

Committee Report**Date: 04.10.2023**

Item Number	02
Application Number	22/01179/FUL
Proposal	Change of use of land for the siting of 5 static caravans (restricted to holiday use), with new internal access road and parking (resubmission of 22/00487/FUL)
Location	Havenlyn Residential Retirement Park Lancaster New Road Cabus Preston Lancashire PR3 1BF
Applicant	Mr Hill
Correspondence Address	c/o Mr Jake Salisbury 2 Croston Villa High street Garstang Preston PR3 1EA
Recommendation	Permit

REPORT OF THE HEAD OF PLANNING SERVICES**CASE OFFICER - Miss Hannah Dodgson**

Site Notice Date: 02.03.2023

Press Notice Date: N/A

1.0 INTRODUCTION

- 1.1 This planning application is presented before planning committee at the request of Cllr Lady Dulcie Atkins. A site visit is recommended to enable members to understand the site context beyond the plans submitted and site photographs taken by the case officer.

2.0 SITE DESCRIPTION AND LOCATION

- 2.1 The application site relates to land to the eastern side of Havenlyn Residential Retirement Park off Lancaster New Road (A6) in Cabus. The site lies within the designated countryside area and is located within Flood Zone 1. There is a Public Right of Way to the south, outside of the application site. The section of land to the north east rises in level beyond the existing static caravans and contains trees/vegetation and a gravelled path. To the northern boundary the site is bound by an established hedgerow and trees. The application site extends down towards the south where there is a pond and landscaped area.

3.0 THE PROPOSAL

- 3.1 The application proposes a change of use of land for the siting of 5 static caravans for holiday use only along associated internal access road and parking. The caravans will be accessed by the existing access site access.

The area to the north east would contain 4 caravans which are illustrated in the submitted caravan specifications brochure (types Lomond and Tirol). To the east of this an area would be retained as green space containing trees, separated by a timber fence. An additional caravan would be sited south of an existing large pond which would be an Alpine Compact Timber Chalet.

4.0 RELEVANT PLANNING HISTORY

86/00575 - Use of land for the stationing of touring caravans and tents. Permitted.

88/00269/FUL - Change of use of land to provide extension to existing residential caravan park. Permitted.

90/00170/FUL - Extension of residential mobile home site and increase in numbers of homes to 30. Permitted.

90/00986/FUL - Extension of residential mobile home site and increase in numbers of homes to 30. Permitted.

98/00832/FUL - Extension to residential mobile home park and increase in number of homes from 30 to 35. Permitted.

20/01309/FUL - Change of use of land for the siting of 10 residential static caravans, with new internal access road, parking and paving. Refused.

22/00487/FUL - Change of use of land for the siting of 8 static caravans (restricted to holiday use), with new internal access road, parking and paving. Withdrawn.

5.0 PLANNING POLICY

5.1 ADOPTED WYRE BOROUGH LOCAL PLAN (2011-2031)(INCORPORATING PARTIAL UPDATE OF 2022)

5.1.1 The Wyre Local Plan (2011-2031) (incorporating partial update of 2022) (WLPPU31) was adopted on 26 January 2023 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 WLPPU 2031 are of most relevance:

SP1 Development strategy
SP2 Sustainable development
SP4 Countryside areas
CDMP1 Environmental protection
CDMP2 Flood risk and surface water management
CDMP3 Design
CDmP4 Environmental assets
CDMP6 Accessibility and transport
EP8 Rural economy
EP9 Holiday Accommodation

OTHER MATERIAL CONSIDERATIONS

5.2 NATIONAL PLANNING POLICY FRAMEWORK 2023

5.2.1 The revised National Planning Policy Framework (NPPF) was published by the Government on 5th September 2023. 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 2023 NPPF are material considerations which should also be taken into account for the purposes of decision taking.

