

Committee Report**Date: 07.07.2021****Item Number 01****Application Number 20/01175/FULMAJ****Proposal Hybrid planning application for two 80 bed care homes with landscaping and associated works (full application), and up to 50 dwellings with access (outline application)****Location Land Off Stricklands Lane Stalmine Lancashire****Applicant Mr Furness****Correspondence Address c/o Mr Blair
57-59 Hoghton Street Southport PR9 0PG****Recommendation Permit****REPORT OF THE HEAD OF PLANNING SERVICES****CASE OFFICER - Miss Lucy Embery****1.0 INTRODUCTION AND ASSESSMENT (UPDATED FROM ORIGINAL REPORT FOR 7 APRIL 2021 COMMITTEE)**

1.1 This application is before Planning Committee for a second time. It was reported to Planning Committee on 7th April 2021 for consideration at the request of Councillor Robinson, and was deferred by Members for further consideration by the applicant to the scale and massing of care home block A and whether this can be reduced to have a more acceptable impact on the street scene character.

1.2 Since the previous planning committee meeting amended plans have been received together with an updated Flood Risk Assessment (FRA) and re-consultations and re-notifications have been issued.

1.3 The additional consultation responses received can be summarised as follows:

1.3.1 STALMINE PARISH COUNCIL: Objects. Additional comments raised can be summarised as follows:

- The proposal is contrary to Policies CDMP3, SP6, SA1, SA1/7, Appendix B of the Local Plan.
- The applicant exhibits little understanding of the nature of the village, its environs and proximity to a town centre
- Parking ratio concerns as the Design and Access Statement states that once constructed the proposed care home will require a significant number of full-time staff.
- Disagree that 50no. dwellings is physically achievable on site. This ignores the site density specified in SA1/7 including the KDC's, and would represent the

second increase in density beyond that specified in SA1/7. The site allocation policy is already being exceeded by phases 1 and 2 development/permission.

- Contrary to SA1/7 KDC (3) as the Parishes view is this envisages a graded development linking the low height existing residential development with open countryside. Not large-scale commercial buildings or housing development at a greater density than the allocation.
- Vistas and an organic extension cannot be achieved by over intensification of housing density or the bulk and mass of the care home.
- Intensifying development would set a precedent for future applications (e.g. Phase 2 on this allocation)
- The loss of housing on the site represented by the care homes is substantial and unacceptable.
- The proposed care home development is alien to its surroundings in terms of mass, scale and height. Given gross floor space is approximately 7,100 square meters over three floors, and consider this is approximately 1.7 times the size of the Civic Centre.
- 160 bedrooms is excessive, typical care homes in residential areas (as opposed to converted country houses) are usually in the range of 12 to 30 bedrooms. Have provided a list of number of bedrooms of other care homes in the area ranging from 13no. bedrooms to 117 no. bedrooms.

1.3.2 LANCASHIRE COUNTY COUNCIL (LCC) as EDUCATION AUTHORITY (LEA): Updated position confirms no change to the previous LEA response reported in the original committee report.

1.3.3 NHS FYLDE AND WYRE CLINICAL COMMISSIONING GROUP (CCG): Updated position confirms the total contribution of £39,505 from the development as reported in the original committee report remains unchanged, however this is broken down into £25,724 for the 160 care home units and potentially £13,781 for the 50 units (total contribution for the housing element to be calculated at reserved matters stage).

1.3.4 LANCASHIRE COUNTY COUNCIL (LCC) as LOCAL HIGHWAY AUTHORITY: No objections to the revised proposal and are of the opinion the development will not have a significant impact on highway safety, capacity, or amenity in the immediate vicinity of the site. The proposed changes to the care homes will move the access slightly north and still provide the same number of bedrooms and car parking spaces. Based on the information provided and observations on site the originally agreed sight lines can still be provided in both directions. The highway comments and conditions provided as part of previous correspondence will not change and should be considered as part of the revised scheme.

1.3.5 HIGHWAYS ENGLAND: No objections.

1.3.6 WBC's HEAD OF ENGINEERING (DRAINAGE): Reviewed the updated FRA. Maintains position of No objection in principle. Additional note added that it is not considered that the full discharge rate can be accommodated by the 150mm pipe to the east of the site and the total discharge must be split with an alternate route/s to prevent flooding to Stricklands Lane. Contrary to 5.7.1 no surface water shall discharge to the foul sewer on Stricklands Lane, either directly or indirectly.

1.3.7 NATURAL ENGLAND: No objection subject to the same conditions previously suggested and reported in the original committee report (CEMP and Homeowners Packs).

1.3.8 ELECTRICITY NORTH WEST (ENW): The proposal could have an impact upon ENW infrastructure as it is shown to be adjacent to or affect Electricity North West's operational land or electricity distribution assets. Where the development is adjacent to operational land the applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements. Advice notes provided for the applicant including for diversion of apparatus, and request that applicant should verify details with ENW if permission is granted.

1.3.9 WBC HEAD OF PUBLIC REALM AND ENVIRONMENTAL SUSTAINABILITY (TREES): The revised arboricultural impact assessment and tree protection plan are fully appropriate. The proposed landscape plans are suitable in terms of design, species choices, schedule and specifications for soft landscape elements, including new trees.

1.3.10 WBC HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITY SAFETY (CONTAMINATION): Amended plans do not change previous comments.

1.4 A further 12 letters of objection have been received. Additional matters raised can be summarised as follows:

- The revised plans do not reduce the impact on the scale and massing of the street scene character,
- A 1m reduction in height still leaves the ridges approximately 5 metres above the ridges of the houses opposite, and affecting their light.
- The care homes are still an eyesore and out of keeping for a rural settlement, and look like hotels.
- The new position of the entrance of the care homes is now practically opposite a private drive that serves 3 homes.
- The access to the 50 homes at the rear of the care homes is unacceptable as it runs along the rear garden fence of 11 homes on the newly built Whitebeam Road development.
- The proposals show no concern for previous objections as amenity concerns, drainage issues and transport concerns not been addressed.
- The area already suffers with traffic and access issues, including from sites under construction
- There should be a larger gap with existing properties or reversal with houses adjacent Stricklands Lane and care homes to the rear.
- Concern about the impact of the proposed 50 dwellings upon Linley Grange by overlooking, noise and pollution, and requests for details of these dwellings, and whether those nearest are social housing
- A masterplan for SA1/7, would not have led a situation where each field is brought forward separately creating fenced-off, inappropriate, 'islands of development', unacceptable design and accessibility. The Committee should insist on a masterplan.
- Disagree with sections 9.3, 9.4 and 9.5 of the committee reports dated 07.04.2021, and the Committee report stating the care homes are appropriate scale to Stalmine, and compatible with residential development.
- Concern the Council is letting the development go ahead based on a technicality due to one Inspector's opinion on master planning.
- The site should not be exempt from master planning

- The public open space proposed is not public as it is situated at the rear of the development with only one access and fenced off from the rest of the village to the north.
- Query what considerations have been given to the Flood authority conditions and Electricity North West stipulations

1.5 ASSESSMENT

1.6 The amended plans received since the committee meeting in respect of Care Home A, show finished floor levels (FFL) lowered to 10.65m OAD from 11.05m AOD and a shallower roof pitch, which has enabled the eaves to be lowered by 0.5m and the roof ridge to be lowered by 1.15m. The roadside length of Care Home A fronting Stricklands Lane has been reduced by 10m. Staff facilities are now proposed at basement level, rather than at second floor level as originally proposed. In terms of design detail the front projecting gables are now closer together than originally proposed and would be constructed of matching brick rather than contrasting render. Instead the central recessed and lower section of the front elevation would be in contrasting render to help provide a visual break between the two main sections. The rear of this block away from the roadside is increased in footprint as such care home A would still provide 80 bedrooms with a different internal configuration than originally proposed. It is considered that these amendments would reduce the bulk, height and massing of care home A when viewed from Stricklands Lane and make it visually acceptable in the street scene.

1.7 Whilst not specifically requested by Members, the applicant has also provided amended plans for Care Home B. These amendments also reduce the FFL of this building from 11.05m AOD to 10.65m AOD and propose a shallower roof pitch, which has enabled the eaves to be lowered by 0.5m and the ridge height to be lowered from 10.13m to 9.34m. As with care home A, staff facilities are now proposed at a basement level rather than second floor. The roadside section of this building, which is now lower in height, has increased in length by approximately 10m (made up of a part full height two storey section and part lower two storey element). It is proposed to reduce the footprint of the rear block to accommodate the increased footprint of the rear block of Care Home A. The design has also been amended in similarity to that of Care Home A, with the small gable features now proposed to be in matching brick rather than render, and instead a central section of the rear elevation and the lower section closest to the internal access road are now proposed in contrasting render. It is considered that these amendments would reduce the bulk, height and massing of care home B even and make it visually acceptable in the street scene though not easily viewed in the main from Stricklands Lane, and would also help to reduce impact upon nearby residential amenity.

1.8 Reconfiguring both Care Home A and B buildings has resulted in repositioning the access off Stricklands Lane, moving it between 8-9m further north of its original position. LCC Highways have been re-consulted for their comments and have raised no objections to the amended access citing that the visibility splays can still be achieved. The proposal would still provide 32no. parking spaces (16 per care home) required by Appendix B of the Local Plan, two cycle racks, and electric vehicle charging points. A greater amount of motorcycle parking spaces is now proposed (previously two spaces now six).

1.9 The repositioned access would not change any assessment on loss of hedgerow previously reported to committee as the same length of hedgerow along the site frontage would need to be removed. Updated landscape plans have been received detailing where mitigation hedgerow planting would be provided. Overall the

mitigation hedging length proposed would still exceed the length of hedgerow to be removed. An updated Arboricultural Report and Tree Protection Plan have also been provided which the Council's Tree Officer is satisfied with, along with the updated landscaping proposals.

1.10 In terms of the additional comments received, the Parish Council raise concern about density stating it is in conflict with the Local Plan. For clarity there is no Local Plan policy on density. Policies SA1 and SA1/7 stipulate site capacity figures for the allocation and whilst it is acknowledged this would be exceeded, such site capacity figures are not maximums and this is justified in paragraph 9.3 of the original report. The actual number of dwellings able to be accommodated will, in any event, depend on their scale and design and these will be determined at reserved matters stage. The Parish Council are also of the view that KDC3 of SA1/7 did not envisage large scale commercial buildings or high density dwellings. But as the amended care home plans presented to Members are considered to be visually acceptable and would see residential development behind it adjacent to the countryside, which is typical of edge of settlement housing allocations, then there is no reason to consider that the development could not achieve an organic extension to Stalmine with full details of the housing scale and layout to be considered at reserved matters stage. The Parish Council also raise the issue that a 160-bed care home is not typical of a new build care facility, however Members are advised that there is no policy or guidance stipulating the maximum size of such facility. An informative can be attached advising the applicant of their responsibilities to contact Electricity North West. The Drainage Engineer's additional comments can be addressed by existing conditions requiring full details of a drainage scheme to be submitted for approval.

1.11 Accordingly, for the reason set out above and in the original report below, the recommendation is to grant full planning permission for the care home subject to conditions and a section 106 agreement to secure financial contributions towards health care; and to grant outline planning permission for up to 50 dwellings subject to conditions and a section 106 agreement to secure on-site affordable housing (30%) and financial contributions towards health care and education. That the Head of Planning Services be authorised to issue the decision following the satisfactory completion of the S106 agreement.

ORIGINAL REPORT FOR 7TH APRIL 2021 PLANNING COMMITTEE MEETING

1.0 INTRODUCTION

Site Notice Date: 08/12/2020

Press Notice Date: 23/12/2020

1.1 This application is before the Planning Committee for consideration at the request of Councillor Robinson. Also the development of this site, which forms part of an allocated site in the Wyre Local Plan, is of strategic importance, and part of the proposal includes a use which does not fall within the relevant allocation policy. 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.

2.0 SITE DESCRIPTION AND LOCATION

2.1 The application site is an existing field approximately 2.85 hectares in size and located on the western side of Stricklands Lane, Stalmine, and immediately adjacent to the main rural settlement of Stalmine. Immediately north of the site is a housing site that is under construction and which now forms part of the settlement. To the east are existing dwellings on the opposite side of Stricklands Lane also falling within the settlement boundary. There are also existing dwellings immediately along the southern boundary of the site. To the north west is land where outline planning permission has been approved for residential development for up to 65 dwellings.

