

Committee Report**Date: 1st December 2021****Item Number 01****Application 21/00981/FULMAJ**
Number**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) (resubmission of 20/01175/FULMAJ)****Location Land Off Stricklands Lane Stalmine Lancashire****Applicant Mr Furness****Correspondence c/o Mr Blair**
Address 57-59 Hoghton Street Southport PR9 0PG**Recommendation Permit****REPORT OF THE HEAD OF PLANNING SERVICES****CASE OFFICER - Miss Lucy Embery****1.0 INTRODUCTION**

Site Notice Date: 08/09/2021

Press Notice Date: 01/09/2021

1.1 This application is before the Planning Committee for consideration as the application has been called in by Councillor Robinson. Also the previous application on this site was put before Members at Planning Committee on 7th April 2021 (deferred), and again on 7th July 2021 (refused). Furthermore 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. A site visit will take place 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, within the main rural settlement of Stalmine. Immediately north of the site is a housing site that is under construction. To the east are existing dwellings on the opposite side of Stricklands Lane. 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 50no. dwellings on the site with access applied for (all other matters reserved).

3.2 The care homes (which would form one facility) would be within the western part of the site furthest away from Stricklands Lane, and the housing would be in the centre and east of the site nearest this main road. This is the opposite siting to that proposed under the previous application considered by Members (20/01175/FULMAJ). The whole development would be served by one access off Stricklands Lane, rather than two separate accesses proposed under the previous application.

3.3 The access would run along the northern part of the site and eventually lead into a central courtyard area in front of 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.

3.4 The two care homes are each designed with one main block, with smaller attached sections behind or to the side. The main blocks would be two and a half storeys, and the attached wings would be two storeys.

3.5 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 kitchenettes, 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 (Care Homes A), 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.

3.6 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 projecting gable features of the buildings, and also as a vertical central panel on the end gables.

3.7 A landscape buffer is proposed at the front of the site as part of the full application. The applicant has included this to provide certainty over the proposed treatment of the Stricklands Lane frontage. Situated behind this buffer and in front of the care home would be the outline residential scheme comprising up to 50no. dwellings. An indicative plan has been provided for the outline area, and this demonstrates the main spine road for the care home would also serve the majority of the dwellings.

4.0 RELEVANT PLANNING HISTORY

4.1 Planning history on the site itself:

- 20/01175/FULMAJ - 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). Application refused. Appeal lodged.

4.2 Relevant planning history for Phases 1 and 2 of the site allocation:

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 74 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 2021

5.2.1 The revised National Planning Policy Framework (NPPF) was published by the Government on 20th July 2021. 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 2021 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) §74, 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 Housing Implementation Strategy (published 30 September 2021) which demonstrates a deliverable housing land supply position of 6.4 years. The council's position therefore is that it 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

6.1.1 Original response objects to the proposal for the following reasons:

- The care home is contrary to Policy SP1 and SP2.
- The built space of the care home alone exceeds the totality of the built space of the dwellings on Phases 1 and 2 and no vistas provided into the open countryside. Fails to satisfy policy SA1/7 (3).
- No green infrastructure framework contrary to SA1/7 (2) and no proposal for any usable open space contrary to Policy HP9.
- The care home in terms of its mass, scale and height is alien to the residential housing in Phases 1 and 2 contrary to CDMP3 (b).
- The care home would in operational terms impact adversely on any dwellings constructed on the residue of the Phase 3 site contrary to Policy CDMP3 (c).
- The Applicants have chosen not to consult locally but to confine their discussions with the planners who had already committed to a recommendation for approval. Planners have not encouraged the Applicants to accord with The Statement of Community Involvement.
- Car parking provision is a substantial under-estimation of its operational requirement by 50%. Any under-supply of car parking will result in cars being parked on the residential development adjoining contrary to Policy CDMP6 (b) which requires that the safe and sufficient and convenient movement of all highway users is not prejudiced.
- CDMP6 (c) requires that adequate vehicular access to and from the site is provided.
- It cannot be assumed that there would be members of staff using the bus service.
- It is likely staff numbers will be higher. There does not appear to be another Authority that continues to a) assess car parking requirements by reference to patient numbers only and b) have such a high ratio resulting in low car park number requirements.
- The transport assessment does not take into account the realities of 24 hour care and the significant limitation of public transport provision. It includes one cyclist a.m. and three cyclists p.m. which is very unlikely. It is flawed, and vehicle numbers are under-stated.
- The Traffic Flow Assessment is under-assessed. The applicants and LCC's traffic flow calculations differ. It includes cyclists and public transport which are unlikely to be reality. The assessment under-estimates the true flow. The traffic flow at peak times is likely to be greater than one vehicle per minute.
- The trip distribution assesses that 71.7% of the vehicles leaving the site will travel South. This means that most of the vehicles will need to cross the traffic flow.
- Stricklands Lane forms part of the A588 which is classified as the fourth most dangerous road in the UK. The under-assessment of traffic flow is a significant issue in assessing the safety of the access onto the site. This is exacerbated by the under-assessment of staffing numbers.
- Lancashire County Council's assessment of the safety of this section of the road is disingenuous in that currently it does not have a junction.
- The housing is outline only thus disguising the likely consequences of the care home on the housing as no details of height, location or number of dwellings. It should have been considered as one full application to enable objective assessment of the inter-relationship between care home and dwellings.
- There is no over-arching assessment of the combined effect of Phases 1 and 3 on the drainage system.