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

Section 2. Achieving sustainable development

Section 6. Building a strong competitive economy

Section 9. Promoting sustainable transport

Section 11. Making effective use of land

Section 12. Achieving well-designed places

Section 14. Meeting the challenge of climate change, flooding and coastal change

Section 15. Conserving and enhancing the natural environment

6.0 CONSULTATION RESPONSES

6.1 CABUS PARISH COUNCIL

6.1.1 Objections raised - Holiday lodges are not static caravans, this is a residential retirement park for the elderly, not a holiday park and it is not in keeping with the current residential ambience and community. Financial costs of issues arising from holiday lets will fall on residents, natural habitats will be destroyed, the site has a septic tank system which will be vulnerable to abuse by holiday makers, current site maintenance and charges do not instil confidence that any expansion will be good for the residents. Terms agreed by existing council tax paying residents all have to be over 55 and have no pets. Increased traffic from Weavers Lane entrance and parking issues.

6.2 LANCASHIRE COUNTY COUNCIL (HIGHWAYS)

6.2.1 No objections- The proposed development will not have a significant impact on highway safety, capacity or amenity. Conditions required for private car parking and manoeuvring areas to be marked out in accordance with the approved plan, and for the areas to be constructed in accordance with the LCC Specification for Construction of Estate Roads.

6.3 LANCASHIRE COUNTY COUNCIL (PUBLIC RIGHTS OF WAY)

6.3.1 No comments received.

6.4 WYRE BC HEAD OF ENGINEERING SERVICES (DRAINAGE)

6.4.1 Objections raised as additional information is required. Plans show package treatment plant adjacent to pond but no details as to where this will discharge. Full foul and surface water drainage plans to be submitted for approval. Note

that treatment plant must discharge to running water, not to the pond. Flood Risk Assessment not required.

6.5 WYRE BC HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITY SAFETY (ENVIRONMENTAL PROTECTION - LAND CONTAMINATION)

6.5.1 No objections, pro Forma required prior to decision, or condition for a desk study.

6.6 WBC HEAD OF PUBLIC REALM AND ENVIRONMENTAL SUSTAINABILITY (TREES)

6.6.1 No objections but if the treatment plan indicated in land covered by trees north of the pond is proposed then arboricultural implications require consideration.

6.7 WBC WASTE CONTRACT OFFICER

6.7.1 No objections, waste collections will be similar to existing properties on site.

6.8 GREATER MANCHESTER ECOLOGY UNIT

6.8.1 No objections subject to conditions.

6.9 UNITED UTILITIES

6.9.1 No comments received.

6.10 RAMBLERS ASSOCIATION

6.10.1 No comments received.

6.11 PEAK AND NORTHERN FOOTPATH SOCIETY

6.11.1 The proposed works should not affect the use of the PRoW, however the use and safety of users must not be affected by the development or during works.

7.0 REPRESENTATIONS

7.1 9 letters of objection have been received at the time of compiling this report. Comments are summarised as follows:

- The park is residential and for over 55's, peaceful and quiet community, vulnerable people living alone
- Holiday use will result in noise disruption, more vehicles, loss of parking, children and pets unsupervised
- The septic tanks will not handle more units, residents have had to prompt owners to arrange for sewage holding tanks to be emptied, surface water issues may result, there is flooding issues and rainwater percolating into the sewage pipes, no drainage details provided
- Lack of maintenance from site owners
- Damage to the environment, pond, trees, hedges
- Block views, visual impact to the countryside
- The holiday caravans will be different design to the existing, they will be elevated and will be overbearing to residents

- Waste will have to be carried some distance to a collection point, risk of vermin
- Plans indicate building of a new road which will be close to residential properties
- Issues in the previous refusal still remain, some of the documents submitted are old supporting documents

8.0 CONTACT WITH APPLICANT/AGENT

- 8.1 Contact with agent throughout the application regarding amendments/additional information.