2.2 The site is part of a wider site allocation for housing in the Adopted Wyre Borough Local Plan 2011-2031 (site SA1/7). The allocation is made up of three parcels of land and these are referred to as Phases 1, 2 and 3 in this report. The application site is the southern parcel, referred to as Phase 3. The approved development under construction to the north is Phase 1, and land to the north-west with outline planning permission for 65 dwellings is Phase 2.

2.3 The site is located in Flood Zone 1. It is bound by hedging with intermittent tree planting on all sides, including the northern boundary with Phase 1. The site is generally rectangular in shape, and contains a pond in the north west corner, and telephone poles on the eastern and south eastern edge. In terms of levels there is a short incline at the eastern edge of the site meaning the site frontage is at a higher land level than the adjacent highway of Stricklands Lane. There is then a slight upwards gradient from east to west within the site.

3.0 THE PROPOSAL

3.1 This application is a hybrid application seeking full planning permission for the erection of two care homes and associated works, and also outline planning permission for up to 50 dwellings on the site with access applied for of Strickland's Lane (all other matters reserved).

3.2 The care homes would be to the eastern part of the site adjacent to Stricklands Lane and accessed directly off Stricklands Lane. The access would be centrally located between the care homes leading into a central courtyard area with the care homes forming a U-shaped built form around this courtyard. Pedestrian access would be alongside the vehicular access route and then via paving adjacent to each of the buildings leading to their entrances.

3.3 The two care homes would provide for one overall care facility. The proposed care homes are each designed with one main block, with smaller attached sections behind. The main blocks would be two and a half storeys, and the attached wings would be two storeys.

3.4 The submission labels the homes Care Home A and Care Home B. Care Home A would contain 80 no. bedrooms with 38 at ground floor and 42 at first floor. Care Home B would also contain 80 bedrooms with 39 at ground floor and 41 at first floor. The ground floor of both Care Homes would also contain a reception area with lobby, bistro and kitchenette, an office and a salon. Both the ground and first floor accommodation in each care home would also contain lounges; assisted bathrooms; nurses stations with clinics; individual WC's; a games room; a cinema room; dining space; and staff rooms. The second floor level within the main wings of both Care Homes would contain staff facilities. The plant room would also be on this level. Roof lights would provide light to the second floor rooms in both care homes.

3.5 The materials proposed for the care homes are red brick, render and panelling to the walls, and anthracite grey roof tiles. The render to the walls would be on the front projecting gable features.

3.6 Parking is proposed within a courtyard to the front of the care homes, with 32no. car parking spaces (16no. outside each care home), of which four spaces would have electric vehicle charging point facilities, and six would be mobility spaces. Two motorcycle parking spaces are also proposed (one outside each care home), and two cycle racks (one outside each care home).

3.7 The scheme also seeks outline permission with access applied for (all other matters reserved) for up to 50no. dwellings which would be to the rear of the care homes to the centre and western part of the site. Access to the dwellings would be to the north of the proposed care homes off Stricklands Lane.

4.0 RELEVANT PLANNING HISTORY

4.1 There is no planning history on the site itself, however there is relevant planning history for Phases 1 and 2 of the site allocation as follows:

PHASE 1 - Adjacent land to the north:

- 17/00995/FULMAJ - Erection of nine dwellings (plots 43-47, 62, 72- 74) as an amendment/plot substitution to plots 43, 45, 60-61 and part of the public open space approved under permissions 14/00226/OUTMAJ and 17/00026/REMMAJ resulting in a net gain of five dwellings. Application permitted.
- 17/00026/REMMAJ - Reserved matters application (appearance, landscaping, layout and scale) for residential development following outline approval 14/00226/OUTMAJ. Application permitted.
- 14/00226/OUTMAJ - Outline application for erection of up to 77 dwellings, associated parking and footpath link for Stalmine Primary School. Application permitted.

PHASE 2 - Adjacent land to the north west:

- 20/00773/FULMAJ - Erection of 84 dwellings with associated parking, landscaping and all other associated works. Pending consideration.
- 18/00899/OUTMAJ - Outline application for the erection of up to 65 dwellings with new access applied for off Carr End Lane (all other matters reserved) (re-submission of 18/00075/OUTMAJ). Application recommended for approval subject to Section 106 Agreement. Resolution to grant permission subject to s106.
- 18/00075/OUTMAJ - Outline application for the erection of up to 65 dwellings with link to adjacent land to east and new access applied for off Carr End Lane (all other matters reserved). Appeal allowed.

OTHER RELEVANT PLANNING HISTORY:

Adjacent land to the south at Kilmory:

15/00874/OUT - Outline application for the erection of 3 dwellings with all matters reserved. Application permitted.

17/00939/REM - Reserved matters application for the erection of three dwellings (following outline application 15/00874/OUT). Application permitted.

17/00939/NONMAT- Non-material amendment to application 17/00939/REM to allow for repositioning of house plots and move private roadway from existing hedge to allow greater protection to root system. Accepted.

5.0 PLANNING POLICY

5.1 ADOPTED WYRE BOROUGH LOCAL PLAN

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

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

- SP1 - Development Strategy
- SP2 - Sustainable Development
- SP7 - Infrastructure Provision and Developer Contributions
- SP8 - Health and Wellbeing
- CDMP1 - Environmental Protection
- CDMP2 - Flood Risk and Surface Water Management
- CDMP3 - Design
- CDMP4 - Environmental Assets
- CDMP6 - Accessibility and Transport
- HP1 - Housing Land Supply
- HP2 - Housing Mix
- HP3 - Affordable Housing
- HP9 - Green Infrastructure in New Residential Developments
- SA1/7 - South Stalmine allocation

5.2 NATIONAL PLANNING POLICY FRAMEWORK 2019

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

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

- Section 2: Achieving sustainable development (and The Presumption in favour of Sustainable Development)
- Section 4: Decision-making, paragraphs 47-50, and 54-55
- Section 6: Building a Strong, Competitive Economy
- Section 8: Promote healthy and safe communities
- Section 9: Promoting sustainable transport
- 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

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

- SPG 2: Trees and Development
- SPG 4: Spacing Guidance for New Housing Layouts
- SPG 9: Designing Out Crime

5.4 NATIONAL PLANNING POLICY GUIDANCE (NPPG):

5.4.1 The NPPG provides advice on the application of Government policy. Within the NPPG, the following sections are of most relevance:

- Air Quality
- Climate Change
- Design
- Flood risk and coastal change
- Healthy and Safe Communities
- Housing for older and disabled people
- Housing supply and delivery
- Natural environment
- Noise
- Open space, sports and recreation facilities, public rights of way and local green space
- Planning Obligations
- Travel plans, transport assessments and statements
- Use of planning conditions
- Waste
- Water supply, wastewater and water quality

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

5.6 THE WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED)

6.0 CONSULTATION RESPONSES

6.1 STALMINE PARISH COUNCIL - Strongly objects to this application on the following grounds:

- Lack of consultation (presumed from the developer)
- Location unsuitable for a care home due to the distance from GP surgeries and nearest hospital. Response times for ambulances compounded by volume of traffic and heavy rainfall and road accidents
- No evidence of need for two care homes - the immediate area is already served by six care homes, not all are at capacity. Even with an increasingly elderly population locally requiring care, the homes would be reliant on residents from out of the area
- The creation of two large homes without the infrastructure in place would result in an inferior level of service for occupants; and would increase pressure on already overstretched facilities
- Contrary to policy - SA1/7 does not make provision for commercial properties and nor is there a masterplan in place
- The height and scale of these care homes would be overbearing on the adjacent properties, particularly with the land level differences
- 50 houses are not needed and would exceed the number of dwellings earmarked for this area
- Concern about access arrangements as the entrance and exit to both the care homes and the houses would be directly on to the already busy A588. Traffic travelling north comes at speed round what would be a blind bend for those exiting the care homes. The road also retains water at times of heavy rainfall, increasing the risk of skidding
- The number of projected journeys from both developments will significantly affect usage of the A588. Vehicle usage within Stalmine is already high, increasing risks on an already dangerous road. Accessing the site via public transport and walking is unlikely
- Insufficient parking for the care homes. There is a danger that people will try to park on the roadside resulting in highway safety concerns.
- Concerned by the approach to surface drainage. The main drainage systems are at capacity and cannot cope at times of heavy rainfall with heavy flooding in surrounding areas. The Wyre drainage consultee states the current surface water networks on Stricklands Lane and Carr End Lane are at capacity, and minuted comments at the 'Making Space for Water' meeting in August 2020 recommend the installation of a new surface water drainage system to discharge into the watercourse south of Stalmine
- Foul water to discharge into the public sewer network within Stricklands Lane, but this is at capacity with sewerage at times backing up through toilets into private housing.
- There is concern as to how much expansion schools can take on and at what point a new school is required and where this would be sited
- There are limited recreational and leisure facilities within Stalmine

6.2 HIGHWAYS ENGLAND - No objections. This application would not be expected to result in a severe impact upon traffic or detriment to safety at the nearest A585 trunk road junction at Shard Road.

6.3 LANCASHIRE COUNTY COUNCIL (LCC) as LOCAL HIGHWAY AUTHORITY:

6.3.1 FIRST RESPONSE: No objections and of the opinion this development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

LCC's estimate trip rates to be:

- 714 two-way vehicular movements between 7am to 9pm
- 44 two-way vehicular movements between 8am to 9am (morning peak period)
- 66 two-way vehicular movements between 5pm to 6pm (evening peak period)

LCC of the opinion these trip rates will not have a severe impact on highway capacity or congestion in the immediate vicinity of the site.

The highway network fronting the site is considered to have a good accident record and indicates there are no underlying issues which the proposed development would exacerbate, providing a safe access can be provided at both site accesses. LCC are satisfied the shown sight lines from the care home site are achievable and acceptable for this size and scale of development. Also of the opinion the shown sight lines for the 50 dwellings (2.4 x 43m) are appropriate for the classified road speed of 30mph and achievable albeit this will require some planting (hedgerows) to be permanently cut back. This should be demonstrated on a plan.

LCC of the opinion that the existing footpaths leading to the site are suitable for this location and no improvements are required. The following improvements are required to public transport facilities in the form of s278 works:

- The existing south bound bus stop, at Back Lane, to be upgraded
- Provision of a new bus stop and shelter fronting the care home site. This shelter to be located within the grass verge fronting the site, to ensure pedestrians can pass the shelter and the shelter is not within the sight lines of the new access.

LCC are not seeking any section 106 contributions. Monies have been secured through recently approved developments impacting on the bus services passing the site as such Highways are not requesting any further contribution toward these services. A number of conditions suggested.

6.3.2 SECOND RESPONSE (received following submission of further plans):

The sightlines shown for both of the proposed accesses are acceptable based on the Guidelines in the Manual for Streets and observations on site. (The remainder of this highways response is as First Response above).

6.4 GREATER MANCHESTER ECOLOGY UNIT (GMEU): The site is not designated for its special nature conservation interest but it is within 2km of the Morecambe Bay / Duddon Estuary Special Protection Area (SPA). A separate Assessment has been undertaken of the potential effects of the planned scheme on the SPA. This Assessment has concluded that, providing certain mitigation measures are adopted, the planned scheme will not have a harmful effect on the designated site. The measures recommended for mitigating effects on designated sites should be required in addition to measures recommended for mitigating effects on the site habitat features i.e. pond, hedgerows and trees, which have some potential to support protected and priority species, including small numbers of foraging bats and nesting birds.

6.5 NATURAL ENGLAND:

6.5.1 FIRST RESPONSE: Has reviewed the Shadow HRA produced by the applicant but not enough information to rule out the likelihood of significant effects on

nearby Special Protection Areas (SPAs) which are classified for rare and vulnerable birds. Supporting habitats (functionally linked land/habitat) may be used by SPA populations for some or all of the time. The potential for offsite impacts needs to be considered for the surrounding fields on European sites. The same concerns relate to potential impacts upon the Wyre Estuary SSSI and Lune Estuary SSSI.

6.5.2 SECOND RESPONSE: Following receipt of further information has no objection subject to the following mitigation being secured by condition:

- Implementation of a Construction Environmental Management Plan
- Provision of Homeowners Information Pack explaining the sensitivities of the nearby designated site and including a 'responsible user code'.

6.6 THE WILDLIFE TRUST: If planning permission is granted, request a number of planning conditions be attached to cover the recommendations of GMEU and the Environmental Statement. Would also like to see a measurable 10% Biodiversity Net Gain delivered and sustained as will be required by law later this year when the Environment Bill is finally passed.

6.7 UNITED UTILITIES: Confirms the proposals are acceptable in principle to United Utilities and therefore should planning permission be granted it is requested a condition be attached requiring the development to be carried out in accordance with the submitted Flood Risk Assessment and with separate systems of foul and surface water.