- A recommendation has been made for a new system which has not been followed up in the subject application.
- No development should be permitted (care home or residential) until such time as a full independent assessment of the capabilities of the existing system in the context of all three phases is obtained.

6.1.2 Further response received disagreeing with a letter submitted on behalf of the applicant and stating that the scope of the application is not the same as the refused application due to the increased size of the buildings, amended car parking, relationship to proposed housing (outline) and traffic flow. As this is a new application, the outstanding concerns should not be limited to the reasons for refusal of the previous application, but the wider context of policies SP2, CDMP3 and SA1/7.

6.2 PREESALL TOWN COUNCIL

6.2.1 Objects to the proposals for the following reasons:

- Consider the care home is incompatible in terms of its size, mass and scale with residential housing. There is no rural transition between the development and the wider countryside.
- No proposal for any usable open space contrary to Policy HP9.
- The proposed car parking for the home is inadequate to support both staff and visitors. The density of the housing outlined would not allow for additional space for visitors to the care homes and residential homes resulting in vehicles being parked on the highway. Given this impacts the main through route between the Over Wyre villages already known for the number of accidents, councillors raised concern this has potential to exacerbate the dangers to those commuting from different villages.
- -The area is known for standing water and the inability of the drainage system to cope at times of heavy rainfall. The cumulative effect of water discharge from the residential homes and domestic properties will increase the problem.
- The extent of drainage problems needs to be investigated further and the creation of a new drainage system (as recommended by a Wyre Council Officer in 2020) needs to be factored into any development proposal.
- Disappointing to note that there was not a public consultation for a development of this scale in a small village and with wider possible transport implications for Over Wyre residents.

6.3 NATIONAL HIGHWAYS (formerly HIGHWAYS ENGLAND)

6.3.1 No objection.

6.4 LANCASHIRE COUNTY COUNCIL (HIGHWAYS)

6.4.1 The impact of this development proposal in highway terms is the same as the previous application (20/01175/FULMAJ), which LCC did not raise a highway objection to. No highway objections are raised to the current application subject to various planning conditions being imposed. The proposed means of access is acceptable and no further information is required from the Transport Assessment to show that the development proposal is acceptable in highway terms. The proposed access with Stricklands Lane together with the off-site highway improvements (as agreed on the previous application) would need to be carried out under a s278 agreement. No Section 106 contributions are required.

6.5 GREATER MANCHESTER ECOLOGY UNIT (GMEU)

6.5.1 No objections subject to conditions. 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. These are 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. These measures can be secured by conditions, along with a Method Statement for amphibians, timing of vegetation clearance, and a Habitat and Landscape Creation and Management Plan.

6.6 NATURAL ENGLAND

6.6.1 Originally requested an updated Habitats Regulations Assessment. Following this submission, final response received raises no objections subject to mitigation conditions requiring a Construction Environmental Management Plan (CEMP) and Homeowner Information Packs.

6.7 THE WILDLIFE TRUST

6.7.1 No consultation response received.

6.8 UNITED UTILITIES

6.8.1 Confirms the proposals are acceptable in principle and should planning permission be granted it is requested a condition be attached requiring submission of a surface water drainage scheme, with separate systems of foul and surface water.

6.9 NHS FYLDE AND WYRE CLINICAL COMMISSIONING GROUP (CCG)

6.9.1 This proposal as a whole will generate approximately 344 new patient registrations. The proposed development falls within the catchment area of Over Wyre Medical Centre. This need, along 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 total contribution of £39,505 from the development is required, 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).

6.10 LANCASHIRE COUNTY COUNCIL (LOCAL EDUCATION AUTHORITY)

6.10.1 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 being Hambleton Academy and/or Stalmine Primary School. No secondary school place contribution is required. The final calculation towards primary school places would be determined at reserved matters stage. This mechanism will need to be secured by a section 106 agreement.

6.11 LANCASHIRE FIRE AND RESCUE

6.11.1 No consultation response received.

6.12 NATIONAL AIR TRAFFIC SERVICES (NATS)

6.12.1 No safeguarding objections to the proposal.

6.13 BLACKPOOL TEACHING HOSPITALS NHS FOUNDATION TRUST

6.13.1 A response has been received from Blackpool Teaching Hospitals NHS Foundation Trust. This response requests a contribution from this development of £88,113.00.

6.14 LANCASHIRE COUNTY COUNCIL (LEAD LOCAL FLOOD AUTHORITY - LLFA)

6.14.1 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.

6.15 ELECTRICITY NORTH WEST (ENW)

6.15.1 The development is shown to be adjacent to, or affecting, Electricity North West's operational land or electricity distribution assets. Advice notes provided for the applicants information.

6.16 BT OPENREACH

6.16.1 No consultation response has been received.

6.17 WYRE BC HEAD OF PUBLIC REALM AND ENVIRONMENTAL SUSTAINABILITY (GREEN INFRASTRUCTURE)

6.17.1 No consultation response received.

6.18 WYRE BC HEAD OF ENGINEERING SERVICES (DRAINAGE)

6.18.1 No objection in principle. Surface water should discharge to the surface water network with no surface water to discharge to the combined sewer, either directly or indirectly, and the surface water culvert to the east of the site should be surveyed / cleaned to ensure that it is in good condition. Existing open watercourses to the west and south of the site (FRA 3.1.3 & 8.3) should remain open and not culverted. The Flood Risk Assessment (FRA) and Emergency Plan meet requirements. Conditions required to ensure development carried out in accordance with the FRA and requiring full surface water drainage plans (including on-site attenuation) to be submitted for approval.