9.0 ISSUES

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

- Principle of the Development
- Visual Impact, Design and Impact on the street scene
- Impacts upon Residential Amenity
- Impacts upon Highway Safety and Parking
- Impacts upon Ecology
- Impacts upon Trees/Hedgerows

Principle of the Development

- 9.1 The application site is located within the countryside outside of any defined settlement. Policy SP1 of the Wyre Local Plan (WLP) directs new development to within settlement boundaries, however part 5 of Policy SP1 states that outside of settlements, individual opportunities which will help diversify the rural economy or support tourism will be supported where they are appropriate in scale. Policy SP4 relates to countryside areas, and part 2(c) supports holiday accommodation, in line with Policy EP9. Policy EP9 allows for new holiday accommodation sites, where they meet the following criteria:

- a) The totality of development, including on site services, is of appropriate scale and appearance to the local landscape;

This will be assessed in the following section on visual impact.

- b) Any new building and supporting infrastructure is necessary;

The proposal is for 5 caravans. It was queried with the agent whether these fall into the definition of caravans as they have the appearance of log cabins. The agent stated that the units would be Norwegian Log units which would be fully compliant with the Caravan Act and that Norwegian Log have set case law relating to this that can be found on their website. The agent suggested that to provide safeguards a condition can be attached to the permission restricting units to compliance with the act. No buildings for supporting infrastructure are proposed. The agent has provided a business plan/viability assessment which demonstrates that the applicant operate an existing and viable business comprising of 23 caravan parks (both residential and holiday) with 82 members of staff. It is considered that the proposal for new units is necessary to allow the continued long-term viability of this existing business which in turn would support the rural economy.

- c) New tourism accommodation sites incorporating new build accommodation will need to be supported by a sound business plan demonstrating long term viability.

As noted above, the long term viability of the site/business has been satisfactorily demonstrated.

- d) Proposals for extensions to sites which include new built accommodation outside settlement boundaries will need to be supported by a viability assessment of the existing and proposed business

A viability assessment has been provided and has been assessed as being acceptable.

- 9.2 The above assessment has shown that the new holiday accommodation is acceptable in principle. Policies SP1, SP4 and EP9 support tourism uses in the countryside (subject to the material planning considerations below). As the applicant operates a number of successful residential and holiday caravan parks, the proposal would be viable and would support the function of the business which in turn would be supported by policy EP8 which allows the expansion of businesses in the countryside in principle. It is acknowledged that the existing site is a residential retirement park for over 55's. A number of objections have been raised regarding the impact of holiday caravans on the ambience and community. In terms of the principle of the development, it is not uncommon to see caravan parks that contain a mixture of both residential and holiday use. The impacts upon amenity is assessed within section 9.8 of this report.
- 9.3 Concerns have also been raised that the location, being in the countryside, is unsustainable. A previous application 20/01309/FUL was refused for this, however this was for residential use which is not supported by Policy SP4 of the WLP31. As discussed above, a number of policies in the WLP support holiday use in the countryside, and it is considered important to the local economy. Furthermore, this is supported in paragraph 84 of the NPPF which states that planning decisions should enable sustainable rural tourism and leisure development which respect the character of the countryside.
- 9.4 In terms of sustainability, policy SP2 of the WLP requires all development to be sustainable in their location and accessibility. Whilst the site is within the countryside, it is accessed off the A6 which is a main link road between nearby settlements which provide some local services/amenities (Cabus, Forton and Garstang) and larger settlements such as Lancaster and Preston. There are a number of bus stops along the A6 which provide sustainable public transport to these areas. Whilst there would still be car reliance from users of the site, it would not result in significant additional traffic due to the small scale of the development, and as tourism uses in the countryside are supported by policy, the location is considered appropriate. Policy SP2 also requires that proposals demonstrate a response to climate change through energy efficiency measures. This could be achieved through the provision of an Electric Vehicle Charging Point (EVCP) for each unit. This can be controlled via condition. As such, it is considered that the proposal complies with Policy SP2.

- 9.5 Overall it has been demonstrated above that the proposal is acceptable and policy compliant in principle within this location. However, the full suitability of the scheme will be subject to an assessment of other relevant planning matters as set out below.