6.8 NHS FYLDE AND WYRE CLINICAL COMMISSIONING GROUP (CCG): This proposal will generate approximately 344 new patient registrations. The proposed development falls within the catchment area of Over Wyre Medical Centre. This need, with other new developments in the area, can only be met through an extension and reconfiguration of the existing premises in order to ensure sustainable general practice. A financial contribution of £39,505 is required towards the provision of this infrastructure.

6.9 LANCASHIRE COUNTY COUNCIL (LCC) as EDUCATION AUTHORITY (LEA):

FIRST RESPONSE:

In respect of the 50 dwellings, a current estimate of contribution requirements would be £377,962.44 towards 19no. primary school places and £184,494.00 towards 8 no. secondary school places. Final calculation to be determined at reserved matters stage.

SECOND RESPONSE:

In respect of the 50 dwellings, a current estimate of contribution requirements would be £318,249.24 towards 19no. primary school places with the named infrastructure project as Hambleton Academy and/or Stalmine Primary School. No secondary school place contribution is required. The final calculations would still be determined at reserved matters stage. This mechanism will need to be secured by a section 106 agreement.

6.10 WBC HEAD OF PARKS AND OPEN SPACES MANAGER (TREES):

6.10.1 FIRST RESPONSE: The site has previously been walked to view trees and hedgerows, and the quality assessments of the trees and hedgerows given in the

Arboricultural Impact Assessment (AIA) are agreed with, and the Tree Protection Plan (TPP) provided is suitable to be used in regard to the full application element. As the dwellings element is outline the TPP is sufficient but may require reviewing as layout design regarding this part of the application is required to become more refined.

Looking at the Landscape Plan provided for the full application element the various sort landscaping elements, species, positioning, schedule and specifications are appropriate. It is noted that the roadside managed hedgerow would require removal, the plan being to replace it with a new native hedgerow of similar length. Countryside hedgerows are priority habitats and in some cases classed as Important Hedgerows (1997 Hedgerows Regs). In the case of this roadside hedgerow it has been clarified that it is a priority habitat. However, access into the site and its visibility splays would require removal and replacement of this hedgerow. This is sadly unavoidable if permission is granted. There are also likely to be some sectional losses of hedgerow in the portion of the site which is outline. Therefore future associated Landscape Plan must incorporate equal or more new native hedgerow on site considerate of the need for enhanced wildlife opportunities and connectivity.

6.10.2 SECOND RESPONSE: Further plan (Hedgerow Removal and Replacement Plan) does not change original comments. In relation to the outline proposal there would be preference for retention and bolstering of hedgerows, rather than removal and replacement.

6.11 WBC's HEAD OF ENGINEERING (DRAINAGE): No objection in principle. Conditions should be attached requiring the development to be carried out in accordance with the Flood Risk Assessment (section 5.6.10) with surface water discharge restricted to Q_{bar} (19.0 l/s), and requiring full surface water drainage plans (including on-site attenuation) to be submitted for approval.

6.12 WBC HEAD OF ENVIRONMENTAL HEALTH (CONTAMINATION): The submitted Phase 1 desk study is acceptable, however the Council's standard conditions should be attached requiring a site investigation, and remediation and verification if required, and also a watching brief.

6.13 WBC HEAD OF ENVIRONMENTAL HEALTH (AMENITY): The proposed development is situated in relatively close proximity to existing sensitive residential receptors and surrounded by the new proposed housing development and to the A588, being a busy through road. No objection subject to a number of mitigation conditions with respect of noise and lighting.

6.14 WBC HEAD OF WASTE MANAGEMENT: Waste collections will not be an issue from the complex.

6.15 LANCASHIRE FIRE AND RESCUE: Recommends that the development should meet all the requirements of Building Regulations in relation to access and water provision.

6.16 NATS: No safeguarding objections to the proposal.

6.17 BLACKPOOL TEACHING HOSPITALS NHS FOUNDATION TRUST: Requests a contribution from this development of £88,113.00.

6.18 LEAD LOCAL FLOOD AUTHORITY (LLFA): No objection to the proposed development subject to conditions requiring the development to be carried out in

accordance with the submitted Flood Risk Assessment and Drainage Management Strategy; the submission of a surface water drainage strategy prior to commencement; details of how surface water and pollution prevention will be managed during each construction phase, and an operation and Maintenance Plan and Verification Report of the Constructed Sustainable Drainage System.

6.19 BT OPENREACH: No consultations response has been received.

7.0 REPRESENTATIONS

7.1 A letter of objection has been received from Stalmine with Staynall Residents Association. The objections raised can be summarised as follows:

- Unsatisfactory proposals for surface and foul water drainage from the site - There are historic surface water issues in the area; current surface water networks on Stricklands Lane and Carr End Lane are at capacity; the preference is for surface water from this site discharge to the south to the existing watercourse network south of the village; the Association would object to discharge to the surface water system on Stricklands Lane or any discharges greater than Qbar; there are minutes from the Councils Drainage Engineer that the current network is at capacity and recommended a new surface water drainage system be put in discharging under the road to the main watercourse south of Stalmine; the developers foul sewerage proposal to make a new connection with the sewer at the top of Malvern Avenue is unrealistic: adding the sewage from this development would exacerbate an already poor situation
- The applicants Environmental assessment report is inadequate regards petrol stations.
- Detrimental effect on local education services - There are queries about whether there will be expansion available for schools and if not whether there is sufficient land on the site for a new primary school.
- Concern about road safety, parking, and inconsistent travel plan provided by the applicant - Traffic will use the A588 and this is the fourth most dangerous road in the country: there is high car dependence; local bus services are poor; the applicants consultants traffic counts in the Transport Statement provided by their consultants are suspect; the size of car park for the care home is inadequate.
- A monopoly of care homes which are not needed in the local area.
- Concern about quality of care and that the care home providers are out for profit.
- The care homes would result in a migration of workers from other jobs in the local area, which could impact on local businesses.
- Concern about impact on the local medical centre
- Lack of consultation with the local community

7.2 Twenty-one letters of objection have been received from nineteen separate objectors. The issues raised can be summarised as follows:

Traffic:

- Traffic disruption during and after construction
- Existing roads are insufficient/ inadequate
- The area already suffers with traffic and access issues
- Building of houses without adequate thought to the infrastructure
- Additional traffic to and from the site will cause infrastructure and traffic problems especially over shard bridge and the traffic lights.

- Highway safety concerns as there are many access roads and driveways onto Stricklands Lane.
- The main road is an accident black spot due to blind corners, standing traffic, parked vehicles, and volume of motorcyclists.
- The proposed access road is at the apex of a blind bend and will cause problems with existing traffic and access.
- The access will impinge on driveways opposite.
- Highway will be unsafe due to surface run-off and water sitting on the highway.
- The proposal will put children walking to school in danger.
- LCC Highways Traffic survey has been done at 11am, and should have been done at peak time.

Parking:

- Insufficient parking proposed for 40 full time and 30 part time staff, residents, and visitors.

Flood risk and drainage:

- There are existing flooding and surface water issues documented such as on Back Lane that are not mentioned or included in any drainage proposal solution.
- Drainage issues will increase flooding and water ingress into nearby properties.
- Serious concern about waste water. The existing situation is bad with current sewer outdated and overloaded, overflowing onto the roads backup waste pipes into several homes.
- No further development should be allowed until sewer capacity is increased.
- Surface water is a major concern.
- Lack of investment in, and insufficient infrastructure, to deal with surface water run-off.
- Run-off into the culvert (under Stricklands Lane) is certain given the development is raised and car parking and access is proposed.
- Recent development has caused significant run-off into the culvert under Stricklands Lane.

Planning Policy and Location:

- Local Plan Policy SA1/7 is for 180 houses in total within the area that includes this proposal. The scheme goes way over the allotted construction work outlined in the Plan.
- The already approved developments should meet the required housing allocation
- The site is the least desirable in Policy SA1/7 and the furthest from the village of Stalmine.
- The proposed care homes are contrary to the Local Plan which does not include commercial use.
- There is no masterplan. This is the third parcel in the allocation to have no masterplan.
- Lack of holistic planning
- Additional services are to be delivered through a masterplan.
- The proposed housing development is not linked to any other part of the village other than the main access road, therefore contrary to the requirement in the local plan (as not an organic extension).

- A green infrastructure framework is required, and the proposed care home and housing development is high-density, fully enclosed, commercial development, contrary to the current aesthetic of the area and requirements of the local plan.

Need for the development:

- There is no need for a further 50no. homes.
- There are unsold houses in the area.
- There is no need for the care homes.

Impact on population:

- The proposal will increase the population of Stalmine by 20%
- Facilities and amenities:
- There are insufficient amenities and infrastructure to accommodate the development.
- There will be impact from number of new residents on the village school and the medical centre which are already at capacity
- The care homes will be detrimental to health provision particularly with existing GP's being cutting back with the closure of Hambleton surgery.

Amenity:

- The proposed care homes are too high at 2 ½ storeys. It should be reduced in height a storey
- The care homes would affect light gain to existing properties
- The care homes close to the road will be intrusive to, result in loss of privacy, and be imposing upon, existing properties opposite.
- Outlook from existing houses to the care homes would be unpleasant at the height proposed and totally different to looking towards a residential development
- Increase in light pollution and concern lights will be on 24/7 at the care homes
- Concerns about noise from the use of care homes, and amount of deliveries and traffic associated with the care homes
- Concern about existing road noise and vibration and that this development could make this worse.
- The location of the bin stores by the road will present an odour risk to residents opposite.

Use, character and appearance:

- The proposal will destroy the character and amenity of Stalmine
- The proposed care homes are too large
- The type of accommodation (care homes) is unsuitable for the area
- Development was expected to be residential on the site.
- Over development on fields in the village
- The buildings are not in-keeping with the village and rural setting
- Development should be on a brownfield site.
- Commercial use should be limited

Ecology:

- The hedges on the east boundary should not be removed, would never be replaced like for like, and are important for the wildlife and the overall feeling of the environment in the vicinity.
- Impact on wildlife such as pheasants, deer, muntjac, owls, kestrels, rabbits, migrating ducks, birds and cows by the development of the field.

- Impact upon wildlife in the ponds such as fish, frogs and newts.

Agriculture:

- Impact on activities such as fishing and hay bailing by development of the field

Other matters raised which are not material planning considerations:

- Loss of view
- Loss of value and impact upon process of existing properties (both resident and business)
- Behaviour of residents of the care homes
- Damage to public and private property at other development sites
- Design of housing and parking on other development sites
- Assertions about the developers intentions
- Impact of the pandemic upon future uptake/use of care homes

7.3 A letter has also been received from County Councillor Shedwick stating that he agrees with all of the objections raised by Stalmine Parish Council, and Stalmine with Staynall Residents Association. His points include:

- The Making Space for Water Meeting 20th August 2020 Minutes that the current network was at capacity and it was recommended that a new surface water drainage system be put in that discharges south of Stalmine under the road to the main watercourse.
- Considers the application cannot be determined until this new surface water system is designed and installed.
- States that in terms of SA1/7 the two sites already approved could total 161 dwellings out of a Local Plan capacity of 180 dwellings, with the balance being 19 dwellings. Queries how this application can be validated in respect of 50 Houses and two 80 Bed Care Homes.
- Questions why there is no land for a school in the layouts for this application, or pending application 20/00773/FULMAJ on Phase 2.

8.0 CONTACTS WITH APPLICANT/AGENT

8.1 Various. Updates provided on progression of the application, request for street scene plans and land level sections, and agreement of suggested environmental health (amenity) and pre-commencement conditions

9.0 ISSUES

9.1 The main issues in this application are as follows:

BOTH FULL AND OUTLINE ASPECTS OF THE PROPOSAL

- Principle of development
- Location of the development and Sustainability
- Loss of agricultural land
- Impact upon the highway network, safety, access, and parking
- Flood risk and drainage
- Impact upon ecology/hedgerows/trees

SPECIFICALLY IN RELATION TO THE FULL PROPOSAL FOR CARE HOMES:

- Visual impact/design/impact on the street scene
- Impact upon residential amenity

SPECIFICALLY IN RELATION TO THE OUTLINE PROPOSAL FOR UP TO 50no. DWELLINGS:

- Infrastructure Provision
- Housing Mix and Adaptable Housing
- Visual impact and impact on the street scene
- Impact upon residential amenity

OTHER RELEVANT MATTERS

- Contamination
- Climate change
- Waste Management
- Telephone infrastructure
- Need for care homes and contribution towards housing land supply

Principle of development

9.2 The application site falls within the settlement boundary of Stalmine 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 application site is included within allocation policy SA1/7, and is one of three parcels of land forming this allocation, identified as Phase 3. The other two parcels have already been granted planning permission with Phase 1 under construction for 81 dwellings, and Phase 2 with outline permission for up to 65 dwellings.