6.19 WYRE BC HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITY SAFETY (CONTAMINATION)

6.19.1 Comments provided to previous application 20/01175/FULMAJ are still relevant. 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.

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

6.20.1 No objection subject to a number of mitigation conditions with respect of noise and lighting.

6.21 WYRE BC HEAD OF PUBLIC REALM AND ENVIRONMENTAL SUSTAINABILITY (WASTE MANAGEMENT)

6.21.1 The bin stores are accessible from the exterior of the building between the two buildings, so collection will not be a cause of concern.

7.0 REPRESENTATIONS

7.1 119 letters of objection have been received. The issues raised can be summarised as follows:

Comparison to previous application and pending appeal:

- The previous application was refused and this proposal gives no consideration to residents and councillors concerns.
- The buildings are the same massing, height, same parking issues, and lack of outdoor space.
- The buildings are not 2 storeys, but 3 storey blocks.

Planning Policy:

- The scheme would exceed the 180 units earmarked for this area in Policy SA1/7
- The land is allocated for homes, not commercial buildings / care homes.
- Further developments fly in the face of recent government statements against building in villages and on green fields

Application submission

- The plans submitted don't show a full site plan.
- The information submitted is limited.

Green Infrastructure:

- No public space included in the outline plan for the dwellings.

Flooding:

- Concerns of major flooding with drains and watercourses unable to cope.
- Roads, drains and sewage system already overstretched and subject to regular flooding, and this will get worse.
- No plans have been made to address drainage plans.
- Sewage and water courses haven't been upgraded in the area.
- Lead Local Flood Authority and Electricity North West stipulations not addressed.

Highway safety / Parking:

- -Concern about highway visibility and safety (also for children) as access will be on a blind corner on a busy road and close to three existing junctions, and near a local school.
- Volume of traffic will increase and is unsustainable, especially at peak times.
- Staff will be travelling from other areas adding to traffic
- The area is already congested especially with Halite gas works, and Hambleton and Shard Bridge won't cope.
- Commuting times will increase.
- Roads won't cope with the construction vehicles
- Major road upgrades at Skippool won't be complete until Summer 2023
- Stricklands Lane already has speeding vehicles, lack of school parking, and there are already collisions and accidents, and a lack of pavements.
- No pedestrian crossing provided for new developments
- The A588 is one the top 5 most dangerous roads in the country.
- Traffic study only looks at a small section of A588, not the whole village, and has not been done at peak time.
- Stricklands Lane should be reclassified as a B road to help ambulance response times.
- Delivery vehicles, emergency services, and health visits to the care homes will add to existing problems.
- The roads (condition) will be worse after this build as per recent building.
- Concern about noise, mud, dust and danger during construction.
- Lack of public transport with one bus service (2C) serving the area
- The proposal will put further strain on public transport
- Getting in and out of the care homes onto the road network will be impossible.
- Lack of parking for care home staff and visitors.
- Consider parking will overspill onto nearby roads.

Housing Need:

- There is no requirement for any more nursing homes, especially of this size in Stalmine. There is already adequate provision and homes with spaces.
- The houses are not needed. There are already permissions pending for housing nearby.

Design:

- The care homes are excessive.
- The development should be scaled back with more green kept.
- The proposal is too large / overdevelopment.
- The care home is larger than the previous scheme
- Soft landscaping behind the care home boundary is masked by the high boundary.
- Density of the overall development is greater than that refused on an adjacent site.

Character of the area:

- The proposal will change the semi-rural character of the area.
- The size and scale of development is too big for the village - Stalmine will lose its village feel and become a town.
- The care homes are out of character with the area.

- The area is becoming over-crowded with new builds.
- The choice of site is wrong and unsuitable for the area.
- Don't want settlements joining together
- The proposal is removing another greenfield and farmland. There will be no green open spaces left
- The proposal will increase the village population beyond what is acceptable.

Facilities and infrastructure:

- Lack of infrastructure to accommodate increasing the village population.
- Extra burden will be placed on the school and Over Wyre Medical Centre which is at capacity, and parents will have to travel further to schools.
- Loss of Hambleton Surgery means there has already been loss of medical facilities in the area
- There should be better medical provision through expanding the GP practice.
- There should be greater provision for schooling, shops, education and more parks and recreational areas.
- The area already suffers with power cuts
- There is already a lack of police and emergency services and little land available for air ambulance to land
- Consider inclusion of the nursing home is a way of getting around the obligation of supporting the infrastructure of the local area.
- The care facility will put added demand on emergency services

Ecology:

- Increased light pollution will impact upon local wildlife and insects.
- The hedgerows on the eastern boundary are important for wildlife and the feel to the environment in the vicinity.
- Impact upon trees, hedgerows and the on-site ponds and their wildlife habitat
- Loss of wildlife including owls, deer, bats, birds, foxes, and wildflowers
- There are two Sites of Special Scientific Interest (SSSI's) in the area that need to be protected.

Amenity:

- Increase in, and excessive, light pollution and concern lights will be on 24/7 at the care homes affecting the area and neighbouring properties.
- No lighting plan has been submitted for the dwellings.
- There will be an increase in noise pollution and affect the peaceful neighbourhood.
- The care homes will overshadow and overlook adjacent and nearby properties.
- The development will affect the privacy of existing residents.
- The care homes would affect residents of Linley Grange though overlooking and loss of privacy.
- People will not want to use local camp sites and caravans as they will not want to look at the buildings

Climate Change:

- There are no solar panels proposed.
- Asserted impacts of climate change have not been met.
- Losing more green fields means less storage for carbon and allowing more large buildings increases emissions totally against Government stance on climate change.

