le Fylde Railway station is also located approximately 1km towards the east of the site. The Environment Agency's mapping system shows the majority of the site is within Flood Zone 1 however towards the lower areas adjacent to Horsebridge Dyke the site is also designated within Flood Zones 2 and 3.

3.0 THE PROPOSAL

3.1 This is a Hybrid planning application which seeks full planning permission for the development of 202 residential dwellings including associated accesses, highway works, public green infrastructure and landscaping within site allocation SA1/6. The application also seeks outline planning permission for the development of a two form entry primary school with all matters reserved on land adjacent to site allocation SA1/6.

3.2 The full application for 202 residential units comprises the following housing mix:

- 8 x 1 bedroom apartments
- 34 x 2 bedroom houses
- 71 x 3 bedroom houses
- 75 x 4 bedroom houses
- 14 x 5 bedroom houses

3.3 61 (30%) units are proposed as affordable homes (8 x 1 bed apartments, 26 x 2 bed mews dwellings and 27 x 3 bed semi-detached houses) comprising a 50/50 tenure split of affordable rent and affordable shared ownership. The remaining 141 dwellings are proposed to be for open market sale.

3.4 The units will consist of 2 and 2.5 storey detached, semi-detached houses and mews and apartment properties. Materials proposed include a mixture of render and red brick with decorative features including heads and cills. Roofing materials are proposed to be concrete tile. The proposed site layout is generally open plan with boundary treatments separating plots predominantly comprising of 1.8m high timber fencing along with 0.6m high knee rails at the head of cul de sacs and along shared drive ways. Hedgerows and brick walls are proposed on key viewpoints into the site.

A 0.7m high railing detail is proposed around the 2 surface water drainage balancing ponds.

3.5 Two vehicular, pedestrian and cycle accesses are proposed on Blackpool Road and Poulton Road/Tithebarn Street to be connected via an internal spine road. These accesses will utilise the existing field entrances which are to be modified to a priority junction (with the Blackpool Road junction to be priority controlled). The highway works proposed for the Blackpool Road access take the form of localised carriageway widening utilising the adopted verge on the southern side of the highway with a central pedestrian refuge. Visibility splays of 2.4m x 43m would be provided at each junction. The access on to Poulton Road proposes revised road markings and signage. Internally the layout provides a 6m wide spine road with a 2m wide footway on one side and a 3.5m wide shared footway/cycleway on the other. A pedestrian and cycle access is also shown to connect to land (also within the housing allocation) to the north of the site between plots 20 and 21.

3.6 The scheme proposes a sustainable surface water drainage system which would introduce two drainage pond features towards the north east of the site and one adjacent to the area proposed to be reserved for the 2 form entry Primary School. There would be 1.93 Ha of Green Infrastructure to the south of the site and east of the proposed school site which includes a children's locally equipped area of play (LEAP) facility.

3.7 The scheme also seeks outline permission (all matters reserved) for a new primary school on 2.1 Hectares of land within the southern part of the site. This would be sufficient to accommodate a 2 Form Entry Primary school. Indicative access to the school is shown to be taken from a link road off the main spine road running through the site.

3.8 The application is accompanied supporting documents as follows:

- Design and Access Statement
- Planning Statement and Addendum
- Heritage Statement
- Air Quality Assessment
- Archaeological Desk-Based Assessment
- Ecological Appraisal
- Landscape and Visual Assessment
- Noise Assessment Report
- Flood Risk Assessment and Drainage Strategy
- Tree Survey
- Arboricultural Impact Assessment
- Phase 1 and Phase 2 Site Investigation Studies
- Transport Assessment and Travel Plan
- Market Demand Report (Second revision)
- Sustainable Construction Statement

4.0 RELEVANT PLANNING HISTORY

4.1 Planning records show no history associated with the application site. Other relevant planning history which either relates to the wider site allocation or is in close proximity to the site is as follows:

4.2 19/00809/FULMAJ - The erection of 42 bungalows for people aged 55 and over (Use Class C3) with associated car parking, public open space and vehicular access from Blackpool Road - Pending Consideration

4.3 17/00632/OUTMAJ - Outline application for a residential development comprising up to 48 dwellings with access applied for off Tithebarn Street and 100 space town centre carpark (all other matters reserved) - Pending consideration

4.4 19/00615/OULMAJ - Outline application for the erection of up to 330 dwellings and associated infrastructure (all matters reserved) - Pending 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 alongside the Joint Lancashire Minerals and Waste Local Plan. 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:

- Policy SP1 Development Strategy
- Policy SP2 Sustainable Development
- Policy SP6 Viability
- Policy SP7 Infrastructure Provision and Developer Contributions
- Policy SP8 Health and Wellbeing
- Policy CDMP1 Environmental Protection
- Policy CDMP2 Flood Risk and Surface Water Management
- Policy CDMP3 Design
- Policy CDMP4 Environmental Assets
- Policy CDMP5 Historic Environment
- Policy CDMP6 Accessibility and Transport
- Policy HP1 Housing Land Supply
- Policy HP2 Housing Mix
- Policy HP3 Affordable Housing
- Policy HP9 Green Infrastructure
- Policy SA1 - Residential Development
- Site Allocation SA1/6 - South of Blackpool Road

5.2 NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2019

5.2.1 The revised NPPF was published 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 3 - Plan - Making
- Section 4 - Decision Making
- Section 5 - Delivering a sufficient supply of homes
- Section 8 - Promoting healthy and safe communities
- Section 9 - Promoting sustainable transport
- Section 11 - Making effective use of land
- Section 12 - Achieving well designed places
- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- Section 15 - Conserving and enhancing the natural environment
- Section 16 - Conserving and enhancing the historic environment

5.2.3 In accordance with the National Planning Practice Guidance (PPG) and National Planning Policy Framework (NPPF) §73, the council must be able to demonstrate a 5 year housing land supply position (with a 5% buffer) when dealing with applications and appeals. The latest available evidence on housing delivery is that set out in the council's APS submission for 2020 which demonstrates a deliverable housing land supply position of 5.9 years. The council's 5 years housing land supply position has recently been considered by an Inspector and even if the Inspector's conclusions were accepted in full there would be a housing land supply position of a minimum 5.2 years (including a 5% buffer). There is therefore full confidence that the council is able to demonstrate a deliverable 5 year housing land supply.

OTHER MATERIAL CONSIDERATIONS

5.3 WYRE SUPPLEMENTARY PLANNING GUIDANCE

5.3.1 The following is of relevance to the determination of this application:-

- Supplementary Planning Guidance 2 - Development and Trees
- Supplementary Planning Guidance 4 - Spacing Guidelines for New Housing Layouts

5.4 LAND OFF BLACKPOOL ROAD MASTERPLAN

5.4.1 The Land off Blackpool Road Masterplan was approved on 13th January 2021 and represents a significant material planning consideration to this application.

5.5 NATIONAL PLANNING PRACTICE GUIDANCE

5.6 THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 (PLBCA) S.66 AND S.72

5.7 HISTORIC ENGLAND, 'THE SETTING OF HERITAGE ASSETS, HISTORIC ENVIRONMENT GOOD PRACTICE ADVICE IN PLANNING NOTE 3 (SECOND ADDITION)

5.8 THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS (AMENDMENT) (EU Exit) 2019

5.9 THE WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED)

6.0 CONSULTATION RESPONSES

6.1 LANCASHIRE COUNTY COUNCIL (LOCAL HIGHWAY AUTHORITY)

6.1.1 No objections subject to conditions - Initially requested further information and updates to the submitted Transport Assessment (TA). The further technical note submitted addresses concerns and takes into consideration other committed developments. The proposal is considered to be acceptable in highway capacity and safety terms. In terms of highways impact LCC Highways are satisfied that the impact of this development on the highway network can be accommodated with mitigation through the provision of off-site highway works secured through a combination of planning conditions and s106 agreement. The two site accesses are considered to be acceptable and provide the required visibility splays. The proposed Blackpool Road access arrangement is satisfactory and does not prevent a second access to Blackpool Road from being provided to serve the development currently being promoted under application 19/00809/FULMAJ, which also forms part of the SA1/6 allocation. The spine road through the development is suitable to accommodate public transport. It is not a requirement of this developer to make contributions towards public transport services, however, bus stop locations should be identified and raised kerbs for the bus stops should be provided through the s38 process. The layout is suitable for adoption. An amendment to the internal layout to facilitate access to the school is suggested. No concerns about location of school site or access to it. Highway improvements and £323,000 financial contribution towards Poulton Mitigation Strategy and £12,000 contribution towards travel plan support requested. Conditions requested.

6.2 LANCASHIRE COUNTY COUNCIL (LOCAL EDUCATION AUTHORITY)

6.2.1 Latest assessment (02/02/2021) confirms LCC will be seeking a contribution towards 32 primary school places in line with their methodology and based upon the 2021 School Census and resulting projections. This equates to a financial contribution of £636,568.32 with the new primary school site on this allocation being identified as the likely named project. LCC will not be seeking a contribution for secondary school places. LCC would expect the LPA to assist in negotiations to secure the land for the new school site by use of equalisation arrangements.

6.3 LANCASHIRE COUNTY COUNCIL (LEAD LOCAL FLOOD AUTHORITY)

6.3.1 No objections subject to conditions requiring the development to be brought forward in line with the approved Flood Risk Assessment and final and full details of the sustainable urban drainage system (SuDS) to be submitted for approval.

6.4 LANCASHIRE COUNTY COUNCIL (ARCHAEOLOGY)

6.4.1 Advised that a programme of archaeological works is needed to include a watching brief during soil stripping and excavation for services, roads and foundations with a programme of "strip, map and record" for any features or deposits of archaeological significance which might be revealed and with provision made for any post excavation and reporting that may be needed. A condition has been recommended.

6.5 GREATER MANCHESTER ECOLOGY UNIT (GMEU)

6.5.1 Having sought input from the Lead Local Flood Authority have produced a Habitats Regulations Assessment (HRA) which concludes that subject to conditions the development is unlikely to have any adverse impacts upon statutory designated sites i.e. Morecambe Bay & Duddon Estuary SPA, or the Natural England SSSI Impact Risk Zones (IRZ) for the Wyre Estuary SSSI. Conditions are required to ensure that the development will not have any adverse impacts upon protected species in particular Great Crested Newts.

6.6 HIGHWAYS ENGLAND

6.6.1 No objections

6.7 LANCASHIRE FIRE AND RESCUE SERVICE

6.7.1 Highlighted the requirements for the proposed access and scheme to satisfy Document B Part B5 of Building Regulations and sets out the guidance on turning facilities for Fire Service Vehicles

6.8 UNITED UTILITIES

6.8.1 Require the site to be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. Surface water will not be permitted to drain directly or indirectly to a public sewer. A condition requiring full details of the management and maintenance of sustainable drainage systems should be attached along with a condition requiring a surface water drainage scheme to be submitted and approved.

6.9 NHS FYLDE & WYRE CLINICAL COMMISSIONING GROUP (CCG)

6.9.1 Advised that to mitigate the impacts upon the delivery of general practice services a financial contribution of £55,698 towards the extension and/or reconfiguration of Queensway Medical Centre is required.