9.3 The whole site allocation SA1/7 is for housing. The principle of developing the site for housing has been established by WLP31. The site allocation sets a site capacity of 180 dwellings. 146 dwellings within the allocation have planning permission to date. Whilst there is a pending application on phase 2 to increase the number of units from 65 to 83 this has not been determined and so the additional 18 units proposed are not treated as committed at this stage. This proposal seeks outline permission for up to 50no. dwellings, which would take the total number of committed dwellings to 196. Whilst this exceeds the site capacity figure for this allocation, the housing requirements in the WLP31 are a minimum figure, and therefore the site capacity for allocations are also treated as minimum figures which can be exceeded subject to all other Policy requirements being met. Therefore the housing proposal would not be contrary to the Policy HP1 or site allocation Policy SA1/7.

9.4 As the site allocation is for housing, the proposal for two care homes does not fall within the use specified for the allocation. Nonetheless it is considered that a use other than dwellings can be supported within the allocation provided it satisfies the overall development strategy outlined in policy SP1, would not prejudice the delivery of the allocation capacity of 180 dwellings, and that the proposed use is compatible with the allocation. As policy SP1 directs new development within settlement boundaries, and this scale of care facility is considered appropriate to the

character of Stalmine, it is considered to satisfy the development strategy. The previous paragraph considers the delivery of the allocation housing capacity therefore it would not prejudice this. A care home use is a residential use and therefore compatible with housing, subject to appropriate scale, layout and design etc. which is discussed later in this report. Therefore whilst not strictly compliant with the site allocation Policy, the provision of a care facility in the allocation is considered to be acceptable in principle.

9.5 The proposal needs to comply with a number of Key Development Considerations (KDC's) in SA1/7 which are policy requirements. The first KDC is the requirement for a masterplan covering the whole allocation which should be approved prior to the Council granting planning permission for any part of it. The Appeal Decision allowing Phase 2 concluded as planning permission has already been granted on phase 1, it is not possible to comply with the wording of this part of the policy. This is the interpretation of a particular Inspector. In his reasoning the Inspector also considered that parcels 2 and 3 were severed from each other and so would be brought forward separately. The Inspector granted planning permission for phase 2 with no masterplan. In the particular circumstances of this site allocation, a masterplan on phase 3 is not required.

9.6 KDC7 of Policy SA1/7 states that land should be made available for a new primary school if required. The fact that land is not reserved for a school in either phase 2 or 3 has been queried in some of the responses received. As part of the Appeal for Phase 2 detailed discussions took place with LCC Education and it was confirmed that there is no longer a requirement for a new primary school in Stalmine, as LCC are comfortable that existing schools in the area can be extended to accommodate the level of planned development. Therefore the application does not conflict with KDC7 as there is no longer a school requirement. Financial contributions towards education to mitigate the impact of the 50 dwellings are considered below in this report.

9.7 Policy SP7 requires developments to make appropriate contributions where new or improved infrastructure is required to meet the needs arising directly from a development or to mitigate any adverse impacts of a development on existing infrastructure. The Fylde and Wyre Clinical Commissioning Group (CCG) have a policy which includes a methodology on assessing need directly from a development. The Council therefore supports their request for a contribution from both developments of £39,505 towards the Over Wyre Medical Centre. Blackpool Teaching Hospitals Trust have also responded requesting a contribution towards Blackpool Victoria Hospital. However, unlike the CCG, the Trust have no Adopted Policy document in place that evidences a direct need arising from developments, and their request is not considered to be compliant with the CIL Regulations, and therefore Members are advised this request would not be in accordance with policy SP7 and should not be upheld.

Location of the development and sustainability

9.8 Policy SP2 of WLP31 sets out that new development should be sustainable and contribute to the continuation or creation of sustainable communities in terms of location and accessibility. Sustainability is also a material consideration requirement of the NPPF. As this application site is part of a housing allocation and is located immediately adjacent to existing housing to the north, it is considered to be well related to the existing settlement of Stalmine. The development would still be within reasonable distance of local and community services in Stalmine including a public house, post office, shop, church and village hall, as well as within walking distance of

the existing school. Whilst parish council concerns about car reliance is acknowledged particularly in respect of the care homes, a new bus stop is to be provided directly outside the site and a Travel Plan for the business would be required identifying measures to encourage sustainable transport use by staff, visitors etc. LCC Highways raise no concern about the sustainability of either development.

Loss of agricultural land

9.9 Paragraph 170 of the NPPF states that Local Planning Authorities should take into account the economic and other benefits of the best and most versatile agricultural land. This is a matter that was considered during the drafting of the Local Plan, prior to allocating the site. The application site is Grade 3 agricultural land which is defined as moderate quality and therefore the proposal would not lead to the loss of high value agricultural land. The proposal would not conflict with Paragraph 170 of the NPPF.

Impact upon the highway network, safety, access, and parking

9.10 Both Highways England and LCC Highways have been consulted and have considered the submitted transport and TRICS data. In summary Highways England have raised no objection and consider the proposal would not result in a severe impact upon traffic or detriment to safety at the nearest A585 trunk road junction at Shard Road, and LCC Highways concludes that whilst there would be some net increase in overall traffic from the care homes and dwellings this would not result in a severe residual cumulative impact on the capacity of the local highway network. LCC Highways also considers that the existing highway network fronting the site has a good accident record and there are no underlying issues which the proposed development would exacerbate.

9.11 In terms of each of the proposed site accesses for both the care home and the dwellings off Stricklands Lane, LCC Highways originally responded querying the achievement of sightlines for the access to serve the dwellings. The applicant provided amended plans, and LCC Highways second response confirms the required sightlines can be achieved. LCC Highways consider that the proposed accesses for both the care homes and dwellings are acceptable in terms of design and safety, and that sufficient sightlines of 2.4 x 43m would be achievable in both directions onto Stricklands Lane, provided the hedge within the sightlines is cut back. The matter of ecology/hedgerows is considered below in this report. Suggested conditions requiring provision of the visibility splays, site accesses and off-site highway works (street lighting, tactile paving and bus stop) can be attached. Indeed all of the conditions suggested by LCC Highways can be attached, except for those requiring road surveys to be carried out, as these do not fall within the planning remit.

9.12 LCC Highways has considered sustainable links and transport, and are of the opinion that the existing footpaths leading to the site are suitable and no improvements are required. They do however state that improvements are required to public transport facilities through the provision of a new bus stop and shelter fronting the care home site, and upgrading of the south bound bus stop at Back Lane to ensure it is fully Equality Act Compliant. The applicant has confirmed that they would agree to provide these upgrades, and has shown these on plan.

9.13 LCC Highways also confirm no section 106 contributions are required as part of this development providing the recommended section 278 works are provided. Monies have already been secured through recently approved developments

impacting on the bus services passing the site, and therefore no further contribution is required.

9.14 In terms of parking provision the care homes would provide 32no. parking spaces, which would include 6no. mobility spaces. Two motorcycle parking spaces are also proposed along with two cycle racks. LCC Highways have not commented specifically on parking but have overall raised no objections to the proposals. The Parish Council have raised concerns that the care homes may not have enough parking on site and that this could push vehicles to park on the highway.

9.15 Appendix B of WLP31 sets out maximum parking requirements for specific types of development. For care homes the parking requirement is 1 space per 5 residents. The proposed care homes would have 160 bedrooms in total, therefore 32 parking spaces would be required, which is being provided. The proposal therefore satisfies this. It also provides the right number of mobility spaces as set out in Appendix B as well as motorcycle and bicycle spaces. The outline application does not apply for layout at this stage and therefore there is no need to consider parking for that element of the proposal at this stage.

9.16 Policy CDMP6 requires proposals to provide electric vehicle charging points. The plans for the care homes show 4no. parking spaces with such provision which is considered sufficient. A condition will be required to ensure these charging points are provided and the details submitted. A condition will also be required on the outline application to ensure that these would be provided on this part of the site.

Flood risk and drainage

9.17 The site is located within Flood Zone 1 and therefore has the lowest probability of fluvial flooding. As the site exceeds 1 hectare in area, a Flood Risk Assessment (FRA) has been submitted. There is no requirement for the applicant to satisfy the sequential or exceptions tests with regard to flood risk. The applicants submitted FRA states that surface water run-off for the whole site will discharge to the culverted Ordinary Watercourse network to the east of site via the existing onsite land drainage connection. Foul water discharge generated by the development is proposed to the public sewer network within Stricklands Lane.

9.18 The Parish Council, Residents Association, Councillor and individual objectors have raised concerns in relating to drainage, including existing drainage capacity, and the proposed drainage for the site.

9.19 The relevant drainage bodies have been consulted, as well as the Council's Drainage Engineer. The LLFA confirm no objection to the proposed development subject to conditions requiring the development to be carried out in accordance with the submitted Flood Risk Assessment and Drainage Management Strategy; the submission of a surface water drainage strategy prior to commencement; details of how surface water and pollution prevention will be managed during each construction phase, and an operation and Maintenance Plan and Verification Report of the Constructed Sustainable Drainage System. Conditions 10 & 11 on the care home scheme and 10 & 11 on the outline residential scheme deal with two of the LLFA's requested conditions. Conditions 32 & 33 on the care home and 27 & 28 on the outline residential development (set out below) can be added to deal with the remaining suggested conditions should the application be approved, and the applicant has agreed to these. United Utilities considers the submitted Flood Risk Assessment (FRA) to be acceptable and has suggested that the development be carried out in accordance with this statement. This FRA includes specific flood risk

mitigation measures including restricting surface water discharge restricted to Qbar (19.0 l/s), finished floor levels, consideration of overland flows, effective management of peak rates of run-off, and land drain ditches to be accommodated for in any drainage scheme.

9.20 The Council's Drainage Engineer has responded with no objection in principle but states that conditions should be attached to any permission requiring the development to be carried out in accordance with the Flood Risk Assessment (section 5.6.10) with surface water discharge restricted to Qbar (19.0 l/s), and requiring full surface water drainage plans (including on-site attenuation) to be submitted for approval. Therefore whilst the proposals would drain to the east he has no objections to the proposal subject to these particular conditions. It is considered that should Members resolve to approve the application these conditions (FRA, Drainage details, and Drainage Management Details) are necessary to ensure the site is adequately drained, and such conditions should be attached to both the full and outline proposals.

9.21 Members are advised that the Council's Drainage Engineer has been contacted directly about the comments raised by the third parties about it previously being stated that drainage proposals should be to the south of Stalmine. Whilst it is mentioned above in para 9.20 the proposals would drain to the east the Drainage Engineer has no objections to the proposal. The Drainage Engineer has confirmed that the site would actually discharge to the south, and provided a map to demonstrate this. Whilst the initial route would be to the east of the site the drainage connection would run into the existing watercourse further to the south east, which heads south, and drains away to the south. The drainage route is therefore the same as what third parties had been previously advised and is considered acceptable.

Impact upon ecology/hedgerows/trees

9.22 The application site does not sit within an area of ecological designation. However it is within reasonable distance of nearby Special Protection Areas (SPAs), the Wyre Estuary SSSI and Lune Estuary SSSI, to warrant consideration of its impact upon these designated areas. The site is surrounded by hedgerows on all sides, and there are groups of trees within the southern hedgerow bounding the site, and within the hedgerow with the south east boundary, plus an individual tree in the south east corner of the site, and an individual tree within the hedgerow on the northern boundary. There is also an existing pond on the western side of the site within the area relating to the outline proposal.

9.23 The applicant submitted a Shadow Habitat Regulations Assessment (sHRA). Following comments from Natural England a Habitats Regulations Assessment (HRA) was carried out by GMEU on behalf of the Authority. Natural England were re-consulted on this and have raised no objections to the application subject to appropriate mitigation in the form of a Construction Environmental Management Plan and Homeowners Packs being secured by condition. The Wildlife Trust support these conditions. They also consider that conditions should be attached requiring a scheme to protect trees and hedges for the care home part of the proposal, preparation of a Habitat Management Plan in accordance with the submitted Ecology Survey, implementation of reasonable avoidance methods to protect bats, installation of bat and bird nest boxes, avoidance of disturbance to nesting birds, submission of a lighting scheme, and a landscape scheme to be submitted in respect of the outline part of the application. These conditions would be attached to any planning permission.