Other matters raised which are not material planning considerations and cannot be taken into account in any planning assessment:

- The proposals would block private views from residential properties
- Impact upon local house prices and devaluation of property
- The intentions of the applicant
- Impact on other businesses

7.2 Two letters of support have been received generally stating support and that there will be more local jobs.

8.0 CONTACTS WITH APPLICANT/AGENT

8.1 Various. Updates provided on progress of application and Habitats Regulations Assessment. Request for updated landscaping plans. Amended plans submitted. Request for agreement of pre-commencement conditions, and financial contributions/ off-site highway works. The applicant has agreed to pay the requested contributions and to the conditions listed.

Letter submitted to express the view that the principle of development, parking provision, traffic generation and all matters not related to the impact of the buildings on the street scene were found acceptable by the planning committee in the previous application, and the content of many of the objections received relate to matters already determined by the planning committee as acceptable. This letter also states the care homes have been moved to the rear of the site at members request.

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
- 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 74 this has not been determined and so the additional 9 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. Notwithstanding that the application proposes up to 50 dwellings in outline, the proposed indicative site plan currently indicates 47 units, however this is based on predominantly detached dwellings and it is considered that the site could accommodate up to 50 dwellings assuming smaller properties were to come forward at reserved matters stage, and assuming that green infrastructure was predominantly off-site. If fewer homes were proposed at reserved matters stage in order to meet the policy requirements then this would still be within the parameters of any outline planning permission.

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 was queried in some of the responses received to the previous proposal on this site. 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 of 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, broken down into £25,724 for the care home facility and potentially £13,781 for the 50 units (contribution for the housing element to be calculated at reserved matters stage) 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.

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.

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 National Highways and LCC Highways have been consulted and have considered the submitted transport assessment and TRICS data. National Highways have raised no objection. LCC Highways concludes that there is no change to their comments from the previous application 20/01175/FULMAJ. Their response to the previous application considered 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 considered 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. LCC consider that the proposed means of access for this current application with one access point off Stricklands Lane to serve both the care home and housing proposals is acceptable and that no further information is required from the Transport Assessment to show that the development proposal is acceptable in highway terms. Overall LCC Highways have raised no concerns in relation to highway capacity or highway safety subject to conditions and the same off-site highway works as requested to application 20/01175/FULMAJ. These off-site 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.

9.11 LCC Highways also confirm no section 106 contributions are required as part of this development, providing the recommended section 278 works are provided. It is understood as per highways response to application 20/01175/FULMAJ that this is because monies have already been secured through recently approved developments impacting on the bus services passing the site, and therefore no further contribution is required.

9.12 In terms of parking provision the care homes would provide 54no. parking spaces, which would include 8no. mobility spaces. One motorcycle parking space is also proposed along with two cycle racks. Members are advised that this is an increase of 22no. parking spaces in comparison to the previous application 20/01175/FULMAJ. The Parish Council have raised concerns that the care homes do not have enough parking spaces. LCC Highways have not commented specifically on parking but have overall raised no objections to the proposals.

9.13 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. The scheme satisfies this requirement, providing spaces in excess of this. The proposal 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.

9.14 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

9.15 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.

9.16 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.

9.17 The submitted FRA details the existing drainage situation for the site. The eastern part of the site drains to the east across Stricklands Lane. The western part of the site drains into an existing pond and north westwards into a watercourse which flows into a land drainage ditch along the western boundary and then continues north towards Malvern Avenue. The south of the site drains south into an existing watercourse. The application proposes to discharge surface water run-off from the whole site into the culverted watercourse network to the east of site via the existing on site land drainage connection. The drainage strategy also proposes on-site attenuation underneath the new green buffer at the front of the site.

9.18 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. 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 (where practical), consideration of overland flows, effective management of peak rates of run-off, and land drain ditches to be accommodated for in any drainage scheme.

9.19 The council's drainage engineer has been consulted and he has no objection in principle but states surface water should discharge to the surface water network and that no surface water shall discharge to the combined sewer, either directly or indirectly. He states the surface water culvert to the east of the site should be surveyed / cleaned to ensure that it is in good condition. He notes that the applicants FRA has stated the existing open watercourses could be culverted subject to a permit. The drainage engineer is of the opinion these existing open watercourses to the west and south of the site should remain open and not culverted. He also believes these watercourses discharge to the south of the site adjacent to Berdon Cottage and under Stricklands Lane, and not as assumed in the applicants FRA and so this should be confirmed on site. During the course of the previous application the

council's drainage engineer confirmed that whilst the initial route would be to the east of the site the drainage connection would then run into the existing watercourse further to the south east, which heads south, and drains away to the south. Therefore its actual discharge would be to the south. Should Members resolve to approve this application it is considered the suggested conditions from the drainage consultees should be attached.

Impact upon ecology/hedgerows/trees

9.20 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 full care home proposal.