6.10 NATURAL ENGLAND

6.10.1 Advised that a Habitat Regulations Assessment (HRA) screening opinion is required to determine likely significant effects on the statutory designated sites. Following the submission of the HRA there are no objections subject to the mitigation measures being conditioned accordingly.

6.11 BLACKPOOL BOROUGH COUNCIL

6.11.1 No objections

6.12 POULTON HISTORICAL AND CIVIC SOCIETY

6.12.1 Object to the proposal on the following grounds:

- Development is far too dense and will impact upon local amenities
- Land was former Green Belt, further development will have adverse impacts upon ecology and will erode the character of Poulton
- Increase in traffic congestion
- Increase in traffic flow towards Poulton

- Site should be developed in line with a Masterplan
- Design and layout fails to achieve an organic extension to the Town centre
- Impacts upon ecology and wildlife
- Difficult to see how the development contributions towards the Poulton Mitigation Strategy would benefit and mitigate the problems caused
- The retention of hedgerows would see the setting of the Poulton Conservation Area preserved as they provide a natural setting on the approach into Poulton

6.13 ENVIRONMENT AGENCY

6.13.1 First two responses objected to the proposal. However following the submission of the revised flood risk assessment (FRA) and revised plans these address the previous objections. A condition requiring the development to be carried out in accordance with the revised FRA is required including the mitigation outlined.

6.14 HISTORIC ENGLAND

6.14.1 Advised that on the information available there is no requirement to consult as a statutory consultee.

6.15 WYRE BC HEAD OF ENGINEERING SERVICES (DRAINAGE)

6.15.1 No objections subject to surface water discharge from the site based on SuDS hierarchy, to be limited to Qbar with on-site attenuation provided to 1 in 100 year plus 40%. No surface water shall discharge in to the public sewer and full surface water drainage plans to be submitted. Run off should meet the requirements set out in the FRA.

6.16 WBC HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITY SAFETY (ENVIRONMENTAL PROTECTION - LAND CONTAMINATION)

6.16.1 No objections subject to a Post Phase 1 and a Watching Brief condition being attached. The Post Phase 1 condition has been recommended primarily in order to deal with the proposed remediation and validation. However, further information regarding the gas risk assessment is also required to be submitted.

6.17 WBC HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITY SAFETY (ENVIRONMENTAL PROTECTION - AMENITY CONSIDERATIONS)

6.17.1 Require internal noise levels to comply with WHO guidance and details of any school extraction system. No objections received in relation to Air Quality matters.

6.18 WYRE BC HEAD OF PUBLIC REALM AND ENVIRONMENTAL SUSTAINABILITY (TREE AND WOODLAND OFFICER)

6.18.1 The soft landscaping proposals include sufficient detail in terms of plant schedule and specifications provided for the various components such as native trees, shrubs, ornamentals, hedging, hedgerow, climbers, wildflower and grasses mix. The submitted Tree Protection Plan and Arboricultural Impact Assessment is appropriate. The northern boundary hedgerow is considered an important Hedgerow and it appears to be retained which is reassuring.

6.19 WYRE BC HEAD OF PUBLIC REALM AND ENVIRONMENTAL SUSTAINABILITY (PUBLIC OPEN SPACES/GREEN INFRASTRUCTURE)

6.19.1 The Local Equipped Area of Play (LEAP) is suitably located.

6.20 WYRE BC HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITY SAFETY (WASTE MANAGMENT)

6.20.1 Highlighted some concerns with regards to the presentation of bins.

7.0 REPRESENTATIONS

7.1 The application has generated 42 letters of objection based on the following (summarised) concerns:

- Vehicular congestion on the local highway network and local junction in the immediate vicinity in particular during rush hour
- Pedestrian safety concerns
- Lack of Employment opportunities in the area and infrastructure
- Ecological/Biological impacts and impacts upon Wildlife/protected species (Video evidence submitted of Deer within the site)
- Visual harm
- Inaccuracies on the plans submitted and lack of detail
- Increase in flood risk
- Over Shadowing and Loss Of privacy, loss of light
- Failure to have a masterplan in place
- Design and Layout concerns
- Development too dense
- Lack of screening from road
- Impacts upon the countryside
- Noise and air pollution impacts
- Development will merge Poulton and Carleton
- Historic impacts
- Impacts upon local amenities i.e. NHS and emergency services
- Wider highway concerns on strategic network - Impacts upon Norcross roundabout
- Impacts upon the PROW
- Drainage concerns - Blocking of the main Horsebridge Dyke
- Development will create a Rat run for vehicles
- Significant Environmental Impacts
- Loss of Greenfield (Former Greenbelt)
- Dwellings are too tall
- Schools are oversubscribed in the locality
- Impacts upon trees and hedgerows
- Impacts upon human rights
- Impacts upon Climate Change
- Impacts upon the River Wyre
- Existing condition of roads is poor this will increase with more vehicles
- 2 storey dwellings backing on to the bungalows will be overbearing
- Cumulative impact with the other applications submitted will be harmful upon the local highways

8.0 CONTACTS WITH APPLICANT/AGENT

8.1 Throughout the application process there have been a number of meetings as well as E-mails and telephone discussions, mainly in relation to the following matters:

- Masterplan requirements and progression
- Housing mix and density
- Development description updates
- Design and Layout of the whole site
- School and education requirements
- Highways requirements
- Financial contributions and other section 106 requirements
- Consultee issues raised on drainage, flood risk, ecology, trees, Green Infrastructure and Affordable Housing
- Site levels including sections and street scene plans
- Materials and boundary treatments
- Details on climate change and sustainability

8.1.1 As a result of discussions numerous amended plans and supporting documents have been submitted. An extension of time on the application has been agreed until the 4th March 2021.

9.0 ISSUES

9.1 The main issues to be considered in the determination of this application are:

- Principle of Development
- Primary School Site and other Infrastructure
- Housing Mix and Affordable Housing
- Visual impacts, Design and Layout
- Green Infrastructure
- Impact on Residential Amenity
- Impact on Highway Safety, Access and Highway network
- Flood Risk and Drainage
- Trees and Ecological Matters

Principle of Development

9.2 The application site falls within the settlement boundary of Poulton as defined in the Adopted Wyre Local Plan (WLP31). Policy SP1 of WLP31 directs new development to within settlement boundaries and states 'development within settlement boundaries will be granted planning permission where it complies with the other policies of this Local Plan'. The majority of the site is allocated for housing development as part of site allocation 'South of Blackpool Road' (SA1/6). The total allocation consists of 19.54Ha with a housing capacity of 300 dwellings. This application site makes up 1 of 4 parcels in different land ownership within the allocation. Two of the remaining three parcels are currently the subject of pending applications (land to the north ref: 19/00809/FULMAJ and land to the south ref: 17/00632/OUTMAJ). The remaining parcel, a smaller area of land immediately to the north of Berry Lane has not been subject to any application. Any loss of agricultural land within the allocation site has already been considered and accepted as part of the Local Plan making process. The application site also includes (where the school

site is proposed) undesignated land in the WLP31. This part of the site carries no special policy status in the WLP31 and it is not safeguarded land that is protected from development for the current plan period.

9.3 Site allocation SA1/6 contains 11 Key Development Considerations (KDCs) which are policy requirements that have to be satisfied. KDC1 states 'this site is to be brought forward in line with a masterplan to be produced covering the whole of the site. The masterplan must be agreed by the Local Planning Authority prior to the granting of planning permission for any part of the site'. The 'South of Blackpool Road' Masterplan was formally approved by the Council on 13th January 2021. Although the Masterplan itself does not create new policy, it does create a development framework, including vision, objectives and design principles that each planning application within the allocation should adhere to. The Masterplan area includes SA1/6 but also additional land to the south which is the subject of this application for the new school site. The application proposal including locations of the housing, accesses and main highway network, Green infrastructure (GI) and the primary school site aligns with the Masterplan Framework (Section 4 of the masterplan document). Specific KDCs and masterplan matters are subsequently discussed in each relevant section of this report.

9.4 Policy SP2 of WLP31 requires all new development to be sustainable. Relevant matters in this case would be to ensure housing provision meets the needs of all sections of the community; provision of strategic and local infrastructure and services; ensure accessible places and minimise the need to travel by car; reduce and manage flood risk; protect and enhance biodiversity, landscape and cultural heritage and green infrastructure assets; and achieve safe and high quality designed local environments which promote health and well-being. How the proposal achieves these sustainability considerations is discussed in turn in each relevant section of this report.

9.5 Policy SP2 (Criteria 6) requires development proposals to demonstrate how it would respond to the challenge of climate change through appropriate design and by making best use of resources and assets, including the incorporation of water and energy efficiency measures through construction phases and the reuse and recycling in construction both in the selection of materials and management of residual waste. The applicant has submitted a climate change / sustainability statement to demonstrate how the development will satisfy this criteria. A summary of the statement includes the following:

- Orientation of buildings where they can optimise energy efficiency, solar gain and maximise daylight levels and compliance of Part F and L of the Building Regulations
- Inclusion of low energy lighting
- Sustainable Transport - Contribution to the Poulton Mitigation Strategy and encouragement of sustainable modes of transport
- Inclusion of Suds features throughout the site
- Biodiversity enhancements
- Maximum and practical use of sustainable and reused and recycled locally sourced building materials - re use of existing materials during site preparation and retention of boundary treatments and;
- Water saving devices

9.6 The applicant has demonstrated that the proposal would satisfy this criteria of Policy SP2 of the Local Plan.

Primary School Site and other Infrastructure

9.7 Policy SP7 of WLP31 requires contributions towards infrastructure and in some cases new infrastructure on site. This includes affordable housing, green infrastructure, education, highway improvements and health care provision. The 'South of Blackpool Road' Masterplan also identifies a number of infrastructure requirements that are integral to the creation of sustainable development and sets out the principles in which these should be delivered.

9.8 KDC8 of SA1/6 requires the allocation to make land available for a new primary school which will form part of the financial contributions towards education. The Masterplan considers the appropriate location for the primary school. It identifies 2.11 hectares of land to the south of SA1/6 of flat agricultural land for the two form entry primary school. Its location, including the fact that it is outside of the allocation, has been accepted as part of the Masterplan process. As part of this Hybrid planning application, outline planning permission is sought for the school site in the same location identified within the approved Masterplan. The layout of the proposed residential development would allow for reasonable vehicular and pedestrian access to it. Access to the school from the development is indicative however the plans suggest 2 points of access. A section of hedgerow along the northern boundary of the school site would need to be removed to accommodate this however this could be suitably mitigated. Lancashire County Highways have raised no objection in this application to the location of the school. The site plan identifies an open attenuation balancing pond as part of the wider SuDS drainage infrastructure in close proximity to the school, however the plans identify that this would be enclosed accordingly with rescue equipment and signage to be in place. Full details of boundary treatments for the school site would be part of the reserved matters application. The new primary school site in the location proposed is in line with the provisions of Policy SP7 and the Masterplan as well as KDC8 of SA1/6 and the adjacent residential development proposed would not prejudice it from being delivered at a future date.