9.24 In terms of impact on hedgerows and trees, no existing trees would be removed to accommodate the full proposal for the care homes, and the plans submitted within the Arboricultural Report indicate no existing trees would be removed within the outline area of the proposals. The proposal would require the removal of sections of the hedgerow at the site frontage to accommodate the access to the care homes, and also the access to the housing proposal. This hedgerow fronting Stricklands Lane is considered to be a priority habitat. The applicant was asked to provide clarification of the length of the frontage hedgerow to be removed at the accesses, and what would be proposed as mitigation.

9.25 A plan has been received identifying the length of frontage hedgerow to be removed, and detailing where mitigation hedgerow planting would be provided. The frontage hedgerow would be removed and replaced with a new hedgerow planted slightly further into the site. Some section of hedgerow would be removed for the care home access and access to the dwellings, and where this is the case new hedgerow planting is proposed, with two lengths of hedgerow along either side of part of the internal access road to the care homes (greater in length than the section of hedgerow to be removed for the access point and of the same species). A new section of hedgerow would be provided in mitigation for the section removed for the access to the dwellings, alongside the north of the care home. Overall in total the mitigation hedging length proposed would exceed the length of hedgerow to be removed and replaced.

9.26 The Council's Tree Officer acknowledges the loss of sections of the priority habitat hedgerow is unavoidable if permission is granted as it would need to be removed to enable the accesses to be provided safely, but that the proposal is seeking to replace this with a new native hedgerow of similar length. The application site is an allocated site, and there is no other way to access this site other than off Stricklands Lane. Therefore whilst it is regrettable that the existing priority hedgerow would be removed as part of the proposal, it is considered necessary to enable safe and sufficient access to both development proposals. Mitigation hedgerow planting is proposed across the site frontage and alongside the proposed accesses at a slightly greater length than the hedgerow to be removed. Overall it is therefore considered the loss of hedgerow is justified and appropriately mitigated for.

9.27 There are also hedgerows around the other site boundaries. The plans show that the entire length of the hedgerow and trees along the southern boundary would remain. The first length of the hedgerow on the northern boundary alongside the new internal access road would remain. However two sections of hedgerow in the north western corner and three sections along the western boundary (within the area of the outline proposal) are indicated to be removed. The Council's Tree Officer has expressed a preference for retention and bolstering of hedgerows, rather than removal and replacement. Nonetheless he does not raise any objections to what has been indicated but has stated that if this is the case any future Landscape Plan for the outline element of the proposal must incorporate equal or more new native hedgerow on site considerate of the need for enhanced wildlife opportunities and connectivity. The indicative plans for the outline element also shown that the existing pond would be altered on the western edge of the site. Whilst the outline element of the proposal is indicative it is considered that should Members approve this application a condition will need to be attached for the outline element of the scheme requiring a landscaping plan to include details of the pond, and adequate hedgerow mitigation should future landscape details remove all of part of these hedgerows.

SPECIFICALLY IN RELATION TO THE FULL PROPOSAL FOR CARE HOMES:

Visual impact/design/impact on the streetscene

9.28 The proposal would not result in a projection into the countryside area, or beyond the allocation for which the principle of built development on the site has been established. There is existing built development to the north of the site in the form of the newly built Wainhomes housing development (Phase 1), built from to the south, and also to the east across Stricklands Lane. The countryside area is to the west. The periphery of the site is currently surrounded by hedgerows. Existing dwellings constructed to the north are two storeys in height. Those properties to the east are a mixture of tall two storey, lower two storey, 1 ½ storey and single storey property with a variety of roof heights. Properties to the site are generally lower in height and there are occasional lower storey properties particularly to the south.

9.29 The proposed care homes would be each designed with one main block, with smaller attached sections behind. The main blocks fronting Stricklands Lane would be two and a half storeys with the second floor within the roof space and served by roof lights, and the attached wings behind would be two storeys (without roof space accommodation). The applicant has submitted floor plans, elevations and a site plan of the proposed care homes. These show that the care home would be at a slightly higher level than Stricklands Lane itself as is the current land level of the site above the road level. The applicant has provided longer street scene elevations of the care homes to show the height against the height of adjacent buildings, and land levels proposed for the siting of the care homes. The applicant has submitted amended plans to improve the bulk and massing of 'care home block A' as seen from the road frontage, in particular the continuous roofline. Amended plans have been received which set back / set down a central section of the building from the main elevation / roofline and make this a fully glazed feature to help break up the massing of the building. The plans also make the front gables stronger features with taller peaks, again to help break up the main roof massing. This amendment to block A helps to alleviate the bulk and massing as seen from the road frontage.

9.30 The care homes would be 10.m in height to the roof ridge, and set approximately 1.2m above the road level. The floor level would be similar to the dwellings that have been approved and constructed on the housing site to the north when viewed along Stricklands Lane. The height of the care homes would be 1.8m taller than these approved dwellings to the north. The full front elevation of Care Home A would face the main road, and a partial corner elevation of Care Home B would face the main road. The homes would be set back from Stricklands Lane (and existing pavement) by 12m. The Care Homes have been designed with a pitched roof containing roof lights, and with a series of relatively narrow projecting front gables that would not extend above eaves height. The proposed care homes would certainly be higher than existing buildings in the area. However it is considered that due to their design, with the building being broken down into numerous sections, the fact that only one main elevation of one care home would face the main road to the east, the set back from the road, and the roof style and projecting front gables being below roof height, that the care homes would not appear overly excessive in height, bulk or massing in the street scene. Whilst the height of the care homes would be higher than properties across Stricklands Lane, this is also the case for properties that have been constructed to the north of the site on the same side of the road. In this case it is considered the care homes would be viewed in the same visual context and similar height as the new build houses that have been constructed to the north.

9.31 The Care Homes would also be taller than existing properties to the south, some of which are single storey. From wider views to the south off Stricklands Lane, one elevation of Care Home B would be able to be viewed in part. There is existing

boundary screening to the rear of existing properties with the Care Home which would break up wider views from the main road, and it is considered that due to this and the set back of the care home behind existing properties, the south elevation of Care Home B would not appear overly dominant in the street scene from views to the south.

9.32 The design of the care homes as two main blocks with smaller blocks behind, and with the same design carried through all the blocks but with more gable features to the main blocks representing a hierarchy, is considered to be appropriate. As a result of the roof design and the design features the proposal would not result in one dominant massing on the site. The siting, layout and orientation of the buildings is also considered to make good use of the site and break up the bulk and massing.

9.33 Existing buildings in the area are constructed of a mixture of materials with red brick and render, and grey roofing materials. The proposed materials would be a mixture of red brick, render and panelling to the walls, and anthracite grey roof tiles. The render to the walls would be on the front projecting gable features. It is considered the general palette of materials is appropriate to the area, and the precise details and finish of the materials can be provided by condition.

Impact upon residential amenity

9.34 The proposed layout has been considered against Supplementary Planning Guidance 4 (SPG4), and the spacing requirements between plots. The proposed siting of the Care Homes would comply with the separation distance requirements of SPG4. The front elevation of Care Home A would be between 28m and 41m away from existing residential properties opposite and the eastern corner elevation of Care Home B would be 21.5m away from the nearest residential properties across Stricklands Lane. The northern elevations of Care Home A facing the new housing site to the north would be between 38m and 43m away from the nearest buildings to the north. The southern elevation of Care Home B would be a minimum of 40m away from the nearest existing dwellings to the south.

9.35 There is a plot of land to the south of Care Home B (the grounds of a dwelling known as Kilmory) which was granted planning permission for 3no. dwellings. Members are advised that the permission on this site may no longer be lawful as although a commencement has been made the pre-commencement conditions have never been discharged. Nevertheless the distances to those 3no. dwellings have been considered. There would be a distance of over 25m between the south elevation of Care Home B and two of the plots. The eastern plot would be 17m away from the Care Home at its nearest corner to the Care Home, however it was approved with a north west orientation which would not directly face the care home, and therefore windows would not directly face each other. Nevertheless taking a straight line from the windows to the care home the first floor windows of habitable rooms would be over 21m away from the care home.

9.36 The siting of Care Home B would result in some impact upon light to the rear of existing dwelling of Kilmory when compared to the current situation by its very presence and height. However the existing property is slightly to the west of the proposed Care Home, and due to the separation distance, and as light gain would still be to the dwelling from the north west and due north it is considered that the impact would not be detrimental.

9.37 The 3no. approved dwellings would likely be impacted upon to a degree by Care Home B in terms of light, and there may be a perception of overbearing and

overlooking upon the ground floor conservatory that was shown on the approved plans of the easternmost of the approved plots. However there is an existing boundary with hedgerow and trees, which is currently of moderate height that would already prevent light gain to the rear of these properties if maintained as existing, and which could help to screen in part the southern elevation of Care Home B. Overall given that the required separation distances are achieved, it is considered that the proposal would not result in significant harm to the amenity of these plots if they were able to be lawfully built.

SPECIFICALLY IN RELATION TO THE OUTLINE PROPOSAL FOR UP TO 50 DWELLINGS:

Infrastructure provision

9.38 Lancashire County Council (LCC) as the Local Education Authority (LEA) may require £318,249.24 towards 19no. primary school places with the named infrastructure project as Hambleton Academy and/or Stalmine Primary School, but do not require any secondary education contributions. The precise amount of any primary contribution would be calculated at reserved matters stage. This mechanism will need to be secured by a section 106 agreement.

9.39 The application has provided an affordable housing statement which intimates that affordable housing should be able to be provided in accordance with Policy requirements. Policy HP3 requires 30% affordable housing provision on developments of 11 dwellings or more on greenfield sites in Stalmine. The application proposes up to 50 dwellings which would equate to a requirement for up to 15 affordable units. This 30% provision and details of the location, type and tenure will need to be secured by a section 106 agreement.

9.40 Policy HP9 of the WLP31 requires an appropriate quantity of green infrastructure (open space) to be provided on developments of 11 dwellings or more. The Policy also states that the most appropriate types of open space provision need to be determined, and that this should be meaningful useable green infrastructure as open space makes an important contributing to the health and wellbeing of communities. Therefore the aims of Policies SP8 and CDMP4 are also relevant.

9.41 Notwithstanding the indicative plan provided, the exact amount of green infrastructure required from the housing development is dependent upon the number and mix of housing. This cannot be determined until reserved matters stage but there is no reason to conclude at this stage that the required level of green infrastructure cannot be provided on site. A condition securing provision of open space in line with Policy HP9 of the Local Plan should be imposed.

Housing mix and adaptable housing

9.42 Policy HP2 of the WLP31 requires that developments provide an appropriate mix in terms of size, type and tenure of housing to meet the identified need in the borough and local market demand to accord with the most recent SHMA. The Policy also requires that developments exceeding 20 no. dwellings should make provision for at least 20% of dwellings on site to be designed to be adaptable to meet the needs of older people and people with limited mobility. It is considered that these requirements can be secured by condition.

Visual impact/design/impact on the street scene

9.43 The application site has built development on three sides of it including properties across Stricklands Lane. To the west is an existing field. The housing development would be viewed along Stricklands Lane against a backdrop of surrounding built development and countryside beyond, whereas from Carr End Lane to the west it would be viewed at a distance, set back from this lane but with surrounding built development. Therefore it is considered the housing proposal would be read as part of the settlement. The illustrative plans demonstrate that a development of up to 50no. units is physically achievable on this site and can be provided with landscaping and necessary infrastructure requirements. Whilst landscaping, scale, layout and appearance are reserved matters details, these will be important considerations to enable the development to sit comfortably in the surrounding landscape, with appropriate densities to provide a rural transition with the countryside beyond.

9.44 Any reserved matters proposal would have to meet the requirements of Policy CDMP4 and SA1/7. The plans currently submitted for up to 50no. dwellings are indicative, but indicate the removal of some boundary hedgerows to facilitate some development close to the site edges. It is considered important to retain a soft western boundary to the site due to its immediate relationship with the adjacent countryside. Currently the indicative plans show the removal of three sections of the existing western hedgerow and building line encroaching in to this area. A condition can be attached setting out specific landscaping requirements for the site, including the requirement for a Green Infrastructure Framework when the matter of landscape is applied for, the retention and enhancement of the pond, and also requiring the provision of a soft landscaping treatment to the western boundary. It is therefore suggested that such condition should be attached should Members resolve to approve this application, to ensure that the landscaping details submitted with the reserved matters application are appropriate.