9.21 Natural England have been consulted and requested an updated Habitats Regulations Assessment (HRA) since application 21/01175/FULMAJ. This has been carried out by GMEU on behalf of the Authority, and Natural England have raised no objections to the proposals subject to appropriate mitigation in the form of a Construction Environmental Management Plan and Homeowners Packs being secured by condition. No response has been received from the Wildlife Trust to this current application, however it is noted that their response to the previous application was in support of the conditions requested by Natural England. They also previously considered 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. A response has been received from GMEU with no objections but requesting similar conditions. These conditions would be attached to any planning permission. It is also noted that GMEU have asked for an additional condition relating to the timing of works to trees and hedgerows.

9.22 The application proposes a green buffer to the front of the site adjacent to Stricklands Lane as part of the full proposals. In terms of impact on trees, the proposals would not result in the removal of any trees. The submitted Arboricultural report details that existing trees are within the site boundaries and whilst there are a number in poor quality no works are required to them to site the development. T10 is identified as poor quality and possibly in need of removal due to its condition. In terms of impact upon hedgerows, there would be one access required into the site to serve both the care homes and dwellings. Detailed plans received confirm the frontage hedgerow would be removed and replaced with a new hedgerow planted slightly further into the site. There would be a 10.7m gap in this hedgerow for the site access. Overall there would be a total length of 126.8m new hedgerow provided along the site frontage, compared to the 135m hedgerow currently in existence.

9.23 The council's tree officer has not provided a response to this current application, although he accepted the principle of hedgerow removal and replacement on the previous application. Mitigation hedgerow planting is proposed across the site frontage and a green buffer is proposed behind this hedgerow to

contain additional planting. The revised landscaping plan details that new hedgerow planting would be provided to the western boundary, part of the north and south boundaries around the care homes, and would extend across the frontage of the care homes towards the care home access. Given this amount of new hedgerow being provided across the care home development would be in excess of any hedgerow length to be removed at the access, it is considered the loss of hedgerow at the site frontage is appropriately mitigated for.

9.24 The applicant was asked to provide additional soft landscaping behind the care homes as this is the rural transition zone and rural edge of the site, but also it is considered that further planting would be of ecological benefit. Amended plans have been provided and the amended landscaping plans are considered to provide a sufficient amount of soft landscaping between the west boundary and the care homes both visually and for ecological enhancement.

9.25 In terms of the outline proposals any reserved matters proposal would have to meet the requirements of Policy CDMP4 and SA1/7. Whilst the submitted plan is indicative, there are existing hedgerows along the north and south boundaries. It is not known at this stage whether those sections of hedgerow would be retained, removed or replaced. It is considered this area must incorporate equal or more new native hedgerow on site considerate of the need for enhanced wildlife opportunities and connectivity. It is considered that should Members approve this application a condition will need to be attached for the outline element of the scheme requiring adequate hedgerow mitigation should future landscape details for this area remove all or part of existing hedgerows to the north and south of the site.

SPECIFICALLY IN RELATION TO THE FULL PROPOSAL FOR CARE HOMES:

Visual Impact / Design / Impact on the street scene

9.26 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 form 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 further to the east across Stricklands Lane are a mixture of tall two storey, lower two storey, one and a half storey and single storey property with a variety of roof heights. Properties to the south are generally lower in height.

9.27 The proposed care homes would be each designed with one main block, with smaller attached sections behind. The main blocks would face into the centre of the overall application site, and would be two and a half storeys with the second floor within the roof space and served by roof lights. The main ridge of Care Home A would be 10.1m height, and the main ridge of Care Home B would be 10.4m. The attached wings behind, or to the side, would be two storeys (without roof space accommodation). The rear elevation of Care Home A would be orientated to face north-west, and the rear gable elevation of Care Home B would face the western boundary of the site. The applicant has submitted floor plans, elevations and a site plan of the proposed care homes, and also a topographical survey showing existing and proposed land levels. The plans show that for care Home A, existing land levels would be lowered by an average of 0.7m to accommodate finished floor levels of 11.5m AOD. For Care Home B, the eastern section would be between 0.1m and

0.4m higher than existing levels, with the remaining sections either at the same level or reduced by 0.3m to accommodate finished floor levels of 11m AOD.

9.28 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, their position at the rear of the site 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.

9.29 To the west is countryside and Policy SA1/7 requires proposals to provide a rural transition zone. Whilst the care homes would be higher than dwellings on this edge of the site, Care Home A would be sited away from, and at a different orientation to, the western boundary. Overall it is considered this would alleviate the amount of built form on the rural edge of the site. The majority of Care Home B would also be away from the western edge of the site, but with its end gable nearest this boundary. Whilst it is only the end nearest the western boundary, the applicant has been asked to increase the amount of landscaping along the western edge, as it was considered the original amount of landscaping proposed did not help to assimilate the building into its surroundings. Amended plans have been received providing additional landscaping, and these plans are considered to be acceptable in terms of helping with the assimilation of Care Home B into the surroundings. It is also acknowledged that amended plans have been received showing existing levels would be generally lowered which helps to reduce the bulk and massing of the care home buildings as viewed from the countryside beyond.

9.30 The Care Homes would also be taller than existing properties to the south, some of which are single storey. From views to the south along Stricklands Lane, one main elevation of Care Home B would be able to be viewed. This elevation would be viewed behind existing two storey and single story properties. It would be taller than those properties, however due to the proposed distance between the road and the proposed care home elevation, and the minimum distance between these dwellings and the care home being 33m it is considered that it would not be unduly dominant in the street scene. There is also some significant trees along part of Stricklands Lane south of the site which would help to reduce any full views of the care home in the summer months.

9.31 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.

9.32 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 projecting gable features, and also as a vertical central panel on the end gables. 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 should the application be approved.