9.9 The Local Education Authority's (LEA) response confirms that in the event a new school site is needed to accommodate the number of housing developments coming forward in Poulton then applicants may be required to provide a contribution towards the purchase cost of the school site land. The LEA would seek to work with the Council to ensure such equalisation arrangements are established prior to the approval of any of the developments affected. There have been some discussions with the LEA and developer however no such equalisation arrangements are in place and having regard to the LEA's methodology for seeking contributions the Council does not consider this additional contribution request is reasonable or in conformity with the CIL Regulations. Furthermore KDC8 of SA1/6 requires land being made available to be part of the financial contributions, not as well as. The financial contribution being requested to mitigate the number of pupil places generated by this development (which would go towards construction of the new school site or expansion of an existing school as an alternative) is £636,568.32. This has been agreed by the applicant and is to be secured by Section 106 Agreement. The LEA have made it clear in discussions that expanding existing schools is their preference and a new school would be a last resort. Therefore they would not wish to be given the land in lieu of a contribution. Any contributions collected from this development and other developments in the area could go towards this new school site, if required, with any shortfall for school delivery to be met from other funding sources. For the avoidance of doubt the purpose of the outline application is to reserve land for the school site and is not proposing to deliver it.

9.10 The Clinical Commissioning Group (CCG) has advised that to mitigate the impact of this development on local health care facilities, a financial contribution of £55,698 towards the extension and reconfiguration of Queensway medical centre in Poulton is required. This has been agreed by the applicant and is to be secured by Section 106 Agreement.

9.11 Policy HP9 of the WLP31 requires developments resulting in a net gain of 11 dwellings or more to make appropriate provision of green infrastructure (GI) on site. In this instance based on the housing mix proposed for 202 dwellings, a total of 2ha of GI is required to be provided. The application would provide 1.93ha of GI on site comprising of informal green space and a local equipped children's play area (LEAP) which is located to the south of the site and also to the entrances to the site on to Blackpool Road and Tithebarn Street. This location and amount reflects that as set out within the masterplan. Whilst the amount being provided falls marginally short of the required 2ha the application does also propose some landscaped areas and landscape enhancements. Full details of the LEAP including its equipment and surfacing has not been submitted however this can be conditioned and the management and maintenance of all GI is to be incorporated into the Section 106 agreement. The location of the GI is considered to be acceptable as it is close to the proposed dwellings offering good levels of security and surveillance. To the south of the main area of GI it will be fenced off by a stock proof fence to prevent access onto the agricultural land and Horse Bridge Dyke beyond. Based on the information provided the proposal complies with KDC2 of SA1/6 and Policy HP9 along with the parameters set out within the masterplan.

9.12 Reference to highways and drainage infrastructure will be outlined in relevant section of the report. In terms of utilities the development would introduce a new sub-station, gas governor and foul water pump station.

Housing Mix and Affordable Housing

9.13 Policy HP2 of the WLP31 requires new housing developments to widen the choice of housing types available in Wyre by providing a mix of house types and sizes in line with the latest evidence of need as set out in the Strategic Housing Market Assessment (SHMA) which in this case is the May 2018 Addendum 3 Supplementary Note setting out a need for 38% 1 and 2 beds, 43% 3 beds and 18% 4+ bed units (subject to a consideration of local need and demand). Out of the 202 units proposed, 21% would be 1 and 2 beds, 35% 3 bed and 44% 4 & 5 bed. The mix proposed is not in accordance with the SHMA as it comprises a higher proportion of larger units compared to the smaller 1, 2 and 3 bed units. The applicant has provided a Market Demand report which suggests there is a local demand for the larger bed properties in Poulton. However officers consider this should be given limited weight given its scope and content. Initially the housing mix weighed even more in favour of the larger bed units and officers advised that this was not acceptable. As such the mix highlighted above is a result of the inclusion of more two bed units which ultimately increased the overall dwellings proposed (from 197 to 202). A further increase of smaller properties would likely increase the density of development which would be unlikely to be visually acceptable in this edge of settlement location. It is acknowledged that in addition to the bedroom mix, the development is providing a wide choice of house types (detached, semi-detached, terraced and apartments) and floorspace sizes to appeal to different households. It is also of note that the other pending applications within the allocation suggest these will deliver a larger number of smaller properties which would help to rebalance the overall housing mix within the allocation, although because of the uncertainty as to what exactly will come forward

on these other sites limited weight should be given to this. On balance, the proposed housing mix is considered to be acceptable.

9.14 Also within Policy HP2 it sets out that to help meet the needs of an aging population and people with restricted mobility at least 20% of dwellings should be of a design suitable or adaptable for older people and people with restricted mobility. This equates to 40 suitable or adaptable units in this case. No details have been provided showing how this criteria will be satisfied. This can be conditioned to be provided.

9.15 Policy HP3 of the WLP31 requires 30% affordable housing on Greenfield sites in Poulton. This equates to 61 on site dwellings. The submitted plans identify 61 units which comprise of 8 x 1 bed apartments, 26 x 2 bed dwellings and 27 x 3 bed dwellings. These are spread out throughout the site and are not all contained in one area. The design of the affordable dwellings is similar to the open market dwellings and is not compromised. The Councils Affordable Housing Officer has confirmed that the proposed 50% tenure split between affordable rent and shared ownership is appropriate and as such the scheme would comply with Policy HP3 of the WLP31. The amount and tenure along with the timing and delivery is to be secured by S106 agreement.

Visual impacts, Design and Layout

9.16 KDC3 of SA1/6 sets out that the design of the development should provide an organic extension to the town. Particular attention should be given to the nature and quality of boundary treatments. Policy CDMP3 of the WLP31 also requires new development to be of a high standard of design. Within the policy a number of criteria are set out. Criterion (A) states that all development must be designed to respect or enhance the character of the area. Criterion (B) requires development to create a positive contribution to an attractive and coherent townscape both within the development itself and by reference to its integration with the wider built environment having regards to the pattern and design of internal roads and footpaths in respect of permeability and connectivity, car parking, open spaces, landscaping and views into and out of the development.

9.17 The development will inevitably transform the appearance of the landscape by introducing built form into an undeveloped area of agricultural land. It is therefore important to ensure the relevant policy requirements are met and that the development follows the design principles established by the Masterplan, which officers consider it does do. The layout is considered to provide an organic extension to the town with the 'arrival greens' at both site entrances where the built form is set back from the highway and new landscaping is proposed. Also the retention of the majority of the existing trees and hedgerows assists in providing soft edges to the site. The location of the GI will provide a visual buffer across the allocation and reduce the visual prominence especially when travelling north along Tithebarn Street. Lower density development on the western boundary will afford some views into the site.

9.18 In terms of design and layout during the course of the application numerous amendments have been made, in particular to address the spacing requirements outlined in Supplementary Planning Guidance 4 (SPG4). Amendments have been made to the layout of dwellings which front on to the main arterial route through the site to ensure there is acceptable visual breaks and active frontages with no blank featureless gable elevations on prominent corner plots. This has also reduced the amount of frontage parking which initially dominated the street scene. An overhaul of

the layout to the affordable dwellings located towards the north eastern area of the site has been made again improving spacing and preventing excessive frontage parking. Whilst during the application the numbers of units has increased this has not compromised the site layout and the required spacing distances in SPG4 can still be achieved. The submitted design and access statement sets out how the design and layout follows the design approach as set out by 'Building for Life 12' Guidance which concludes that the scheme provides a suitable and sustainable residential development that exhibits best practice and respects its context and surroundings.

9.19 The topography and levels across the site do vary and generally rise towards the north of the site and decrease towards the centre of the site before rising again to the west. With the exception of the north eastern corner the land levels are no higher than the surrounding residential properties to the north and east. The submitted topographical survey demonstrates the Finished Floor Levels (FFLS) compared to that of the existing ground levels range from approximately 8.1m to 10.7m AOD depending on the change in levels and location within the site. Having reviewed the overall height of the submitted house types and the FFL set out in conjunction with the submitted site section drawings the development is not considered to have any significant adverse visual impacts upon the character of the area and the development will integrate with the surrounding built form. The applicant has advised that the finished ground levels will be set approximately 150mm below the FFL of the dwellings. A condition is to be imposed requiring the development to be carried out in accordance with the levels plans submitted.

9.20 The overall design and appearance of the house types proposed is considered to be acceptable. The dwellings will be constructed using various materials including render and brick with a variety of decorative heads and cills, stone surrounds and feature boards to gable ends. An elevation materials layout plan has been submitted which identifies the external materials finish. This includes Wylam Olde Blend, Newfield Multi a Heritage Blend and a Runswick Red in conjunction with white K render. The submitted materials layout is considered to be acceptable as it provides a variety and visual interest to each of the new street scenes and also provides assistance in visually breaking up the massing of the units. The materials proposed are considered to be acceptable and are to be conditioned.

9.21 The application has been accompanied by a boundary treatment plan. The boundary treatment plan submitted demonstrates that the proposed boundary treatments will comprise of 1.8m high close boarded fencing along the majority perimeter boundaries and the plot dividing boundaries and a 1.8m high brick wall and 0.6m high knee rail on specific plot boundaries. All site frontages are proposed to remain open plan, this too is to be conditioned. A landscaping plan has been submitted which demonstrates new areas of planting and green spaces and includes the retention of existing trees and the provision of new hedge and tree planting along with wildflower mixes throughout. The Council's Tree Officer has advised that the planting specifications are adequate.

9.22 Following further amendments the site layout is now considered to provide sufficient parking provision to satisfy the requirements of Appendix B of the WLP31 and also bin storage proposed is agreed by the Council's Waste Management Officer. A foul water pumping substation is shown towards the south of the site and to the north of the school site. No elevation details have been provided for this and as such full details are to be conditioned. Overall the layout and design of the development including materials are considered to be acceptable and would sit well within the context of the surrounding area. In turn the proposal is seen to satisfy Policy CDMP3 of the WLP31 and design guidance set out within SPG4 along with KDCs 1, 2 and 3

of SA1/6 as well as the 8 key points within the block structure (page 10) of the masterplan.

Impact on Residential Amenity

9.23 Policy CDMP3 of the WLP31 sets out that new development must not have an adverse impact on the amenity of occupants and users of nearby properties and must provide a good standard of amenity for the occupants of the development itself. Concerns have been raised by local residents as to the potential impacts arising as a result of overlooking, loss of light and overbearing impact in particular along the northern and eastern boundaries where existing properties back on to the site. In response to the concerns the Case Officer has undertaken a site visit taking into consideration the variation in levels along the site boundaries. In the north eastern corner the levels are higher than that of the bungalows which back on to the site from Maycroft Avenue (approximate 9.6m AOD). Whilst the levels are higher the interface distances from the rear elevation of plots 62 - 68 to the rear elevation of these properties is approximately 24m which would exceed the 21m requirement set out within SPG4. Plot 48 sides onto the rear garden of number 11 Maycroft Avenue and also exceeds the 13m stipulated interface distance in SPG4 where a side elevation faces a rear elevation. Plot 48 is a Spencer House type which has an en suite first floor side elevation, this is to be conditioned to be obscure glazed to prevent any overlooking and loss of privacy. Given the separation distances involved it is not considered that there will be any harmful adverse impacts arising from the loss of light, loss of privacy or overbearing impacts.