Impact upon residential amenity

9.45 As the housing development has been submitted in outline, issues relating to impacts on privacy, overlooking, loss of light and overshadowing cannot be properly assessed at this stage, but would be considered at reserved matters stage. However, in considering the illustrative plans there is no reason to believe at this stage that the development would not be able to comply with the interface distances set out in the Council's adopted 'Spacing Guidance for New Housing Layouts' SPG and so impact on residential amenity is not a cause for concern. The relationship between the proposed dwellings along the north, south and western boundaries, and the scale of the dwellings, can be given particular attention at the reserved matters stage. There are no concerns about the siting of the access and main spine road leading into the site towards the northern boundary in terms of noise and disturbance from vehicles entering and leaving the site on recently constructed dwellings to the north or the care homes.

OTHER RELEVANT ISSUES FOR THE FULL AND OUTLINE PROPOSALS

Noise

9.46 Environmental Health has advised that whilst they have no objections to the proposal in terms of impact upon amenity a condition should be attached requiring compliance with the submitted Construction Environmental Management Plan (CEMP) to protect existing residents during any construction period. It is recommended this condition be attached should Members resolve to approve the application, together with the other conditions suggested including the care homes

designed so that specified noise levels are not exceeded to protect the amenity of future residents from road noise, and contacts for complaint liaison during the construction phase.

Contamination

9.47 The NPPF states that where a site is affected by contamination, responsibility for securing a safe development rests with the developer/ landowner. The National Planning Policy Guidance (NPPG) also states that local authorities should use conditions to secure the adequate remediation of contaminated land. Adequate information should be submitted by the applicant to show that the site is suitable for its new use. Environmental Health have no objections to the application subject to the council's standard contamination condition being attached. The standard condition would require the developer to submit a desk study, detailed site investigation, and detail any remediation measures if necessary prior to commencement of development. Subject to this condition it is considered the proposal would be acceptable in terms of ground conditions and would comply with the provisions of the NPPF.

Climate change

9.48 Policy SP2 part 6 requires proposals to demonstrate how they 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 efficient measures and the reuse and recycling in construction. The applicant has submitted a Climate Change statement. This states that hedgerow trees and some hedges will be retained, and that additional tree and shrub planting will be incorporated in the landscaping scheme of both the care home and the housing development to mitigate the loss and increase tree planting across the site. It is also mentioned that the provision of water butts could also be included. In terms of the proposed buildings, the statement details that they would be designed to meet building control standards including the required levels of thermal efficiency. Specifically in terms of the care homes it is stated the care home operator seeks to minimise energy use within the building by looking to install combined heat and power, heat recovery or solar energy either singly or in combination. Electric charging points will also be provided at the care homes. It is considered that these are all measures that can help towards meeting the challenge of climate change. It is considered therefore that the matter of climate change has been adequately considered and that the proposal would comply with Policy SP2 (6) of the Adopted Local Plan.

Waste management

9.49 The National Planning Policy for waste seeks to ensure that new development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities, for example by ensuring there is discrete provision for bins to facilitate a high quality, comprehensive and frequent collection service.

9.50 In relation to the care homes the applicant has submitted a layout plan showing two bin stores either side of the access road to the care homes. The Council's Waste Management Officer has been consulted and has commented that waste collections will not be an issue from the complex. It is considered the proposed location and design of the bin stores is acceptable and that a condition can be attached requiring the development of the care homes to take place in accordance with this detail.

9.51 In terms of the outline housing element, no detail has been provided at this stage as the matters of layout and appearance has not been applied for. Therefore should Members resolve to approve the application it is recommended a condition be attached requiring full details of waste storage and collection for the housing development to be submitted with any reserved matters application. Subject to this condition it is considered the proposal would fulfil the requirements of the provisions of the National Planning Policy for Waste.

Telephone infrastructure

9.52 There are existing telegraph poles with the site mainly within the eastern and southern extents of the site. Therefore the relevant phone provider (BT) has been consulted on this proposal, however no response has been received. The Care Home proposals have been submitted in full and it is understood the telephone poles would be grounded around the east and south of the care homes, avoiding the buildings and ensure the infrastructure was still present. It is therefore considered the proposals would not result in the loss of existing telephone infrastructure. Nonetheless, the precise details of how the telephone assets are protected or relocated is a matter for the developer and the operator, separate to the planning process. This is also the same for the outline proposals for up to 50no. dwellings.

Need for care homes and contribution to housing supply

9.53 A number of objectors, the Parish Council, and the Residents Association, have raised concerns about the need for the care homes, and impact on the care home market. Members are advised that the matters (including competition between commercial uses) is not a material planning consideration and stands aside of the planning process.

9.54 Residential institutions can be included in the Council's housing land supply in so far as the extent to which they free-up occupancy of existing housing. As a general rule of thumb, a development of 160 care home beds may result in 80 units being included in the Council's housing land supply. This is in addition to up to 50 dwellings proposed in the outline application. Members are advised this carries significant weight in the overall planning balance.

10.0 CONCLUSION

10.1 The principle of developing the site for housing is supported by Policy SP1 and SA1/7 of the Wyre Local Plan. Notwithstanding site SA1/7 being a housing allocation, the provision of the care homes is in general accordance with the development strategy, would not undermine delivery of the site allocation housing capacity and is compatible with the adjacent residential uses. It has previously been accepted that a masterplan or new school is not required on the allocation.

10.2 The Local Highway Authority has raised no objections to either development on the grounds of sustainability, highway capacity or safety subject to conditions. United Utilities and the Council's Drainage Engineer raise no objections to the surface and foul water drainage proposals. Natural England raise no objections to the ecology impacts on nearby international and national designated sites.

10.3 Both schemes are considered acceptable in terms of design and visual impact, and also in terms of impact upon neighbouring residential amenity. The indicative plans demonstrate that up to 50 dwellings could be accommodated on the

part of the site to the west. Trees, hedgerow, landscaping impacts including mitigation can be controlled by condition.

10.4 Subject to financial contributions the impacts of the developments upon education and health care provision can be adequately mitigated. These can be secured by legal agreement along with affordable housing provision and Green Infrastructure.

11.0 HUMAN RIGHTS ACT IMPLICATIONS

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

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

12.0 RECOMMENDATION

Grant full planning permission for the provision of two care homes subject to conditions and a section 106 agreement to secure financial contributions towards health care; and grant outline planning permission for up to 50 dwellings subject to conditions and a section 106 agreement to secure on-site affordable housing (30%) and financial contributions towards 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 hereby approved (within the 'Full Planning Application Area' on Approved Drawing No. A116) 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 hereby approved (within the 'Full Planning Application Area' on approved Drawing No. A116) 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 24.11.2020 including the following plans/documents:

- Drawing No. A116 (Location Plan)
- Drawing No. A160 Rev 8 (Proposed Site Plan)
- Drawing No. A120 Rev 1 (Care Home A, Proposed Ground Floor Plan) (received 19th May 2021)
- Drawing No. A121 Rev 1 (Care Home A, Proposed First Floor Plan) (received 19th May 2021)
- Drawing No. A123 Rev 1 (Care Home A Proposed Roof plan) (received 19th May 2021)

- Drawing No. A124 Rev 2 (Care Home B, Proposed Ground Floor Plan)
- Drawing No. A125 Rev 2 (Care Home B, Proposed First Floor Plan)
- Drawing No. A127 Rev 1 (Care Home B, Proposed Roof Plan)
- Drawing No. A128 (Care Home A, Proposed Basement Plan)
- Drawing No. A129 (Care Home B, Proposed Basement Plan)
- Drawing No. A130 Rev 2 (Care Home A, Proposed Elevations) (received 11th June 2021)
- Drawing No. A131 Rev 1 (Care Home B, Proposed Elevations, Sheet 1 of 2)
- Drawing No. A132 Rev 1 (Care Home B, Proposed Elevations, Sheet 2 of 2)

- Drawing No. A162 Rev 4 (Street Elevations - not including 3D visuals)
- Drawing No. A165 Rev 3 (Street Sections)
- Drawing No. A170 Rev 1 (Proposed Site Sections (also showing land levels)) (received 11th June 2021)
- Drawing No. A223 Rev 1 (Proposed Bin Stores) (received 11th June 2021)
- Drawing No. SCP/200735/ATR02 Rev A (Swept Path Analysis)

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. The premises hereby approved (within the 'Full Planning Application Area' on approved Drawing No. A116) shall be used for Use Class C2 'Residential care homes' and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification)

Reason: For the avoidance of doubt, and as the use of the premises for any other purpose would require further consideration by the Local Planning Authority in accordance with Policies SP1, SP2, CDMP1, CDMP3 and CDMP6 of the Wyre Local Plan (2011-31).

4. Prior to first use of any care home hereby approved (within the 'Full Planning Application Area' on approved Drawing No. A116), the off-site works of highway improvement [namely, street lighting and tactile paving at the site access, relocation of the existing south bound bus stop and shelter at the junction at Back Lane, and provision of a new bus stop and shelter near the junction with Back Lane] shall be carried out, unless an alternative timetable for implementation is submitted to and approved in writing by the Local Planning Authority. The off-site highway works shall be carried out in accordance with any alternative approved timetable for implementation.

Reason: In order to ensure the timely delivery of the necessary 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. Prior to the commencement of development (within the 'Full Planning Application Area' on approved Drawing No. A116) 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 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 construction period; complaint management and arrangements for liaison with the Council's Environmental Protection Team
- (c) contractors' compounds and other storage arrangements
- (d) provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the construction period
- (e) arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highways (e.g. wheel washing facilities)
- (f) the routing of construction traffic and measures to ensure that drivers use these routes as far as is practicable
- (g) external lighting of the site during the construction period
- (h) erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- (i) recycling / disposing of waste resulting from construction work
- (j) measures to protect watercourses against spillage incidents and pollution
- (k) hours of construction, which shall be limited to 08:00-18:00 Monday to Friday, and 08:00-13:00 Saturdays only

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

Reason: Such details were not submitted with the application and need to be in place throughout the demolition / construction period in the interests of the amenities of surrounding residents, to maintain the operation and safety of the local highway network, to minimise the risk of pollution and to safeguard the character and appearance of the area in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

6. Prior to the commencement of development (within the 'Full Planning Application Area' on approved Drawing No. A116) visibility splays of 2.4 metres by 43 metres in both directions along the nearer edge of the carriageway of Stricklands Lane from the centre line of the proposed access (as shown on approved plan reference SCP/200735/F02 Rev B) shall be provided. These visibility splays shall not at any time thereafter be obstructed by any building, wall, fence, hedge, tree, shrub or other device exceeding a height not greater than 1 metre above the crown level of the adjacent highway.

Reason: To ensure the safe, efficient and convenient movement of all highway users, for the free flow of traffic, in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

7. (a) The new estate road for the development (within the 'Full Planning Application Area' on approved Drawing No. A116) 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 care home hereby approved shall be in use until the new estate road(s) affording access to those care home(s) has been constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level.

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

8. a) Prior to the first use of any care home (within the 'Full Planning Application Area' on approved Drawing No. A116), 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).

9. Prior to the first use of any care home hereby approved (within the 'Full Planning Application Area' on approved Drawing No. A116), the parking / turning area(s) shown on the approved plan Drawing No. A160 Rev 8 (Proposed Site Layout) shall be laid out, surfaced and drained. The parking / turning area(s) shall not

thereafter be used for any purpose other than for the parking and manoeuvring of vehicles.

Reason: In order to ensure that adequate off-street car parking provision is available to meet the needs of the development in the interests of visual and residential amenity and highway safety in accordance with the provisions of section 9 of the NPPF and Policy CDMP6 of the Adopted Wyre Local Plan (2011-31).

10. The development hereby permitted (within the 'Full Planning Application Area' on approved Drawing No. A116) shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and Drainage Management Strategy [HYD541_STRICKLANDS.LANE_FRA&DMS Revision: 2.0] dated June 2021 by Betts Hydro Consulting Engineers, and including the following mitigation measures detailed within the FRA (as set out in sections 4.8 and 5.6.10):

- Surface water discharge restricted to Qbar (19.0 l/s)
- Finished floor levels a minimum of 150mm above the existing ground levels (where practical)
- Land drainage ditches bounding the sites western and southern boundaries to be accounted for in the layout and remaining open
- channel or alternatively culverted (subject to consents) providing they continue to outfall to the current outfall locations
- Overland flows generated by the development to be carefully controlled, considered and routed, (with overland flow away from existing and proposed buildings advised).
- Surface water run-off generated managed effectively with the peak rates of run-off being restricted to the pre-development greenfield situation.
- On-site surface water drainage system to be sized to contain the 1 in 30yr return period event below ground with exceedance from storm events up to and including the 1 in 100yr return period storm event with a 40% allowance for climate change being contained onsite.
- For any drainage systems not be offered for adoption an appropriate maintenance regime to be scheduled with a suitably qualified management company for private drainage systems.