Impact on Residential Amenity

9.33 The proposed layout has been considered against Supplementary Planning Guidance 4 (SPG4), and the spacing requirements between plots. The southern elevation of Care Home B would be a minimum of 33m away from the nearest existing dwellings to the south, and there are no other existing properties in close proximity to other elevations of this home.

9.34 Care Home A would have its north east facing elevations 18.5m away from the nearest new build property to the north. This is plot 17 on the Linley Grange layout to the north (17m between the corners of the existing building and proposed care home). In a direct southwards line from the existing dwelling and the nearest wall of the Care Home there would be a separation distance of 21.8m. The wing behind the main part of the Care Home would be 21.6m away from the nearest dwelling to the north (Plot 27 on Linley Grange), but it is the side elevation of that property facing the care home and the 21.6m distance far exceeds Policy requirement for side elevations. In this case the care home is not proposed as directly facing the elevation of dwellings on Elder Close. Instead it is orientated to face north-west. In the nearest part of the care home to nearby properties, the plant room would be proposed at second floor level so there could be no overlooking from this floor of the building. A lounge would be at the first floor but again orientated north-west to avoid direct overlooking. It is considered that due to existing and proposed boundary treatments there would be no overlooking from the ground floor lounge to the nearest properties. Overall the siting of Care Home A is considered to comply with the requirements of SPG4.

9.35 Some of the dwellings on Linley Grange to the north have high hedgerow boundary treatments between them and the site, others have a lower boundary treatment. The siting of Care Home A would result in some impact upon light to these newly built properties compared to the current situation by its very presence and height. However due to the orientation of the Care Home light gain would still be possible to these dwellings from the south, south east and west. Therefore it is considered that the impact would not be so detrimental as to warrant refusal of the application.

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

Infrastructure provision

9.36 Lancashire County Council (LCC) as the Local Education Authority (LEA) have indicated that based on their current assessment, £318,249.24 would be required towards 19no. primary school places with the named infrastructure project as Hambleton Academy and/or Stalmine Primary School, but they 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.

9.37 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.

9.38 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.

9.39 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 or as an off-site contribution or as a hybrid approach where some on site and off site provision is sought. The area of land shown within the current full proposals at the site frontage is proposed to provide a frontage buffer with the road, and is not considered to provide a green infrastructure function for the new dwellings. A condition securing provision of open space in line with Policy HP9 of the Local Plan should be imposed. In the event that reduced on-site provision is accepted at reserved matters stage then the applicant would need to apply to vary this condition and enter into a separate s106 agreement to secure an appropriate off-site contribution.

Housing mix and adaptable housing

9.40 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

9.41 The housing development would be viewed along Stricklands Lane against a backdrop of surrounding built development with the care homes behind. 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 the surrounding built form.

9.42 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 do not indicate at present that there would be any removal of boundary hedgerows to facilitate the housing proposals. It is considered important that existing hedgerows should be retained or bolstered, or replaced if their removal is deemed necessary at reserved matters stage. 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. 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

9.43 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 eastern boundaries, and the scale of the dwellings, can be given particular attention at the reserved matters stage. It is noted there is a plot of land to the south (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 will need to be considered at any reserved matters stage.

OTHER RELEVANT ISSUES FOR THE FULL AND OUTLINE PROPOSALS

Noise

9.44 The Applicant has submitted a Construction Environmental Management Plan (CEMP). Environmental Health (Amenity) have been consulted and have no objections to the proposal in terms of impact upon amenity. Whilst they suggest a condition should be attached requiring compliance with the submitted Construction Environmental Management Plan (CEMP), there is no mention in this document of highway and pollution measures or complaints liaison during construction, as such the standard CEMP condition is to be imposed requiring full details to be submitted. The suggested condition requiring a noise assessment to be submitted with any reserved matters application relating to the layout of the dwellings to protect the amenity of future residents from road noise, will be imposed.

Contamination

9.45 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 Contamination have been consulted and have responded that their response is the same as that to previous application 20/01175/FULMAJ. They 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. Should Members resolve to approve this application, 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

9.46 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

9.47 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.

9.48 In relation to the care homes the applicant has submitted a layout plan which details that bin stores would be provided to the side of the care adjacent to first section of car parking. Details of the design of these bins stores have been provided and are considered acceptable. The council's Waste Management Officer has been consulted and has raised no objections stating that the bin stores will be accessible so collection will not be a cause of concern. It is considered a condition should be attached requiring the development to take place in accordance with the submitted details should Members resolve to approve the application.

9.49 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

9.50 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 previous application proposed the care homes at the site frontage adjacent Stricklands Lane and it was understood that the telephone poles would be grounded around the east of the site and avoided. Under this application the housing is now proposed in this area. Matters of layout have not been applied for at this stage however it is considered that it would be possible for the layout of dwellings to ensure existing telephone infrastructure was retained whether above or underground. Nonetheless, the precise details of how the telephone assets are protected or relocated is a matter between the developer and the operator, separate to the planning process. This is also the same for the care home proposals.

Need for care homes and contribution to housing supply

9.51 A number of objectors, the Parish Council, and the Residents Association, have raised concerns about the need for the care homes. Members are advised that the Fylde Coast Strategic Housing Market Assessment (SHMA) indicates that the population of over 65+ residents is expected to grow across the Fylde Coast authorities with a projected increase of 33.8% in Wyre. The SHMA also highlights that there is particular proportional growth forecast in the 85+ age bracket, which will necessitate the provision of specialised accommodation to meet specific housing requirements. This evidence clearly provides an indication that there is a need for such accommodation to meet the demands of an ageing population.