9.24 Plot 109 sits to the rear but adjacent to number 101 Poulton Road, given the scale of the proposed garden for this plot and the separation distance demonstrated there is not considered to be any adverse impacts on this property. A number of dwellings within The Crescent are also located in close proximity to the new dwellings in particular numbers 4, 5, 6 and 7. In this particular area of the site there is a depression and the boundary treatment comprises of a low level 1.5m high timber fence. Numbers 6 and 7 The Crescent have windows and openings which overlook this area of the site. Plot 97 has a side to side relationship with number 7 and is not considered to result in any adverse impacts subject to imposition of obscure glazing on the side elevation at first floor. Plot 98 shares a splayed relationship with number 6 which backs right up to the boundary given the orientation of the dwellings it is considered that on balance any overlooking and loss of privacy can be adequately mitigated by reason of obscure glazing and the securing of new 1.8m boundary treatments.

9.25 Plots 34- 47 are sited along the northern boundary of the site. The neighbouring properties which could be affected are numbers 11 and 14 Coniston Avenue and 9 and 12 Thirlmere Avenue. These properties are all at the head of their respective cul de sacs and side on to the northern boundary of the site. The 13m interface distance from a side elevation to a two-storey rear elevation as set out within SPG4 is achieved in this instance with approximately 20m from the rear elevations of the new properties. The proposed dwellings along the northern boundary are not considered to adversely affect the private amenity of these neighbouring dwellings or result in harmful overbearing impacts.

9.26 Whilst the parcel of land to the north of the site remains in agricultural use a detailed planning application for 42 'over 55s' bungalows is currently pending consideration (application number 19/00809/FULMAJ). The layout and relationship of the proposed bungalows has been assessed against the siting of the proposed dwellings which make up this application and it is considered that there will be no

adverse impacts upon the amenity of the potential future occupants on either site should the applications both be approved.

9.27 The only other neighbouring residential property which has potential to be adversely impacted upon is number 76 Blackpool Road which is a large detached dwelling located adjacent to the proposed access on to Blackpool Road. There will be approximately 10m from the side elevation of this dwelling and Plot 197. Subject to the first floor window being conditioned to be obscure glazed it is not considered that there will be any adverse impacts upon residential amenity.

9.28 Turning to impacts upon occupants of the proposed dwellings, initial concerns were raised during the application in relation to some of the plots being too close which resulted in an unacceptable relationship between dwellings. Following a number of revisions the proposed layout achieves the interface distances within SPG4. Overall having assessed the full impacts of the proposed development on the surrounding residential properties it is considered that the development would not result in any adverse impacts on neighbouring amenity and would comply with the provisions of Policy CDMP3 of the WLP31 and the spacing guidance set out within SPG4.

Impact on Highway Safety, Access and Highway network

9.29 In assessing the highway impacts arising from the development the application is assessed against the provisions of Policy CDMP6 of the WLP31 and KDCs 1, 2, 8 and 9 of SA1/6 and the National Planning policy Framework (NPPF). Given the scale of the development a Transport assessment (TA) has been submitted in support of the application. LCC Highways having assessed the TA required further information to be submitted and as such a Technical Note was provided and subsequently agreed by the Highways Officer.

9.30 In terms of highway capacity the Highways Officer has agreed the trip rates the development would produce which equates to an additional 2 vehicular movements in the AM and 26 in the PM peak. The TA and subsequent Technical Note takes into consideration all of the other committed developments within the locality including the site capacity of SA1/6 and assesses the junction capacities at both of the site accesses and at Blackpool Road/Blackpool Old Road, Tithebarn Street/Queensway and other junctions in the locality. The TA and subsequent technical note includes an assessment of road safety and accidents on the surrounding highway network. Lancashire County Highways and Highways England have confirmed that they are satisfied that the impacts arising from this development on the highway network can be accommodated with mitigation through the provision of offsite highway works secured through a combination of planning conditions and section 106 agreement.

9.31 An assessment of the site accesses has been undertaken by LCC Highways who have confirmed that they are both satisfactory and both provide site visibility splays of 2.4m x 43m. The site access to Blackpool Road as shown on the revised plan does not prevent a second access to Blackpool Road from being provided to serve the development currently being considered under application 19/00809/FULMAJ which also forms part of SA1/6 allocation.

9.32 The spine road which runs through the site is considered to be suitable to accommodate public transport provision should bus services be routed through here in the future. This application is not required to provide any financial contributions towards sustainable transport however the Highways Officer has advised that

locations for bus stops should be identified, ideally between plots 114 and 120. The applicant has amended the plan accordingly to annotate the bus stop locations. Raised platforms in these locations can be secured through the Section 38 process. The timely delivery of the spine road can be secured through the provision of a phasing plan which can be conditioned accordingly. A pedestrian and cycle link is to be provided linking into the site to the north between plots 20 and 21 this would satisfy the requirements of KDC2 and can be conditioned to be provided up to the boundary of the site. So too can the provision of a vehicular link and footway linking into the school site.

9.33 In terms of the internal layout LCC Highways have advised that it is suitable for adoption under a section 38 agreement however to ensure access to the school site is not compromised a number of amendments are required at the cul de sacs of plots 144 - 155 and 145-152. The applicant has provided this amendment as requested. At least two off road parking spaces would be provided for each property and one per one bed apartment. This would comply with the Council's parking standards set out in Appendix B of the WLP31. The parking generally provides one space to the side/rear or to the front of the dwellings. Policy CDMP6 (point 2) requires the appropriate provision for Electronic Vehicle Charging points to be provided for each dwelling. This can be conditioned.

9.34 KDC9 of SA1/6 requires development to contribute to the delivery of the Poulton Mitigation Strategy including any future updates as set out within Appendix C of the Local Plan. To fully deliver the measure set out within the Poulton Mitigation Strategy it is estimated that a total of £800,000 will need to be secured from developments in the SA1/6 allocation. Financial contributions have already been secured from a number of developments within Poulton leaving a shortfall of £490,000 which equates to £1,600 per dwelling. As such the contribution towards the Poulton Mitigation Strategy from this development equates to £323,200. LCC Highways have also requested a £12,000 contribution towards Travel Plan support. The applicant has agreed to pay these contributions which are to be secured via the Section 106 legal agreement.

9.35 Listed below is the required off site highway works and financial contributions to ensure the development is acceptable in highway terms:

- Site Accesses to both Blackpool Road and Poulton Road to be secured by condition and delivered via Section 278 works
- Completion of the internal Spine Road to be conditioned
- Blackpool Road/Poulton Road traffic signal upgrade to MOVA with Puffin crossing Facilities to be conditioned and
- Tithebarn Street/Queensway traffic signal upgrade to MOVA with the introduction of Puffin crossing to be conditioned
- Queensway existing Pelican upgrade to Puffin also to be conditioned
- Travel Plan financial contribution of £12,000 to be conditioned and secured via S106 agreement

9.36 Subject to conditions it is considered that the proposal satisfies Policy CDMP6 of the WLP31 and SPG4 along with the KDCs set out above.

Flood Risk and Drainage

9.37 The area of the application site where the proposed dwellings are to be located all fall within Flood Zone 1 (FZ1) which is defined as having a low probability

of flooding. Within the location of the GI and to the south of the site where the lowest areas bound Horsebridge Dyke this is identified as being located within Flood Zone 2 and 3. The site layout plan submitted annotates the parameters of the flood zones. Along the eastern boundary of the school site a small section is also located within Flood Zone 2 and 3. Horsebridge Dyke is classified as a Main River with the watercourse flowing south emerging beneath the railway line and running along the southern boundary of the site before flowing beneath Tithebarn Street. The watercourse then continues to flow north and discharges to the River Wyre at Skippool Creek approximately 2km north of the site.

9.38 KDCs 5, 6 and 7 of SA1/6 are relevant. KDC 5 sets out that no housing will be permitted within Flood Zones 2 or 3. Compliance here is achieved as the site plan identifies that all dwellings are sited within Flood Zone 1. KDC 6 and 7 sets out that residual surface water should drain in to Horsebridge Dyke and consent from the Environment Agency is required and that an 8m buffer from the top of the bank of the water course should be provided. This is also satisfied as the submitted drainage strategy and plans demonstrate surface water is to be drained in to the watercourse and an 8m buffer is provided along the watercourse.

9.39 In terms of Flood risk the application has been accompanied by a site specific Flood Risk Assessment (FRA). Amendments have been made in consultation with the Environment Agency. Following a number of revisions the EA have now confirmed that the latest revision addresses previous concerns and subject to conditions requiring finished floor levels not to be lower than 7.23m AOD and that the flood compensatory storage area is provided prior to any changes in the site levels then they have no objections to the proposal. Informatives have been requested to bring to the attention of the applicant the requirement to apply for an Environmental permit. Also the Lead Local Flood authority have also removed their initial objections subject to conditions. As the dwellings are located within Flood Zone 1 there is no requirement for the applicant to satisfy the sequential or exceptions tests.

9.40 The masterplan sets out the Blue Infrastructure and Drainage Strategy for the allocation as a whole, this also reflects the requirements of the KDCs with surface water from the development and allocation to drain to Horsebridge Dyke and that compliance with Policy CDMP2 of the WLP31 should be demonstrated. CDMP2 establishes a hierarchy of methods for managing surface water. The development should provide onsite attenuation ponds which would prevent flooding and provide ecological benefits and provide a level of treatment before discharging into the Horsebridge Watercourse. Foul water drainage should be discharged to the existing public sewer network located in Tithebarn Street and Blackpool Road to the north via pumping station. The submitted Drainage strategy sets out that the surface water for the site will follow the directions of the masterplan and KDC6 of SA1/6 and surface water will be attenuated within the 3 open water attenuation ponds. These are located to the northern boundary, to the centre/east of the site and also within the land identified for the primary school. The water will then be discharged at a greenfield run off rate into the Horsebridge Watercourse to the south. One of the concerns previously raised by the LLFA was that a number of existing water courses and ditches were to be culverted to accommodate the development this includes a watercourse to the northern boundary of the site. Following site meetings with the LLFA and the submission of a technical note the LLFA have removed their objection and have agreed with the drainage strategy submitted. Foul water for the site will be pumped via a new pumping station located to the south of the site into the existing public sewers located within Tithebarn Street and Blackpool Road. The Council's Drainage Engineer has raised no objections to the drainage strategy submitted

subject to full details of surface water plans being submitted for approval along with the surface water discharge rates reflecting that set out within the submitted FRA.

9.41 As the site adjoins the land to the north a joint drainage strategy has been provided from the applicant and the adjoining applicant for the pending application for the 42 bungalows (19/00809/FULMAJ) to allow the development to the north to connect to the applicants surface water drainage network and it has been confirmed that there is the required capacity to accommodate this within the site. A condition is proposed to be attached to require this to be delivered in a timeframe to be agreed as part of the overall phasing plan.

9.42 Whilst the local concerns in relation to flooding have been acknowledged, based on the development satisfying policy CDMP2 of the WLP31 the relevant KDCs and the parameters set out within the masterplan, and the comments from the relevant professional consultees, it is not considered that there would be an unacceptable flood risk from the proposal. As such and subject to conditions, no unacceptable drainage issues are anticipated.