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.

For the avoidance of doubt, approval of the FRA does not automatically permit the applicant to discharge surface water to the public sewerage system either directly or indirectly as suggested in Paragraph 5.7.1 of the FRA report, as the agreement of drainage scheme details are covered under separate conditions.

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. Prior to the commencement of the development (within the 'Full Planning Application Area' on approved Drawing No. A116) a drainage scheme, which shall detail measures for the attenuation and the disposal of foul and surface waters (including details of revised on-site attenuation), 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.

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 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.

12. Notwithstanding the submitted Flood Risk Assessment, prior to the commencement of development (within the 'Full Planning Application Area' on approved Drawing No. A116) 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.

13. Prior to the commencement of development (within the 'Full Planning Application Area' on approved Drawing No. A116), and following the submission of the Desk Study Report by Betts Eco dated November 2020 (REPORT NO: 20CHE263/DS) which includes site investigation recommendations, 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).

14. A watching brief shall be undertaken during the course of the development works (within the 'Full Planning Application Area' on approved Drawing No. A116). 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).

15. (A) The development hereby permitted (within the 'Full Planning Application Area' on approved Drawing No. A116) shall be designed so that the rating levels for cumulative noise from all noise sources associated with the development shall not exceed the existing background noise level (LA90), including vehicle noise, when measured as an LAeq,15 min in any one third octave band at the external façade of nearby noise sensitive premises as assessed in accordance with British Standard 4142 (2014) or any subsequent replacement national standards.

(B) The development shall be designed in line with BS8233:2014 and WHO guidelines so that the following standards shall not be exceeded at nearby noise-sensitive premises:

- 50dB LAeq 16 hours (07.00 to 23.00) in gardens and outside living areas, daytime
- 35dB LAeq 16 hours (07.00 to 23.00) - indoors, daytime
- 30dB LAeq 8 hours (23.00-07.00) - indoors, night-time
- 45dB LAFmax (23.00-07.00) - indoors, night-time
- 60 dB LAFmax 8 hours-(23.00-07.00) façade level night time
- 60 dB LAFmax 4 hours-(19.00-23.00) façade level night time

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).

16. Prior to first use of any care home hereby approved (within the 'Full Planning Application Area' on approved Drawing No. A116), a scheme of noise insulation mitigation measures (such as acoustic glazing, trickle vent mitigation) to be installed in bedrooms and other habitable rooms of the proposed care homes facing onto the A588 shall be submitted to and agreed in writing with the Local Planning Authority. This scheme shall demonstrate that internal noise levels as specified in BS8233:2014 (or any equivalent industry standards which may replace this) are not exceeded. The approved noise insulation measures shall thereafter be implemented prior to first use of any care home, and 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).

17. There shall be no deliveries or collections of goods (including collection or emptying of waste) to or from any care home hereby permitted outside the hours of 07.00- 21.00, or at any time on Sundays, and Bank Holidays and Public Holidays.

Reason: In the interests of the amenity of occupiers of neighbouring and nearby residential properties in accordance with the provisions of Policy CDMP1 of the Wyre Local Plan (2011-31).

18. Prior to the installation of any kitchen exhaust/extraction system on the development hereby approved (within the 'Full Planning Application Area' on approved Drawing No. A116) a detailed plan of the kitchen exhaust/extraction system(s), the height of any extraction flue(s), and fixture and fittings of the flue(s), along with details of how noise and odours from cooking fumes from the kitchen/ food preparation area will be adequately dispersed to the atmosphere, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out and retained in accordance with the approved details.

For the avoidance of doubt any extraction flue(s) shall be a minimum of 1m above the level of the eaves of the nearest sensitive premises.

Reason: Such details were not submitted with the application and are necessary to minimise the risk of noise, vibration, and odour 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).

19. Notwithstanding the submitted Drawing No. A220 Rev 2 External Lighting Layout (received 11th June 2021), prior to the installation of any external lighting associated with 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, demonstrating that artificial lighting will be designed so that it is not intrusive to visual amenity, residential 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). For the avoidance of doubt the light intrusion into the windows of any residential premises shall not exceed 10 Lux before 23.00, and 2 lux after 23.00 (Environmental Zone E3).

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.

20. The development hereby approved (within the 'Full Planning Application Area' on approved Drawing No. A116) shall be carried out in full accordance with the Construction Environment Management Plan (ecology) dated November 2020 and carried out by ERAP Consultant Ecologists Ltd and referenced 2020-333b.

Reason: To minimise the risk upon ecology and to minimise the risk of pollution and noise upon, and to safeguard the character and appearance of the area in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

21. Prior to first use of any care home (as identified within the 'Full Planning Application Area' on approved Drawing No. A116), a scheme for the provision of an

information pack for the residents, staff and visitors of the care home(s) highlighting the sensitivity of Morecambe Bay (a European protected nature conservation site), the Wyre Estuary and Lune Estuary (both Sites of Special Scientific Interest (SSSI)) 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, Wyre Estuary and Lune Estuary, the potential impacts that can arise from the development and explain the responsible behaviours that would be required from residents, staff and visitors to avoid undue ecological impact, as well as a methodology for the distribution of the information packs. The approved information packs shall subsequently be made available 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, Wyre Estuary, and Lune Estuary, in accordance with the provisions of Policy CDMP4 of the Wyre Local Plan 2011-31.

22. The development hereby approved (within the 'Full Planning Application Area' on approved Drawing No. A116) shall be implemented in full accordance with the Ecological Survey and Assessment (including a Licensed Bat Survey) submitted with the planning application dated November 2020 [ERAP (Consultant Ecologists) Ltd ref: 2020-333] including all the mitigation measures and recommendations set out within section 5 of that report.

Reason: To ensure compliance with the Wildlife and Countryside Act 1981, Policy CDMP4 of the Wyre Local Plan (2011-31) and section 15 of the National Planning Policy Framework.

23. Prior to the commencement of development (within the 'Full Planning Application Area' on approved Drawing No. A116) a Landscape and Habitat Creation and Management Scheme (Habitat Management Plan), including a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall identify the opportunities for biodiversity enhancement on site including (but not limited to):

- Native tree and shrub planting (further details of measures/species indicated in section 5.5 of the submitted Ecological Survey)
- Habitat Connectivity (further detail of measures/species/location of measures indicated in section 5.5 of the submitted Ecological Survey)
- Hedgerow planting/management and/ or bolstering of retained hedgerows
- Bird Boxes (types, locations and number) within the new development
- Bat Boxes/Access Panels (types, locations and number) within the new development

The Landscape and Habitat Creation and Management Scheme shall be carried out in accordance with the approved details.

Reason: Such a scheme was not submitted with the application but is necessary to secure opportunities for the enhancement of the nature conservation value of the site in the interests of ecology and biodiversity in accordance with the Wildlife and Countryside Act 1981, Policy CDMP4 of the Wyre Local Plan (2011-31) and section 15 of the National Planning Policy Framework.

24. The measures contained within the approved Arboricultural Impact Assessment (containing Method Statement) received 11th June 2021, and the Tree Protection Plan 20_5837_10_68_Rev 02 received 11th June 2021, with respect to those trees and hedgerows shown as being retained within the Full Planning Application Area (approved Drawing No. A116) 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 and hedgerows to be retained 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.

25. No development (within the 'Full Planning Application Area' on approved Drawing No. A116) shall take place until full details of hard landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include the hard surfaced areas and materials (type, colour and finish, bound or porous), and shall show how account has been taken of any underground services.

The soft landscaping works for the development shall be carried out in full accordance with the approved soft landscaping details (drawing 6455.02 Rev B (Landscape Proposals Sheet 1 of 2) in so far as this relates to the full planning application area, and drawing no. 6455.02 Rev B (Landscape Proposals Sheet 2 of 2)) prior to first use of any care home, or otherwise in accordance with a programme agreed in writing by the Local Planning Authority and shall thereafter be retained and maintained.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 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: 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.

26. The development hereby approved (within the 'Full Planning Application Area' on approved Drawing No. A116) shall be constructed and completed in full accordance with the approved ground, slab and finished floor levels (Drawing No.s A165 Rev 3 (Street Sections), A160 Rev 8 (Proposed Site Plan) and A170 Rev 1 (Proposed Site Sections)) unless 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, has a satisfactory impact upon residential amenity and has a satisfactory impact on drainage in accordance with Policies CDMP3 and CDMP2 of the Wyre Borough Local Plan (2011-31).

27. The four electric vehicle recharging points (EVCP's) within the courtyard parking areas serving the development hereby approved (within the 'Full Planning Application Area' on approved Drawing No. A116), as shown on submitted Drawing No. A160 Rev 8 (Proposed Site Plan), shall installed as a minimum of Mode 3 charging speed charging points, and shall be installed prior to the first use of any care home to which the EVCP's relate. Such electric vehicle recharging points 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 Policies CDMP3 and CDMP6 of the Wyre Local Plan 2011-31 and the National Planning Policy Framework.

28. Prior to the first use of any care home hereby approved (within the 'Full Planning Application Area' on Drawing No. A116) the cycle storage provision (cycle racks) shown on the approved plans (A160 Rev 8 - Proposed Site Layout) shall be provided and thereafter maintained and retained.

Reason: To enable access to and from the development by sustainable transport mode, in accordance with policy CDMP6 of the Wyre Local Plan (2011-31).

29. Notwithstanding the submitted Drawing A222 (Materials Plan), no development above ground level (within the 'Full Planning Application Area' on Drawing No. A116) shall be commenced until the precise details of the materials to be used in the construction of the external surfaces of that care home (including the external walls, roof, doors and windows) have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials unless 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).

30. Prior to the first use of any care home hereby approved (within the 'Full Planning Application Area' on Drawing No. A116) the refuse storage facilities associated with each care home shall be installed in accordance with the details shown on approved drawing nos A223 Rev 1 (Proposed Bin Stores) and A160 Rev 8 (Proposed Site Plan), and retained as such thereafter.

Reason: In order to ensure that waste is properly managed within the site in the interests of visual and residential amenity in accordance with the provisions of section 9 of the NPPF and Policy CDMP3 of the Wyre Local Plan (2011-31).

31. Prior to the first use of any part of the development hereby approved (within the 'Full Planning Application Area' on Drawing No. A116) the boundary treatments as shown on approved drawing No. A221 Rev 3 (Boundary Treatment Plan) shall be

installed in full, and these boundary treatments shall be maintained and retained thereafter.

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).

32. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority.

Those details shall include for each phase, as a minimum:

a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged they are done so at a restricted rate to be agreed with the Lancashire County Council LLFA.

b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

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

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on site or elsewhere; and to ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.

33. No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report and Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority.

The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an final 'operation and maintenance manual' for the sustainable drainage scheme as constructed.

Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the development as constructed. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of Paragraph 165 of the National Planning Policy Framework.

CONDITIONS RELATING TO OUTLINE PLANNING PERMISSION

1. In relation to the outline component of the development (as shown on approved Drawing No. A116), application for approval of the appearance, layout and scale of the buildings, and the landscaping (herein called the reserved matters), must be made before the expiration of three years beginning with the date of this permission; and 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 hereby approved (within the 'outline planning application area' as shown on approved Drawing No. A116), 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 24.11.2020 including the following plans/documents:

- Drawing No. A115 Location Plan
- Drawing No. A116 Location Plan
- Drawing No. A160 Rev 8 Proposed Site Plan (in respect of the site access details only)

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. As part of any reserved matters application for development within the 'outline planning application area' as shown on approved Drawing No. A116 where layout is applied for, the mix of residential units shall be provided on site in accordance with the requirements of Policy HP2 of the Wyre Local Plan 2011-2031 and the Fylde Coast Strategic Housing Market Assessment - Wyre Addendum 3 Supplementary Note (May 2018) or any subsequent replacement Local Plan policy or evidence base document concerned with size and type of housing needed in Wyre.

Reason: In order to ensure that an appropriate mix of house types is provided to meet identified local needs in accordance with Policy HP2 of the Wyre Local Plan (2011-31), and the provisions of section 5 of the NPPF.

4. Prior to the commencement of above ground development within the 'outline planning application area' as shown on approved Drawing No. A116, or as part of any reserved matters application for that development where layout is applied for, 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.