9.52 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.

Matters for consideration in this application

9.53 In terms of the conflicting views of the parish council and applicant about what members are entitled to consider, members are advised that this is a new application which must be assessed on its own merits, and therefore all matters can be considered. However the fact that members did not refuse the previous application on certain matters such as the principle of development or impact on highway safety is material to any decision on this application where there are no changes on those matters.

Developer Consultation

9.54 Third party representations raise the issue that Wyre Council's Statement of Community Involvement (SCI) with regards to best practice consultation has not been followed (for major development proposals the SCI encourages pre application consultation with the wider community). Members are advised that there is not a requirement for the applicant to seek the views of the public on the proposal prior to the formal submission of an application. It is perhaps understandable why the applicant chose not to given that this is a re-submission application. Therefore this issue is not material to members' decision on the application.

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, the LLFA, and the council's Drainage Engineer raise no objections to the surface and foul water drainage proposals. Natural England and GMEU 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.

11.0 HUMAN RIGHTS ACT IMPLICATIONS

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

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

12.0 RECOMMENDATION

12.1 Grant full planning permission for the provision of two care homes (one facility) subject to conditions and a section 106 agreement to secure financial contributions towards health care provision; 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 section 106 agreement.

Recommendation: Permit

FULL PLANNING CONDITIONS -

1. The development hereby approved (within the 'Full Planning Application Area' on Approved Drawing No. A360 Rev 6) 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. A360 Rev 6) 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 02.08.2021 including the following plans/documents:

- Drawing No. A315 (Location Plan)
- Drawing No. A360 Rev 6 (Proposed Site Plan)
- Drawing No. A320 (Care Home A, Proposed Ground Floor Plan) (received 2nd August 2021)
- Drawing No. A321 (Care Home A, Proposed First Floor Plan) (received 2nd August 2021)
- Drawing No. A322 (Care Home A, Proposed Second Floor Plan) (received 2nd August 2021)

- Drawing No. A323 (Care Home A Proposed Roof plan) (received 2nd August 2021)
- Drawing No. A324 (Care Home B, Proposed Ground Floor Plan)
- Drawing No. A325 (Care Home B, Proposed First Floor Plan)
- Drawing No. A326 (Care Home B, Proposed Second Floor Plan)
- Drawing No. A327 (Care Home B, Proposed Roof Plan)
- Drawing No. A330 (Care Home A, Proposed Elevations)
- Drawing No. A331 (Care Home B, Proposed Elevations, Sheet 1 of 2)
- Drawing No. A332 (Care Home B, Proposed Elevations, Sheet 2 of 2)
- Drawing No. A423 (Proposed Bin Stores)

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. A360 Rev 6) 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. A360 Rev 6), 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. A360 Rev 6) 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. A360 Rev 6) 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 this approved plan reference No. A360 Rev 6) 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. A360 Rev 6) 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. A360 Rev 6), 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. A360 Rev 6), the parking / turning area(s) shown on this approved plan (Proposed Site Plan) 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. A360 Rev 6) shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and Drainage Management Strategy [HYD647_STRICKLANDS.LANE_FRA&DMS] dated 29.07.2021 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. A360 Rev 6) 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. A360 Rev 6) 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. No development shall commence (within the 'Full Planning Application Area' on approved Drawing No. A360 Rev 6) until details of how surface water and pollution prevention will be managed during the 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, details of the discharge rate shall be proposed.
- 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.

14. Prior to the first use of any care home (within the 'Full Planning Application Area' on approved Drawing No. A360 Rev 6) 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, shall be submitted to and approved in writing 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.

15. Prior to the commencement of development (within the 'Full Planning Application Area' on approved Drawing No. A360 Rev 6) 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).

16. A watching brief shall be undertaken during the course of the development works (within the 'Full Planning Application Area' on approved Drawing No. A360 Rev 6). 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).

17. (A) The development hereby permitted (within the 'Full Planning Application Area' on approved Drawing No. A360 Rev 6) 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).

18. 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).

19. 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. 360 Rev 6) 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).

20. Notwithstanding the submitted Drawing No. A420 External Lighting Layout (received 2nd August 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.

21. The development hereby approved (within the 'Full Planning Application Area' on approved Drawing No. 360 Rev 6) shall be carried out in full accordance with the Construction Environment Management Plan (ecology) dated August 2021 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).

22. Prior to first use of any care home (as identified within the 'Full Planning Application Area' on approved Drawing No. A360 Rev 6), 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.

23. The development hereby approved (within the 'Full Planning Application Area' on approved Drawing No. A360 Rev 6) shall be implemented in full accordance

with the Ecological Survey and Assessment (including a Licensed Bat Survey) submitted with the planning application dated August 2021 [ERAP (Consultant Ecologists) Ltd ref: 2020-333d] 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.

24. Prior to the commencement of development (within the 'Full Planning Application Area' on approved Drawing No. A360 Rev 6) 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):

- Habitat Connectivity (further detail of measures/species/location of measures indicated in section 5.5 of the submitted Ecological Survey)
- 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.

25. (A) If any of the trees identified in the Ecology Survey and Assessment report submitted with the planning application dated August 2021 [ERAP (Consultant Ecologists) Ltd ref: 2020-333d] 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.