Trees and Ecological Matters

9.43 The application is accompanied by an Ecological Survey and Assessment including great crested newt surveys and breeding bird surveys which have been assessed by Greater Manchester Ecological Unit (GMEU) and Natural England. The application itself is not a specific designation however Horsebridge Dyke runs to the south of the site which connects to the wider river network. GMEU advised that the development of this site may result in indirect impacts as the site is within 1.8km of the Morecambe Bay and Duddon Estuary Special Protection Area (SPA) and 3.2km of Liverpool Bay SPA, Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI) and RAMSAR. As such a screening Habitat Regulations Assessment (HRA) and Appropriate Assessment has been undertaken to assess any impacts on these wider designations. The HRA takes into consideration the pending application adjacent to the site to the west (application 19/00615/OUTMAJ) and also the other pending applications within site SA1/6 in order to assess the cumulative impacts of development.

9.44 The HRA concludes that the development has the potential to affect the designated sites by reason of recreational disturbance and impacts upon water quality. These impacts have further been assessed via a stage 2 Appropriate Assessment, which concludes that subject to available mitigation measures, no direct or indirect impact will occur. A number of conditions are recommended to secure this mitigation:

- The quantum of GI shown on the submitted site layout to be provided
- Directional signage to the PROW adjacent to the site and details of the countryside furniture, pathway marking
- The provision of homeowners packs to include reasonable behaviour in the vicinity of the housing development on PROW and the coast
- Construction Environmental Management plan to include details of pollution prevention to the watercourses
- Details of surface water attenuation
- The implementation of the drainage scheme, the Flood Compensation Scheme and the submitted culvert plan joint statement. As per conditions provided by Environment Agency and Lead Local Flood Authority recommendations.

9.45 In conclusion, the development will have no adverse effects on the integrity of the designated sites, their designated features or their conservation objectives. Natural England concur with the conclusions of the HRA and raise no objections subject to the conditions above.

9.46 Observations have been received by members of the public as to the potential impacts upon wildlife and protected species which currently utilise the site, this includes video and photographic evidence. All of these localised ecological impacts have been considered and assessed by GMEU. This includes the impacts upon Great Crested Newts (GCN) which have been identified within some of the existing water features within the site. During the course of the application mitigation measures have been agreed with the applicant's consultant which includes two compensation ponds to support the habitat of GCN. This is not currently shown on the submitted landscaping plans and as a condition requiring this detail to be agreed and provided is necessary. Two additional conditions relating to headwall and outfall designs to prevent trapping and killing of amphibians and road scheme design to show off set gully pots and dropped kerbs shall be attached. The Construction Environmental Management Plan (CEMP) should also include Reasonable Avoidance Measures (RAMS) for site preparation and vegetation clearance.

9.47 GMEU have advised that on top of the mitigation measures set out within Section 5 of the Ecology report an array of conditions should also be attached including conditions relating to external lighting, a resurvey of trees for bats and nesting birds, a biodiversity enhancement plan to require details of bat boxes throughout the site, and a pre commencement condition in relation to water voles using Horsebridge Dyke watercourse.

9.48 In terms of tree cover the site does have mature hedge lines and matures trees located along the boundaries and interconnecting field boundaries. The submitted landscaping plans does demonstrate that some of these are to be removed to accommodate the development and also new privacy screening boundary treatments however in large a proportion are also proposed to be retained. The Council's Tree Officer agrees to the landscaping proposals along with the tree protection measures proposed. The Tree Officer noted that the retention of the hedgerow along the northern boundary adjacent to Blackpool Road access point is reassuring as this is considered to be an important Hedgerow under the hedgerow regulations. A Tree Preservation Order (TPO2 of 2019) is also attached to a large Beech Tree located in the north eastern corner of the site which is shown on the submitted site plan as being retained. Whilst a number of trees and hedgerows are noted for removal the landscaping plans illustrate a good level of mitigation planting throughout the site which provides visual and ecological enhancements. Overall the proposed development complies with the parameters of the masterplan and satisfies KDC2 and 4 of the site allocation SA1/6 and also accords with paragraphs 174 - 177 of the NPPF and Policy CDMP4 of the WLP31.

Other Matters

Contamination

9.49 Matters relating to site contamination have been addressed in the application with the Council's Environmental Health Officer requesting that the standard contaminated land and gas protection measures conditions be attached.

Archaeology/Heritage

9.50 The Council's Conservation Officer has advised that the proposed development lies some considerable distance from, approximately 200m to the west of, Poulton -le Fylde Conservation Area boundary and as such the development is not considered to have any material impacts upon the appearance or setting or the Conservation Area and is considered to sustain the significance of this designated heritage asset, thus complying with the NPPF and Policy CDMP5 of the WLP31.

9.51 Lancashire County Council Archaeology have advised that the site is located in an area where there has been significant archaeological discoveries in recent years including a late bronze age human skull along with beaver activity at a nearby site of the former Briarfield Nurseries site on Blackpool Old Road. Whilst there are no known heritage assets noted on Lancashire Historic Environment records within the site the existence of the heritage assets noted above means there is a possibility that there may be further buried remains within the proposed site. As such a pre commencement condition has been requested requiring the implementation of a programme of archaeological work in accordance with a scheme of investigation.

Public Right of Way & Footpath Link (PROW)

9.52 Along the southern boundary of the site is public right of way (PROW) FP2-2-FP 13 which runs from Woodhouse Farm to the west across to Berrys Lane to the east and on to Tithebarn Street. To accommodate the school the PROW may be required to be diverted. To ensure that the site is sustainable and offers pedestrian links through, the application proposes a connection to this footpath from the internal access point into the school and runs south forming a connection point to the FP. No observations have been received by the LCC PROW Officer or the Ramblers Association. Full details of the new connection is to be conditioned accordingly.

Noise and Air pollution

9.53 The application has been accompanied by Air Quality and Noise Assessments. Whilst there was no objections from the Council's Environmental Health officer in relation to the noise assessment clarification was requested in terms of internal noise standards. The applicant has provided a response to this and subject to the mitigation measures proposed being secured by condition it is not anticipated that the development will be adversely impacted from noise arising from nearby receptors. Construction noise is to be considered accordingly within the Construction Environmental Management Plan which is to be provided prior to development commencing. The Environmental Health officer has advised that the development is unlikely to give rise to additional impacts upon air quality and that the assessment methodologies are appropriate and reasonable assumptions have been made

10.0 CONCLUSION

10.1 The proposal would be in accordance with the approved 'South of Blackpool Road' masterplan and would comply with the relevant planning policies of WLP31 including the key development considerations set out in site allocation (SA1/6). It would secure the relevant infrastructure necessary to mitigate the development including land for a new primary school if required. The submitted layout, design and appearance of the development is considered to be acceptable and subject to conditions would not result in any adverse or detrimental impacts upon neighbouring amenity.

10.2 The new access points onto Poulton Road and Blackpool Road are considered acceptable. The application is to provide the necessary financial contributions towards the Poulton Mitigation Strategy and Travel Plan support and the required off site highway improvement works are also to be secured via condition.

10.3 It is not considered that the proposal will be harmful to biodiversity or trees and would involve additional habitat features and tree planting. All other relevant planning matters have been assessed to be acceptable subject to conditions. Overall, the proposal has been assessed to comply with the NPPF, relevant policies of the Adopted Local Plan and the 'Land South of Blackpool Road' Masterplan subject to a section 106 legal agreement and the imposition of a number of conditions.

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

12.1 Grant outline planning permission for the provision of the primary school subject to conditions; and grant full planning permission for 202 residential dwellings subject to conditions and a S106 legal agreement to secure on-site affordable housing (30%) and green infrastructure and financial contributions towards the Poulton Mitigation Strategy, travel plan support, health care and Education. That the Head of Planning Services be authorised to issue the decision following the satisfactory completion of the S106 agreement.

Recommendation: Permit

CONDITIONS RELATING TO FULL PLANNING PERMISSION

Conditions: -

1. The development must be begun before the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed pursuant to 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 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 17/06/2019 including the following plans/documents:

- Site Location Plan (BRP-LP Rev C)
- General Arrangement Layout (Planning NTS) (40039.03.01FS Revision P)
- General Arrangement Plan (40039.03.01 Rev Y)
- Boundary Treatments Plan (40039.03.03 Rev M)
- Standard Boundary Details Plan (40039.03.03 Rev A)

- Elevational Treatments Plan (40039.03.02 Revision M)
- Hard Surfaces Plan (40039.03.04 Rev L)
- Refuse Collection Layout (40039.03.12 Rev D)
- Land Disposal Plan (40039.03.12 Rev H)
- Landscaping Full Site with LEAP Plan (5974.06 Rev I)
- Landscaping Full Site Plan at 1.200 (Drawing number 5974.07 Rev H)
- Landscaping Proposals Sheet 1 of 5 (Drawing number 5974.01 Rev I)
- Landscaping Proposals Sheet 2 of 5 (Drawing number 5974.02 Rev I)
- Landscaping Proposals Sheet 3 of 5 (Drawing number 5974.03 Rev I)
- Landscaping Proposals Sheet 4 of 5 (Drawing number 5974.04 Rev I)
- Landscaping Proposals Sheet 5 of 5 (Drawing number 5974.05 Rev I)

House types

Butterworth floor and elevations plan

- Butterworth Layout 1 - BWH-PLP1
- Butterworth Elevation 1/1 - BWH-PLE1/1
- Butterworth Elevation 1/2 - BWH-PLE1/2

Bailey floor and elevations plan

- Bailey Layout 1 - BAY-PLP1
- Bailey Elevation 1/1 - BAY-PLE1/1 Rev A
- Bailey Elevation ½ - BAY-PLE1/2 Rev A

Charlton floor and elevations plan

- Charlton Layout 1 - CRN-PLP1
- Charlton Elevation 1/1 - CRN-PLE1/1
- Charlton Elevation 2 - CRN-PLE1/2
- Charlton Elevation 3 - CRN-PLE1/3

Emmerson floor and elevations plan

- Emmerson Layout 1 - EMN-PLP1
- Emmerson Elevation 1/1- EMN-PLE1/1
- Emmerson Elevation 1/2 EMN-PLE1/2

Fraser floor and elevations plan

- Fraser Layout 1 - FRR-PLP1 Rev A
- Fraser Elevation 1/1 - FRR-PLE1/1 Rev B
- Fraser Elevation 1/2 - FRR-PLE1/2 Rev B

Harper floor and elevations plan

- Harper Layout 1 - HPR-PLP1 Rev A
- Harper Elevation - 1/1 HPR-PLE1/1 Rev B
- Harper Elevation - 1/2 HPR-PLE1/2 Rev B

Harrison floor and elevations plan

- Harrison Layout 1 - HRN-PLP1
- Harrison Elevation 1/1 - HRN-PLE1/1
- Harrison Elevation 1/2 - HRN-PLE1/2
- Harrison Elevation 1/3 - HRN-PLE1/3

Hewson floor and elevations plan

- Hewson Layout 1 - HWN-PLP1
- Hewson Elevation - 1/1 HWN-PLE1/1
- Hewson Elevation - 1/2 HWN-PLE1/2
- Hewson Elevation - 1/3 HWN-PLE1/3

Jefferson floor and elevations plan

- Jefferson Layout 1 - JFN-PLP1
- Jefferson Elevation - 1/1 JFN-PLE1/1
- Jefferson Elevation - 1/2 JFN-PLE1/2
- Jefferson Elevation - 1/3 JFN-PLE1/3