5. Prior to first occupation of any dwelling hereby approved within the 'Outline Planning Application Area' on Drawing No. A116, the off-site works of highway improvement [namely, street lighting and tactile paving at the site access, relocation of the existing south bound bus stop and shelter at the junction at Back Lane, and provision of a new bus stop and shelter near the junction with Back Lane] shall be carried out, unless an alternative timetable for implementation is submitted to and approved in writing by the Local Planning Authority. The off-site highway works shall be carried out in accordance with any alternative approved timetable for implementation.

Reason: In order to ensure the timely delivery of the necessary 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).

6. No part of the development hereby approved (within the 'outline planning application area' as shown on approved Drawing No. A116) shall be commenced until the visibility splays of 2.4 metres by 43 metres in both directions along the nearer edge of the carriageway of Stricklands Lane from the centre line of the proposed access (as shown on approved plan reference SCP/200735/F02 Rev B) have been provided. These visibility splays shall not at any time thereafter be obstructed by any building, wall, fence, hedge, tree, shrub or other device exceeding a height not greater than 1 metre above the crown level of the adjacent highway.

Reason: To ensure the safe, efficient and convenient movement of all highway users, for the free flow of traffic, in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

7. (a) The new estate road for the proposed development within the 'Outline Planning Application Area' on Drawing No. A116 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 shall be first occupied until the new estate road(s) affording access to those dwelling(s) has been constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level.

(c) In the event that the new estate road is not proposed for adoption by the Local Highway Authority then details of their road construction (surface materials and depth) and highway infrastructure (footways, street lighting, drainage) shall be submitted to, and approved in writing by, the Local Planning Authority. No dwelling 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).

8. a) Prior to the first occupation of any dwelling within the 'Outline Planning Application Area' on Drawing No. A116, 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).

9. Prior to the commencement of development within the 'Outline Planning Application Area' on Drawing No. A116, 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 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 construction period; complaint management and arrangements for liaison with the Council's Environmental Protection Team

(c) hours and days of 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 including plant and materials

- (e) provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the construction period
- (f) arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highways (e.g. wheel washing and road sweeping facilities and when and where the facilities are to be used)
- (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 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 construction work
- (k) measures to protect watercourses against spillage incidents and pollution
- (l) Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
- (m) Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

The construction of the development shall be carried out in accordance with the approved CEMP.

Reason: Such details were not submitted with the application and need to be in place throughout the construction period in the interests of the amenities of surrounding residents, to maintain the operation and safety of the local highway network, to minimise the risk of pollution and to safeguard the character and appearance of the area in accordance with Policies CDMP3 and CDMP6 of the Adopted Wyre Local Plan (2011-31).

10. The development hereby permitted (within the 'Outline Planning Application Area' on Drawing No. A116) shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and Drainage Management Strategy [HYD541_STRICKLANDS.LANE_FRA&DMS Revision: 2.0] dated June 2021 by Betts Hydro Consulting Engineers and including the following mitigation measures detailed within the FRA (sections 4.8 and 5.6.10):

- Surface water discharge restricted to Qbar (19.0 l/s)
- Finished floor levels a minimum of 150mm above the existing ground levels (where practical)
- Land drainage ditches bounding the sites western and southern boundaries to be accounted for in the layout and remaining open
- channel or alternatively culverted (subject to consents) providing they continue to outfall to the current outfall locations
- Overland flows generated by the development to be carefully controlled, considered and routed, (with overland flow away from existing and proposed buildings advised).

- Surface water run-off generated managed effectively with the peak rates of run-off being restricted to the pre-development greenfield situation.
- On-site surface water drainage system to be sized to contain the 1 in 30yr return period event below ground with exceedance from storm events up to and including the 1 in 100yr return period storm event with a 40% allowance for climate change being contained onsite.
- For any drainage systems not be offered for adoption an appropriate maintenance regime to be scheduled with a suitably qualified management company for private drainage systems.

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.

For the avoidance of doubt, approval of the FRA does not automatically permit the applicant to discharge surface water to the public sewerage system either directly or indirectly as suggested in Paragraph 5.7.1 of the FRA report, as the agreement of drainage scheme details are covered under separate conditions.

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. Prior to the submission of the first reserved matters application(s) relating to layout for the proposed dwellings, or simultaneously with that first reserved matters application, 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.

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.

Each reserved matter relating to layout should demonstrate compliance with the agreed drainage scheme.

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 Adopted 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.

12. Prior to the commencement of development (within the 'Outline Planning Application Area' on Drawing No. A116) 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.

13. Prior to the commencement of development (within the land identified as 'Outline Planning Application Area' on Drawing No. A116), and following the submission of the Desk Study Report by Betts Eco dated November 2020 (REPORT NO: 20CHE263/DS) which includes site investigation recommendations, 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).

14. A watching brief shall be undertaken during the course of the development works (within the 'Outline Planning Application Area' on Drawing No. A116). 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 any dwelling

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).

15. As part of any reserved matters application on the land identified as 'Outline Planning Application Area' on drawing No. A116 where layout is applied for, green infrastructure shall be provided in accordance with the requirements of Policy HP9 of the Wyre Local Plan, or any subsequent replacement Local Plan policy for the provision of green infrastructure, and such area or areas of green infrastructure shall be provided, and shall thereafter be retained and maintained in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any dwelling on the site.

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.

16. Prior to the first occupation of any dwelling within the land identified as 'Outline Planning Application Area' on drawing No. A116, a management and maintenance plan for the green infrastructure and all communal areas within the site shall be submitted to and agreed in writing by the Local Planning Authority. This plan shall cover features such as ponds, detention basins, hedgerows and grassland. The plan shall also detail how long-term management of the green infrastructure will be resourced. The management and maintenance plan shall be implemented in accordance with the agreed details.

Reason: In order to ensure that communal areas of planting are managed in such a way as to safeguard their ecological benefits in the interests of biodiversity and the appearance of the site in accordance with the provisions of paragraphs 17 and 118 of the NPPF and Policies CDMP3, CDMP4 and HP9 of the Wyre Local Plan 2011-2031. 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.

17. As part of any reserved matters application relating to the 'Outline Planning Application Area' on Drawing No. A116, where landscaping or layout is applied for, the following shall be provided:

- A Green Infrastructure Framework (justifying the approach to Green Infrastructure within the site and linking to the care homes)
- Full details of the retention and protection of existing trees and hedgerows
- A Hedgerow and Tree Removal and Replacement Plan (to include lengths of hedgerow to be removed and mitigation proposed)
- Details in plan form of the retention/provision of a soft boundary treatment to the western edge of the housing site with the adjacent countryside
- Details of enhancement and protection of Pond 1 (and a surrounding protective buffer of open space)
- Details of any sections of ditch to be retained and proposals for their enhancement and protection.

Reason: For the avoidance of doubt as to the landscaping proposals, and to ensure adequate provision of soft landscaping and visual appearance on the boundaries of the site with the wider countryside, to ensure adequate ecological habitat is retained and provided within the layout, and to meet the specific policy requirements of the site allocation with regards to landscaping and Green Infrastructure, in accordance with Policies SA1/7, CDMP3 and CDMP4 of the Adopted Wyre Local Plan 2011-31.

18. The development hereby approved (within the Outline Planning Application Area' on Drawing No. A116) shall be carried out in full accordance with the Construction Environment Management Plan dated November 2020 and carried out by ERAP Consultant Ecologists Ltd and referenced 2020-333b.

Reason: To minimise the risk upon ecology and to minimise the risk of pollution and noise upon, and to safeguard the character and appearance of the area in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

19. Prior to the first occupation of any dwelling (within the 'Outline Planning Application Area' on Drawing No. A116), a scheme for the provision of home-owner information packs and information/interpretation boards/signage on and off-site shall be submitted to and agreed in writing by the Local Planning Authority and the development then proceed in full accordance with these agreed details. For the purpose of this condition the information submitted shall include the following:

- the content of the home-owner information packs which must explain the conservation value of the nearby designated areas, the potential impacts that can arise from residential development and explain the responsible behaviours that would be required from residents to avoid undue ecological impact;
- a methodology for the distribution of the home-owner packs including upon resale to the extent to which that is practicable;
- a plan showing the locations of information/interpretation boards/signage
- a mechanism for the installation of information/interpretation boards/signage in off-site locations
- details of the information to be included in the information/interpretation boards/signage
- a timetable for implementation.

Reason: In order to safeguard biodiversity in accordance with Policy CDMP4 and SA1/7 of the Adopted Wyre Local Plan 2011-31, and the provisions of the NPPF.

20. The development hereby approved shall be implemented in full accordance with the Ecological Survey and Assessment (including a Licensed Bat Survey) submitted with the planning application dated November 2020 [ERAP (Consultant Ecologists) Ltd ref: 2020-333] including all the mitigation measures and recommendations set out within section 5 of that report.

Reason: To ensure compliance with the Wildlife and Countryside Act 1981, Policy CDMP4 of the Wyre Local Plan (2011-31) and section 15 of the National Planning Policy Framework.

21. Prior to the commencement of development a Landscape and Habitat Creation and Management Scheme (Habitat Management Plan), including a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall identify the opportunities for biodiversity enhancement on site including (but not limited to):

- Retention and protection of the pond, hedgerows and trees on the site; or if retention of all of these features is not possible compensation for any losses should be required through new landscaping
- Native tree and shrub planting, (further details of measures/species following generally indicated in section 5.5 in the submitted Ecological Survey)
- Habitat Connectivity (further detail of measures/species/location of measures following general indications section 5.5 in the submitted Ecological Survey)
- Hedgerow planting/management and/ or bolstering of retained hedgerows
- Bird Boxes (types, locations and number) within the new development
- Bat Boxes/Access Panels (types, locations and number) within the new development

The Landscape and Habitat Creation and Management Scheme shall be carried out in accordance with the approved details.

Reason: Such a scheme was not submitted with the application but is necessary to secure opportunities for the enhancement of the nature conservation value of the site in the interests of ecology and biodiversity in accordance with the Wildlife and Countryside Act 1981, Policy CDMP4 of the Wyre Local Plan (2011-31) and section 15 of the National Planning Policy Framework.

22. Notwithstanding the submitted Ecology Survey, prior to the installation of any external lighting associated with the development within the 'Outline Planning Application Area' on Drawing No. A116, 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, residential 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). For the avoidance of doubt the light intrusion into the windows of any residential premises shall not exceed 10 Lux before 23.00, and 2 lux after 23.00 (Environmental Zone E3).

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.

23. 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).

24. Prior to the submission of a reserved matters application relating to layout on the land identified as Outline Planning Application Area on drawing No. A116, 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: To ensure that the development has a satisfactory visual impact on the streetscene, a satisfactory impact on neighbouring residential amenity and has a minimum risk of flooding in accordance with Policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31). 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.

25. As part of any reserved matters application relating to layout or appearance, on the land identified as Outline Planning Application Area on drawing No. A116, details of refuse storage provision (including location, design and materials of construction), waste collection point, and means of collection (eg, Council or private), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the site and locality and the residential amenity of occupants and neighbours, in accordance with Policies CDMP1 and CDMP3 of the Wyre Local Plan (2011-31).

26. (A) If any of the trees identified in the Ecology Survey and Assessment report as having the potential to support roosting bats need to be removed they must first be inspected for the possible presence of bats by a suitably qualified person. If bats are found a method statement must be prepared and submitted to the Local Planning Authority for written approval, giving details of measures to be taken to avoid or mitigate any possible harm to bats. Those approved mitigation measures shall then be implemented.

(B) Prior to commencement of development, a method statement should be required to be prepared giving details of measures to be taken to avoid any harm to amphibians during the course of construction works. Once agreed, the method statement must be implemented in full.

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 (2011-31) and section 15 of the National Planning Policy Framework.

27. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority.

Those details shall include for each phase, as a minimum:

a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged they are done so at a restricted rate to be agreed with the Lancashire County Council LLFA.

b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

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

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on site or elsewhere; and to ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.

28. No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report and

Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority.

The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an final 'operation and maintenance manual' for the sustainable drainage scheme as constructed.

Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the development as constructed. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of Paragraph 165 of the National Planning Policy Framework.

Notes: -

1. Where the development is adjacent to operational land the applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements. The applicant should verify such details by contacting Electricity North West, Land Rights & Consents, Frederick Road, Salford, Manchester M6 6QH.

The applicant is advised that great care should be taken at all times to protect both the electrical apparatus and any personnel working in its vicinity.

The applicant is advise to adhere to the following Health and Safety Executive (HSE) guidance documents: HS(G)47 - Avoiding danger from underground services, and GS6 - Avoidance of danger from overhead electric lines.