26. No tree felling, tree works or works to hedgerows shall take place during the optimum period for bird nesting (March to August inclusive) unless a report, undertaken by a suitably qualified person immediately prior to any clearance, has

been submitted to and approved in writing by the Local Planning Authority, demonstrating that nesting / breeding birds have been shown to be absent.

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

27. Notwithstanding the submitted Arboricultural Impact Assessment, prior to commencement of any development within the Full Planning Area (approved Drawing No. A360 Rev 6) a Tree Protection Plan with respect to those trees and hedgerows shown as being retained within that Full Planning Application Area shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter take place in accordance with the agreed Tree Protection Measures and Arboricultural Impact Assessment (containing Method Statement) with such protection measures installed 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 or hedgerow" means an existing tree or hedgerow 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.

28. No development (within the 'Full Planning Application Area' on approved Drawing No. A360 Rev 6) 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 6455.03 Rev C (Landscape Proposal) and 6455.04 Rev B in so far as this relates to the full planning application area, 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.

29. The development hereby approved (within the 'Full Planning Application Area' on approved Drawing No. A360 Rev 6) shall be constructed and completed in full accordance with the approved ground, slab and finished floor levels as shown on Drawing No. A317 Rev 2 (Site Plan with Topo Overlay) received 17th November 2021, 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).

30. 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. 360 Rev 6), and as shown on this submitted drawing (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.

31. Prior to the first use of any care home hereby approved (within the 'Full Planning Application Area' on Drawing No. A360 Rev 6) the cycle storage provision (cycle racks) shown on this approved plan (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).

32. Notwithstanding the submitted Drawing A422 (Materials Plan), no development above ground level (within the 'Full Planning Application Area' on Drawing No. A360 Rev 6) 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).

33. Prior to the first use of any part of the development hereby approved (within the 'Full Planning Application Area' on Drawing No. A360 Rev 6) the boundary treatments as shown on approved drawing No. A421 Rev 1 (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).

34. Prior to the first use of any care home hereby approved (within the 'Full Planning Application Area' on Drawing No. A360 Rev 6) the refuse storage facilities associated with each care home shall be installed in accordance with the details shown on this plan (Proposed Site Plan) and approved drawing no. A423 (Proposed Bin Stores) 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).

OUTLINE PLANNING CONDITIONS:

1. In relation to the outline component of the development (as shown on approved Drawing No. 360 Rev 6), 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. A360 Rev 6), 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 02.08.2021 including the following plans/documents:

- Drawing No. A315 (Location Plan)
- Drawing No. A360 Rev 6 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. A360 Rev 6 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. A360 Rev 6, 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. A360 Rev 6, 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. A360 Rev 6) 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 the Proposed Site Layout) 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. A360 Rev 6 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. A360 Rev 6, 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. A360 Rev 6, 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 approved Drawing No. A360 Rev 6) shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and Drainage Management Strategy [HYD647_STRICKLANDS.LANE_FRA&DMS] dated 29.07.2021 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 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. 360 Rev 6) 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. No development shall commence until details of how surface water and pollution prevention will be managed during the 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, details of the discharge rates shall be provided.
- 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.

14. No dwelling shall be first 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.

15. Prior to the commencement of development (within the land identified as 'Outline Planning Application Area' on Drawing No. A360 Rev 6) 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).

16. A watching brief shall be undertaken during the course of the development works (within the 'Outline Planning Application Area' on Drawing No. A360 Rev 6). 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).

17. As part of any reserved matters application on the land identified as 'Outline Planning Application Area' on drawing No. A360 Rev 6 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.

18. Prior to the first occupation of any dwelling within the land identified as 'Outline Planning Application Area' on drawing No. A360 Rev 6, 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.

19. As part of any reserved matters application relating to the 'Outline Planning Application Area' on Drawing No. 360 Rev 6, 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)

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, 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.

20. The development hereby approved (within the 'Outline Planning Application Area' on Drawing No. A360 Rev 6) shall be carried out in full accordance with the Construction Environment Management Plan (ecology) dated August 2021 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 the first occupation of any dwelling (within the 'Outline Planning Application Area' on Drawing No. A360 Rev 6), 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.

22. 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 August 2021 [ERAP (Consultant Ecologists) Ltd ref: 2020-333d] 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 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 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.

24. (A) If any of the trees identified in the Ecology Survey and Assessment report submitted with the planning application dated August 2021 [ERAP (Consultant Ecologists) Ltd ref: 2020-333d] 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.

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

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

26. 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. A360 Rev 6, 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.

27. 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).

28. Prior to the submission of a reserved matters application relating to layout on the land identified as Outline Planning Application Area on drawing No. A360 Rev 6, 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.

29. As part of any reserved matters application relating to layout or appearance, on the land identified as Outline Planning Application Area on drawing No. A360 Rev 6, details of refuse storage provision (including location, design and materials of construction), waste collection point, and means of collection (e.g., 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).

30. As part of any reserved matters application for development within the 'outline planning application area' as shown on approved Drawing No. A360 Rev 6 where layout, appearance or scale is applied for, a noise assessment shall be submitted including a scheme of noise insulation mitigation measures (such as acoustic glazing, trickle vent mitigation) to be installed in bedrooms and other habitable rooms of any proposed dwellings facing onto the A588. 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 as follows:

- 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

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).

Notes: -

1. The applicant must obtain Land Drainage Consent from Lancashire County Council before starting any works on site. Information on the application process and relevant forms can be found at www.lancashire.gov.uk/flooding.