Masterton floor and elevations plan

- Masterton Layout - MTN-PLP1
- Masterton Elevation 1/1 - MTN-PLE1/1
- Masterton Elevation 1/2 - MTN-PLE1/2

Oxley floor and elevations plan

- Oxley Layout 1 - OXY-PLP1 Rev A
- Oxley Elevation 1/1 - OXY-PLE1/1 Rev A
- Oxley Elevation 1/2 - OXY-PLE1/2 Rev A

Spencer floor and elevations plan

- Spencer Layout 1 - SPR-PLP1
- Spencer Layout 2 - SPR-PLP2
- Spencer Elevation 1/1 - SPR-PLE1/1
- Spencer Elevation 1/2 - SPR-PLE1/2
- Spencer Elevation 2/1 - SPR-PLE2/1
- Spencer Elevation 2/2 - SPR-PLE2/2

Sanderson floor and elevations plan

- Sanderson Layout - SAN-PLP1
- Sanderson Elevation 1/1 - SAN-PLE1/1
- Sanderson Elevation 1/2 - SAN-PLE1/2
- Sanderson Elevation 1/3 - SAN-PLE1/3

Wilson floor and elevation plan

- Wilson Layout 1 - WLN-PLP1
- Wilson Elevation 1/1 - WLN-PLE1/1
- Wilson Elevation 1/2 - WLN-PLE1/2
- Wilson Elevation 1/3 - WLN-PLE1/3
- Wilson Layout 2 - WLN-PLP2

- Wilson Elevation 2/1 - WLN-PLE2/1
- Wilson Elevation 2/3 - WLN-PLE2/3
- Wilson Elevation 2/4 - WLN-PLE2/4

Garage Booklet

- Single Garage 1 Drawing GB-CPE1
- Double Garage 1 Drawing GB CPE2

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.

3. No development above ground level shall be commenced until a phasing programme for the whole of the application site has been submitted to and approved in writing by the Local Planning Authority. This phasing plan shall include delivery of:-

- the main spine road
- the dwellings and their respective spur roads
- all green infrastructure including children's play facility (LEAP) and landscaping (to include two compensation ponds)
- boundary treatments outside of private curtilages (as shown on the approved Land Disposal Plan)
- pedestrian/cycle access link to the northern boundary
- pedestrian link to the existing public right of way to the southern boundary
- the drainage system including drainage connection to the northern boundary
- provision of the spur road/pedestrian link to the school site

The development shall be carried out in accordance with the approved phasing programme unless an alternative programme has otherwise been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the proper development of the site, to ensure the timely delivery of supporting infrastructure and to ensure the development provides appropriate connections and sustainable linkages to neighbouring development and the wider highway network in accordance with policies SP7, CDMP3, CDMP6 and SA1/6 of the Wyre Local Plan (2011-31)

4. Prior to commencement of the development, a construction phasing programme for delivery of the site accesses and all off-site works of highway improvement (to be carried out as part of a section 278 agreement under the Highways Act 1980) namely:-

- Blackpool Road - new priority junction the scope of which is shown on plan 2566-F01 Rev B
- Poulton Road - new priority junction the scope of which is shown on plan 2566-F02 Rev A
- Blackpool Road / Poulton Road signalised junction upgrade to include MOVA and PUFFIN facilities.
- Tithebarn Street / Queensway signalised junction upgrade to include MOVA and PUFFIN facilities.
- Queensway Pelican Crossing upgrade to PUFFIN Crossing.

shall be submitted to and approved in writing by the Local Planning Authority. The site accesses and off-site highway works shall be delivered in accordance with the agreed phasing programme, unless any alternative phasing programme is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure the timely delivery of the necessary site accesses and off-site highway works in the interests of highway safety / to encourage sustainable travel in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

5. The development shall be carried out strictly using those materials specified on approved plan ref: Elevations Treatments Plan Drawing Number 40039.03.02 Rev M unless other minor variations are submitted to and approved in writing by the Local Planning Authority after the date of this permission and before implementation.

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

6. The approved boundary treatments (as shown on Boundary Treatment Plan ref 40039.03.03 Rev M and Boundary Treatment elevation 40039.03.03 Rev A) within private curtilages (as shown within the approved Land Disposal Plan) shall be completed prior to first occupation of the respective dwelling(s). The approved details 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).

7. The ground, slab and finished floor levels shall be constructed and completed in accordance with the approved details as shown on the following plans:

- External Works Sheet 1 of 4 Drawing Number 40-25-01 REV P5
- External Works Sheet 2 of 4 Drawing Number 40 -25 -02 Rev P5
- External Works Sheet 3 of 4 Drawing Number 40-25-03 Rev P5
- External Works Sheet 4 of 4 Drawing Number 40-25-04 Rev P5

unless other minor variations are submitted to and approved in writing by the Local Planning Authority after the date of this permission and before implementation.

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

8. Prior to the commencement of development, a drainage scheme which shall detail measures for the attenuation and the disposal of foul and surface waters, together with details of existing and proposed ground and finished floor levels to achieve the drainage scheme and any flood risk mitigation deemed necessary, shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be in accordance with the hierarchy of drainage options outlined in Policy CDMP2 of the Adopted Local Plan 2011-31 or any equivalent policy in an adopted Local Plan that replicates the existing Local Plan and shall follow the parameters as set out within the Drainage strategy and Flood Risk assessment submitted with the planning application (RSK Flood Risk Assessment 881703-R1(09)-FRA, September 2020, drainage technical note and the proposed culvert

plan, drawing 40039/ENG700, 21/10/2020) including any mitigation measures set out within.

The scheme 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 as set out within the Environment Agency's advice on Flood risk assessments: climate change allowances' or any subsequent replacement EA advice note), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance and easements where applicable, 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) Demonstration that the surface water run-off would not exceed the pre-development greenfield runoff rate;
- 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 site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.

For the avoidance of doubt, surface water must drain separately from the foul and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

No part of the development (or approved phase of the development) shall be first occupied or brought into first use until the drainage works and levels have been completed (for that phase) in accordance with the approved scheme. Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

Reason: To promote sustainable development using appropriate drainage systems, ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health, to prevent an undue increase in surface water run-off to reduce the risk of flooding and in the interests of visual and residential amenity in accordance with Policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework. The condition is required to be approved prior to commencement of development to ensure that full details are provided, that have not been forthcoming with the application, to ensure a suitable form of drainage is provided in that specific area taking into consideration land conditions and proximity to existing services and to ensure that any proposed raising of levels can be assessed and that a coherent approach is taken with regard to the design of drainage and housing layout.

9. Prior to the commencement of development, details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. As a minimum, this shall include:

- a) The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Residents' Management Company
- b) Arrangements concerning appropriate funding mechanisms for the 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 development shall subsequently be completed, maintained and managed in accordance with the approved sustainable drainage management and maintenance plan.

Reason: 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; and to identify the responsible organisation/ body/ company/ undertaker for the sustainable drainage system in accordance with policy CDMP2 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

10. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (RSK Flood Risk Assessment 881703-R1(09)-FRA, September 2020, drainage technical note and the proposed culvert plan, drawing 40039/ENG700, 21/10/2020, prepared by Ironside Farrar Limited) and the following mitigation measures detailed within the FRA:

- Finished floor levels shall be set no lower than 7.23 metres above Ordnance Datum (mAOD) or 300mm above the ground level, whichever is higher, as stated in section 10.2.
- Compensatory storage shall be provided on a level for level basis for the loss of floodplain resulting from raising ground levels, based on Section 10.5 and the Flood Compensation Strategy - Whole Site Overview' plan (dated 16 December 2019) in Appendix I.

The mitigation measures shall be fully implemented prior to first occupation of the development or subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be approved in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy CDMP2 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

11. No development approved by this planning permission shall commence until such time as a scheme for the provision and implementation of compensatory flood storage in accordance with the approved Flood Risk Assessment (referenced 881703-R1(09)- FRA; dated September 2020; RSK) has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding to the development and elsewhere by ensuring that compensatory storage of flood water is provided.

12. Prior to the commencement of development a detailed site investigation shall be carried out in accordance with a written methodology, which shall first have been submitted to and approved in writing by the Local Planning Authority. If remediation measures are then considered necessary, a scheme for decontamination of the site shall be submitted to, and approved by, the Local Planning Authority in writing and the approved scheme implemented prior to the development of the site. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken. On completion of any remediation works deemed necessary, a verification scheme shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: The development is for a sensitive end use and insufficient information has been submitted with the application as to the potential contamination risks of the site. The potential for contamination must therefore be addressed in order to safeguard the development in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

13. A watching brief shall be undertaken during the course of the development works. The watching brief shall be undertaken by a suitably qualified person, with any significant contamination discovered reported immediately to the Local Planning Authority. The findings of the watching brief shall be reported in writing and submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development.

Reason: In order to safeguard human health and the environment against potential contamination and in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

14. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a phased programme of archaeological investigation, recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise either targeted trial trenching (with a minimum 5% sampling strategy of the site) or an archaeological watching brief on the preliminary stages of topsoil stripping and excavation for services, roads and foundations on the site. Should significant archaeological remains be encountered then a further phase of mitigation works should be designed and implemented in accordance with a further written scheme of investigation, which shall first have been submitted to and agreed

in writing by the Local Planning Authority. All such works should be undertaken by an appropriately qualified professional archaeological contractor to the standards and guidance of the Chartered Institute for Archaeologists (www.archaeologists.net).

Reason: Such a programme of archaeological work and investigation was not submitted with the application but is necessary prior to the commencement of development to ensure that any archaeological remains at the site are recorded and to ensure that there is an understanding of the significance of the heritage asset before it is lost, in accordance with policy CDMP5 of the Wyre Local Plan (2011-31) and Section 16 of the NPPF.

15. Prior to the commencement of development, including any demolition works and site clearance, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include and specify the provision to be made for the following:

- (a) dust and dirt mitigation measures during the demolition / construction period; complaint management and arrangements for liaison with the Council's Environmental Protection Team
- (b) control of noise and vibration emanating from the site during the demolition / construction period; complaint management and arrangements for liaison with the Council's Environmental Protection Team
- (c) hours and days of demolition / construction work for the development expected to be 8.00-18.00, Monday to Friday, 08.00-13.00 on Saturday with no working on Sunday and Bank / Public Holidays
- (d) contractors' compounds and other storage arrangements
- (e) provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the demolition / construction period
- (f) arrangements during the demolition / construction period to minimise the deposit of mud and other similar debris on the adjacent highways (e.g. wheel washing facilities)
- (g) the routeing of construction traffic and measures to ensure that drivers use these routes as far as is practicable
- (h) external lighting (including timing) of the site during the demolition / construction period
- (i) erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- (j) recycling / disposing of waste resulting from demolition / construction work
- (k) measures to protect watercourses against spillage incidents and pollution
- (l) how biodiversity would be protected throughout the construction period
- (m) the potential impacts from all construction activities on both groundwater, public water supply and surface water and identify appropriate mitigation measures

necessary to protect and prevent pollution of these waters from sediments entering the river Wyre

(n) A Reasonable Avoidance Method Statement (RAMS) for site clearance including details of site preparation and vegetation clearance to prevent harm to great crested newts and exclusion fencing and supervised destructive search of specific high quality habitat features.

The construction of the development including any demolition works shall be carried out in accordance with the approved CEMP.

Reason: In order to safeguard the biodiversity of the site, protect the water environment and public drinking water supplies, and to maintain the operation and safety of the local highway network, during site preparation and construction, in accordance with Policies CDMP1, CDMP4 and CDMP6 of the Wyre Local Plan and the provisions of the NPPF.

16. Prior to the first occupation of any of the dwellings hereby approved, a full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan (and an associated Travel Plan Co-ordinator as specified in the approved Travel Plan) shall be implemented and operational from the point of the first occupation of any of the dwellings hereby approved for a period of not less than five years from the date of full occupancy of the development.

Reason: To promote sustainable development by encouraging sustainable travel modes and reducing dependence on private motor vehicles in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

17. (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 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 of any estate roads not being 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).

18. 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).

19. The scheme of noise insulation measures set out in the supporting Noise Assessment submitted with the application [report by RSA Acoustic Engineering dated 174/2019] shall be implemented for those plots identified within Figure 4.1 of the report prior to first occupation of each of these dwellings. The approved noise insulation measures shall thereafter be retained.

Reason: To ensure there is no adverse effect on the health and quality of life of future occupants and to avoid an unacceptable impact on residential amenity by virtue of noise in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

20. An electric vehicle recharging (EVCP) scheme shall be submitted for all dwellings with parking provision unless it is demonstrated that such provision of EVCP is not practical in communal parking areas or due to other identified site constraints. No dwelling shall be occupied until the electric vehicle recharging point has been provided for the dwelling to which it relates, and such electric vehicle recharging point shall be maintained and retained for that purpose thereafter.

Reason: To ensure the provision of appropriate on-site mitigation to compensate for the impact on air quality caused by the development in the surrounding area in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

21. 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.

22. Prior to the first occupation of any of the Sanderson and Spencer house types, the first floor side windows 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 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).

23. 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 (as amended) (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, or along the side or rear boundaries of the curtilage of any dwelling beyond the rear elevation where that elevation directly faces a highway; and

(b) no areas of soft landscaping to the front of properties shall be removed to make provision for additional car-parking,

without express planning permission from the local planning authority.

Reason: To safeguard the appearance of open plan development and junction highway visibility in accordance with Policies CDMP3 and CDMP6 of the Adopted Wyre Borough Local Plan.

24. The pedestrian/cycle connection shown linking to the northern boundary and footpath shown linking to the existing Public Right of Way on the southern boundary as shown on the approved site layout plan shall be constructed up to the respective site boundary in surface materials that have first been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the approved phase they fall within. The pedestrian/cycle connection and footpath link shall thereafter be maintained and remain open and unobstructed at all times.

Reason: In order to ensure that the links are appropriately designed and managed, and are provided to the boundary with any adjacent land to ensure access is not prejudiced in accordance with the provisions of Policies CDMP3, CDMP6 and SA1/6 of the Wyre Borough Local Plan 2011-2031.

25. The measures contained within the approved Arboricultural Impact Assessment, Method Statement and Tree Protection Plan with respect to those trees shown as being retained shall be implemented in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.

Reason: In order to protect trees from damage or loss in the interests of the amenity of the area 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.

26. The approved landscaping proposals outlined below shall be implemented in full in accordance with the approved phasing plan, with the addition of two compensation ponds to be provided within flood zone 2, details of which (including cross-sections and scheme details for creation of terrestrial habitat to support a population of great crested newts) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any development and the two ponds shall be implemented in accordance with the approved phasing plan:-

- Landscaping Full Site with LEAP Plan (5974.06 Rev I)
- Landscaping Full Site Plan at 1.200 (Drawing number 5974.07 Rev H)
- Landscaping Proposals Sheet 1 of 5 (Drawing number 5974.01 Rev I)
- Landscaping Proposals Sheet 2 of 5 (Drawing number 5974.02 Rev I)
- Landscaping Proposals Sheet 3 of 5 (Drawing number 5974.03 Rev I)
- Landscaping Proposals Sheet 4 of 5 (Drawing number 5974.04 Rev I)
- Landscaping Proposals Sheet 5 of 5 (Drawing number 5974.05 Rev I)

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 7 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: The details are required to be approved prior to commencement of development to ensure landscaping is implemented at an appropriate time during the development.

27. Prior to first occupation of any dwelling, a scheme for the provision of home-owner information packs highlighting the sensitivity of Morecambe Bay (a European protected nature conservation site) to recreational disturbance shall be submitted to and agreed in writing by the Local Planning Authority. The scheme details shall include the content of the home-owner information packs which must explain the conservation value of Morecambe Bay, the potential impacts that can arise from residential development and explain the responsible behaviours in the vicinity of the housing development on public rights of way along with what would be required from residents to avoid undue ecological impact, as well as a methodology for the distribution of the home-owner packs to future home owners including upon resale of the dwellings as far as is reasonably practicable. The approved information packs shall subsequently be made available to future home owners in line with the approved methodology.

Reason: In order to safeguard biodiversity from the recreational disturbance effects of residential development in close proximity to Morecambe Bay, in accordance with the provisions of Policy CDMP4 of the Wyre Local Plan 2011-31.

28. Prior to the installation of any external lighting within the development a scheme for the provision of external lighting together with an Artificial Lighting Assessment shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall demonstrate that artificial lighting will be designed so that it is not intrusive to visual amenity or illuminate potential habitat for bats (e.g. hedgerow, trees) and or/ bird breeding places. The assessment shall demonstrate that the lighting will be installed in accordance with the Institution of Lighting Professionals' Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and the Bat Conservation Trust and Institution of Lighting Engineers guidance Bats and Lighting in the UK, 2009 (or any subsequent replacement guidance).

The lighting shall be installed and operated in accordance with the approved scheme details, which shall be maintained and retained thereafter.

Reason: In order to safeguard visual amenity and biodiversity and residential amenity and in the interests of public safety in accordance with Policies CDMP1, 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.

29. No tree felling, tree works or works to hedgerows including grass sward removal or earth moving shall take place during the optimum period for bird nesting (March to August inclusive) unless a report, undertaken by a suitably qualified person immediately prior to any clearance, has been submitted to and approved in writing by the Local Planning Authority, demonstrating that nesting / breeding birds have been shown to be absent.

Reason: To protect and prevent unnecessary disturbance of nesting birds in accordance with the provisions of the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework.

30. Prior to the commencement of development a water vole survey shall be undertaken by a suitably qualified ecologist and submitted to the Local Planning Authority for written approval including a full assessment of the Horsebridge Watercourse together with any mitigation measures deemed necessary as a result of the survey. The approved mitigation measures shall be undertaken in accordance with the agreed details.

Reason: To prevent possible harm to ecology if the development were commenced without the necessary mitigation measures in accordance with the Wildlife and Countryside Act 1981, Policy CDMP4 of the Wyre Local Plan (2011) the NPPF.

31. No development shall commence until a Landscape and Habitat Creation and Management scheme (LHCMS) has been submitted to and agreed in writing by the Local Planning Authority along with a timetable for implementation to include the mitigation measures set out within section 5 of the Ecological Appraisal submitted with the planning application [Erap Limited May 2019 Updated - Including licensed great crested newt surveys and breeding birds survey,]

For the purposes of this condition the scheme shall identify:

- Design of attenuation ponds to hold water under normal circumstances and to include amphibian protection measures through headwall and outflow designs and flow control mechanisms;
- The road infrastructure design to include amphibian friendly features such as off-set gully pots and dropped kerbs in locations between ponds and adjoining hedgerows/green infrastructure;
- Details of long term management for the water bodies and terrestrial habitat specifically for great crested newts along with other retained or recreational habitats;
- The erection of temporary protection fencing to retained trees, shrubs and hedgerows (section 5.2.1). Protection measures to also include Pond 5 and the ditches within the public open space (Ditches 9 and 10) (section 5.2.5 and Figure 8.2, Phase 1 Habitat & Vegetation Map);
- Details of how the scheme is designed to maintain connectivity and ecological permeability such as supplementary native species planting as identified within section 5.2.8 a - c and section 5.6.2 and boundary fencing details to allow habitats connectivity (section 5.2.8) and ecological movement of small mammals and amphibians to be applied to the 1.8m boundary fencing as shown on Boundary Treatments plan 40039.03.03 revision M). The specification and location of the ecological permeability measures to be shown on plan;
- A re survey of trees 2 & 3 as set out in Section 5.3.5 prior to commencement to include updated condition assessment, aerial inspection and/or activity surveys and identification of any additional mitigation or need for licence;
- Provision of bat, bird, beetle and hedgehog boxes within the development;
- Details of informative signage and any new countryside furniture/path/surfacing details in relation to North Blackpool Pond Trail.

The development shall then proceed in full accordance with these agreed scheme details

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.

32. Details of the appearance (size, materials and external colour finish) of the Pumping Station as shown on the approved Proposed Site Layout Plan, shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The development shall be carried out and retained thereafter in accordance with the approved details.

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

33. Prior to first occupation of any dwelling, details of the Local Equipped Area for Play (LEAP) shown on the approved site layout plan 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 LEAP area and any other associated equipment including benches and waste bins. The LEAP shall be provided in accordance with the approved details.

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.

CONDITIONS RELATING TO OUTLINE PLANNING PERMISSION

1. In the case of any reserved matter, namely access, appearance, landscaping, layout and scale of the buildings application for approval must be made before the expiration of three years beginning with the date of this permission; and that the development hereby permitted shall be begun not later than:

- the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: This condition is required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. 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 17/06/2019 including the following plans/documents (in so far as this defines the application site area):

- Site Location Plan (BRP-LP Rev C)
- General Arrangement Layout (Planning NTS) (40039.03.01FS Revision P) (in so far as this plan outlines the site area of this outline planning permission)
- General Arrangement Plan (40039.03.01 Rev Y) (in so far as this plan outlines the site area of this outline planning permission)

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

3. Prior to the commencement of development a drainage scheme which shall detail measures for the attenuation and the disposal of foul and surface waters, together with details of existing and proposed ground and finished floor levels to achieve the drainage scheme and any flood risk mitigation deemed necessary, shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be in accordance with the hierarchy of drainage options outlined in Policy CDMP2 of the Adopted Local Plan 2011-31 or any equivalent policy in an adopted Local Plan that replicates the existing Local Plan.

The scheme 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 as set out within the Environment Agency's advice on Flood risk assessments: climate change allowances' or any subsequent replacement EA advice note), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance and easements where applicable, 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) Demonstration that the surface water run-off would not exceed the pre-development greenfield runoff rate;
- 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 site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.
- h) Full details of headwall and outfall designs to prevent trapping and killing of amphibians

For the avoidance of doubt, surface water must drain separate from the foul and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

No part of the development shall be first occupied or brought into first use until the drainage works and levels have been completed in accordance with the approved scheme. Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

Reason: To promote sustainable development using appropriate drainage systems, ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health, to prevent an undue increase in surface water run-off to reduce the risk of flooding and in the interests of visual and residential amenity in accordance with Policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework. The condition is required to be approved prior to commencement of development to ensure that full details are provided, that have not been forthcoming with the application, to ensure a suitable form of drainage is provided in that specific area taking into consideration land conditions and proximity to existing services and to ensure that any proposed raising of levels can be assessed and that a coherent approach is taken with regard to the design of drainage and housing layout.

4. Prior to the commencement of development details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. As a minimum, this shall include:

- a) The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Residents' Management Company
- b) Arrangements concerning appropriate funding mechanisms for the 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 development shall subsequently be completed, maintained and managed in accordance with the approved sustainable drainage management and maintenance plan.

Reason: 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; and to identify the responsible organisation/ body/ company/ undertaker for the sustainable drainage system in accordance with policy CDMP2 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

- 5. Prior to the submission of a reserved matters application relating to layout, or simultaneously with that reserved matters application, details of the existing and proposed ground, slab and finished floor levels shall be submitted to and approved in writing by the Local Planning Authority.

The ground, slab and finished floor levels shall be constructed and completed in accordance with the approved details.

Reason: The condition is required to be approved prior to commencement of development to ensure that full details are provided, that have not been forthcoming with the application.

- 6. Prior to the commencement of development, including any demolition works and site clearance, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include and specify the provision to be made for the following:

- (a) dust and dirt mitigation measures during the demolition / construction period; complaint management and arrangements for liaison with the Council's Environmental Protection Team
- (b) control of noise and vibration emanating from the site during the demolition / construction period; complaint management and arrangements for liaison with the Council's Environmental Protection Team
- (c) hours and days of demolition / construction work for the development expected to be 8.00-18.00, Monday to Friday, 08.00-13.00 on Saturday with no working on Sunday and Bank / Public Holidays
- (d) contractors' compounds and other storage arrangements
- (e) provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the demolition / construction period

- (f) arrangements during the demolition / construction period to minimise the deposit of mud and other similar debris on the adjacent highways (e.g. wheel washing facilities)
- (g) the routing of construction traffic and measures to ensure that drivers use these routes as far as is practicable
- (h) external lighting of the site during the demolition / construction period
- (i) erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- (j) recycling / disposing of waste resulting from demolition / construction work
- (k) measures to protect watercourses against spillage incidents and pollution
- (l) how biodiversity would be protected throughout the construction period
- (m) the potential impacts from all construction activities on both groundwater, public water supply and surface water and identify appropriate mitigation measures necessary to protect and prevent pollution of these waters from sediments entering the river Wyre
- (n) the submission of a Reasonable Avoidance Methodology Statement (RAMS) for site clearance including details of site preparation and vegetation clearance to prevent harm to great crested newts and exclusion fencing and supervised destructive search of specific high quality habitat features.

The construction of the development including any demolition works shall be carried out in accordance with the approved CEMP.

Reason: In order to safeguard the biodiversity of the site, protect the water environment and public drinking water supplies, and to maintain the operation and safety of the local highway network, during site preparation and construction, in accordance with Policies CDMP1, CDMP4 and CDMP6 of the Wyre Local Plan and the provisions of the NPPF.

7. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (RSK Flood Risk Assessment 881703-R1(09)-FRA, September 2020, drainage technical note and the proposed culvert plan, drawing 40039/ENG700, 21/10/2020, prepared by Ironside Farrar Limited) and the following mitigation measures detailed within the FRA:

- Finished floor levels shall be set no lower than 7.23 metres above Ordnance Datum (mAOD) or 300mm above the ground level, whichever is higher, as stated in section 10.2.
- Compensatory storage shall be provided on a level for level basis for the loss of floodplain resulting from raising ground levels, based on Section 10.5 and the Flood Compensation Strategy - Whole Site Overview' plan (dated 16 December 2019) in Appendix I.

The mitigation measures shall be fully implemented prior to first occupation of the development or subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be approved in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy CDMP2 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

8. No development approved by this planning permission shall commence until such time as a scheme for the provision and implementation of compensatory flood storage in accordance with the approved Flood Risk Assessment (referenced 881703-R1(09)- FRA; dated September 2020; RSK) has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding to the development and elsewhere by ensuring that compensatory storage of flood water is provided.

9. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a phased programme of archaeological investigation, recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise either targeted trial trenching (with a minimum 5% sampling strategy of the site) or an archaeological watching brief on the preliminary stages of topsoil stripping and excavation for services, roads and foundations on the site. Should significant archaeological remains be encountered then a further phase of mitigation works should be designed and implemented in accordance with a further written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. All such works should be undertaken by an appropriately qualified professional archaeological contractor to the standards and guidance of the Chartered Institute for Archaeologists (www.archaeologists.net).

Reason: Such a programme of archaeological work and investigation was not submitted with the application but is necessary prior to the commencement of development to ensure that any archaeological remains at the site are recorded and to ensure that there is an understanding of the significance of the heritage asset before it is lost, in accordance with policy CDMP5 of the Wyre Local Plan (2011-31) and Section 16 of the NPPF.

10. Prior to the commencement of development a desk study to investigate and produce an assessment of the risk of the potential for on-site contamination shall be undertaken and submitted to and approved in writing by the Local Planning Authority. If the desk study identifies potential contamination, a detailed site investigation shall be carried out in accordance with a written methodology, which shall first have been submitted to and approved in writing by the Local Planning Authority. If remediation measures are then considered necessary, a scheme for decontamination of the site shall be submitted to, and approved by, the Local Planning Authority in writing and the approved scheme implemented prior to the development of the site. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

Reason: The development is for a sensitive end use and insufficient information has been submitted with the application as to the potential contamination risks of the site. The potential for contamination must therefore be addressed in order to safeguard

the development in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

11. A noise assessment in relation to any noise sources e.g. extraction equipment associated with the development shall be submitted with the first reserved matters application relating to layout. This shall demonstrate that development has been designed so that the level of noise emitted from the site does not exceed the following levels as assessed in accordance with British Standard 8233 (2014) and WHO guidelines (or any subsequent replacement national standards / guidance) when measured at nearby noise-sensitive premises:

- LAeq 55 dB 16 hours - gardens and outside living areas, daytime (07.00-23.00)
- LAeq 35 dB 16 hours - indoors, daytime (07.00-23.00)
- LAeq 30 dB 8 hours - indoors, night-time (23.00-07.00)
- LAFmax 45 dB 8 hours - indoors night-time (23.00-07.00)
- LAFmax 45 dB 4 hours - indoors evening (19.00-23.00)*
- LAFmax 60 dB 8 hours - façade level night time (23.00-07.00)
- LAFmax 60 dB 4 hours - façade level evening (19.00-23.00)

*The evening standard LAFmax will only apply where the evening LAFmax significantly exceeds the LAeq and the maximum levels reached are regular in occurrence, for example several times per hour.

Alternative levels and monitoring locations may be used subject to the prior written approval of the Local Planning Authority.

Reason: To minimise the risk of noise pollution that may cause nuisance and harm the amenity and/or health of occupiers of nearby buildings, in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

12. Prior to the installation of any external lighting within the development a scheme for the provision of external lighting together with an Artificial Lighting Assessment shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall demonstrate that artificial lighting will be designed so that it is not intrusive to visual amenity or illuminate potential habitat for bats (e.g. hedgerow, trees) and or/ bird breeding places. The assessment shall demonstrate that the lighting will be installed in accordance with the Institution of Lighting Professionals' Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and the Bat Conservation Trust and Institution of Lighting Engineers guidance Bats and Lighting in the UK, 2009 (or any subsequent replacement guidance).

The lighting shall be installed and operated in accordance with the approved scheme details, which shall be maintained and retained thereafter.

Reason: In order to safeguard visual amenity and biodiversity and residential amenity and in the interests of public safety in accordance with Policies CDMP1, 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.

13. A watching brief shall be undertaken during the course of the development works. The watching brief shall be undertaken by a suitably qualified person, with any significant contamination discovered reported immediately to the Local Planning Authority. The findings of the watching brief shall be reported in writing and submitted

to and approved in writing by the Local Planning Authority prior to first occupation of the development.

Reason: In order to safeguard human health and the environment against potential contamination and in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

14. No tree felling, tree works or works to hedgerows including grass sward removal or earth moving shall take place during the optimum period for bird nesting (March to August inclusive) unless a report, undertaken by a suitably qualified person immediately prior to any clearance, has been submitted to and approved in writing by the Local Planning Authority, demonstrating that nesting / breeding birds have been shown to be absent.

Reason: To protect and prevent unnecessary disturbance of nesting birds in accordance with the provisions of the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework.

15. Prior to the commencement of development a water vole survey shall be undertaken by a suitably qualified ecologist and submitted to the Local Planning Authority including a full assessment of the Horsebridge Watercourse. Any mitigation measures identified as being required as a result of the survey shall be submitted to the Local Planning Authority for approval in writing and be fully undertaken in accordance with the agreed details.

Reason: To prevent possible harm to ecology if the development were commenced without the necessary mitigation measures in accordance with the Wildlife and Countryside Act 1981, Policy CDMP4 of the Wyre Local Plan (2011 the NPPF).

16. No development shall commence until a Landscape and Habitat Creation and Management scheme (LHCMS) has been submitted to and agreed in writing by the Local Planning Authority along with a timetable for implementation. This includes the measure set out within the Ecological Appraisal submitted with the planning application [Erap Limited May 2019 Updated - Including licensed great crested newt surveys and breeding birds survey,] including all the mitigation measures set out in that report within Section 5 (as referenced below)

For the purposes of this condition the scheme shall identify:

- the retention of hedgerows and trees, or where this is not possible, sufficient replacement native tree and hedgerow planting;
- the removal of any trees, with those which have the potential for bat roosting to have been inspected for the presence of bats. Should any bats be found these trees shall be either retained or compensation put forwards for the potential harm to bats;
- opportunities to enhance the value of the site for wildlife through, for example, new structure planting;
- the use of locally native species planting specification;
- the erection of temporary protection fencing to retained trees, shrubs and hedgerows;
- Provision of bird, bat, beetle and hedgehog boxes within the development;
- Continuous terrestrial connectivity along the boundaries of the development for species movement;

- Ecological connectivity across the site, such as the road infrastructure design to include amphibian friendly features and ecologically permeable boundary treatments designed to allow habitats connectivity and ecological movement of small mammals and amphibians through boundary features.

The development shall then proceed in full accordance with these agreed scheme details

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.

Notes: -

1. It is an offence to disturb, harm or kill any species specifically protected under the Wildlife and Countryside Act 1981. In the event of any such species being unexpectedly encountered before and during site clearance or development work, then work shall stop immediately until specialist advice has been sought from a suitably qualified Ecologist regarding the need for additional survey(s), a license from Natural England and/or the implementation of necessary mitigation measures.
2. Horsebridge Dyke, adjacent to the application site is designated a main river. The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:
 - on or within 8 metres of a main river (16 metres if tidal);
 - on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal);
 - on or within 16 metres of a sea defence involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert;
 - in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03702 422 549. The applicant should contact CMBLNC-PSO@environment-agency.gov.uk to discuss permitting requirements for the proposed site. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

3. This grant of planning permission will require an appropriate legal agreement to be entered into with Lancashire County Council as the Local Highway Authority. The Highway Authority 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. Before any works begin Lancashire County Council should be contacted to ascertain the details of such an agreement and the information to be provided by telephoning 0300 123 6780 or writing to Lancashire Highways Services, Cuerden Way, Bamber Bridge, Preston, PR5 6BS quoting the planning application number.