Visual Impact, Design and Impact on the street scene

- 9.6 A previous refusal reason for the application was visual harm/encroachment on the countryside. This proposal was for 10 units which extended significantly rearwards of the existing built form on a linear strip of land. A revised application 22/00487/FUL proposed 8 units and still represented an encroachment into the open countryside. However, the current application has now reduced the proposal to only 5 units. The layout proposed forms a more natural expansion of the site and does not extend out beyond the existing site in a linear form to a level that appears obtrusive or overly dominant. An area of landscaping would be provided to the rear of four of the units which would soften the visual impact. Whilst the levels of this section of the land do rise and therefore the units would be more prominent, the proposed section plan demonstrates how the caravans will sit within the landscape. With this in mind, it is considered that the concerns relating to visual harm on the open and rural countryside have been overcome and there would not be significant additional impact due to the minor scale of the development.
- 9.7 Another matter is the appearance of the caravans themselves. Whilst they have the appearance of log cabins, it has been demonstrated that the units that are to be used comply with the Caravan Act and are therefore appropriate for use. As the proposal is for the change of use of land, a condition can be added to ensure that the number of caravans added be limited to 5, and that any unit added is compliant with the Caravan Act. It is acknowledged that the other caravans at the site have a different finish to those shown on the plans, but there are still variations between the existing units in terms of size, colour and texture. Therefore, no uniform nature is present and the addition of the log style caravans would not result in unacceptable visual harm that would warrant refusal of the application. With this in mind, the proposal would comply with Policy CDMP3 (Design) along with Policy SP4 as there would be no significant visual harm to the rural nature of the countryside. In turn, the proposal would comply with part (a) of EP9 which requires that the totality of development is appropriate in scale and appearance in the local landscape. As the development is for only 5 units against an existing caravan park, and log style caravans such as these are commonly seen in rural areas, it would not conflict with the aims of this policy.

Impacts upon Residential Amenity

- 9.8 A concern previously raised on refused application 20/01309/FUL related to the impact on the existing caravans that are immediately adjacent to the proposed caravans to the north east. This was due to the rising land levels where there would be a 1.24m height difference between the proposed units in one case. This would have resulted in a sense of enclosure or overbearing impacts between these particular units. To overcome this, existing and proposed section plans have been provided as part of this application which show that whilst the levels do still rise, the units would be set into the slope and would all be sited a minimum of 5.8m from any adjacent caravans. This is considered a sufficient separation distance to reduce any unacceptable

overshadowing and loss of light. Coupled with the single storey nature of the units, it is considered that the caravans would not be overbearing on one another. Further to this, the delegated report for application 20/01309/FUL notes that 'Two of the caravans would be side on to two existing units and unit 10 will have windows facing existing mobile homes. The layout of residential caravan parks typically provides much reduced spacing compared to residential dwellings. This can be observed on the existing park home site with direct facing windows to the sides and fronts. This can be accepted because of the low heights of the units, so that they do not give a sense of being overbearing'. This is considered to still apply and it is concluded that the caravans would not result in unacceptable overshadowing. As noted above, the existing layout of the park consists of caravans that are close together and have windows facing one another which is generally accepted in this scenario. However in this case, as the new units would be elevated above two of the existing units, it is considered that there would be an increased sense of perceived overlooking, and therefore the windows on the western elevations of units 1 and 2 should be obscure glazed. This can be controlled via condition to safeguard amenity of the occupants.

- 9.9 The part of the site where the Alpine Compact Timber unit would be sited is on a gentle gradient so there would be no harmful loss of light. There is a dwelling to the north of this proposed unit, with main windows facing. The separation distance would be approximately 4m. Based on the length of the boundary that would remain undeveloped, it is not considered that this would present an unacceptable impact on light or privacy. In terms of noise and disruption, as noted in the principle section, it is not uncommon to see mixed residential and holiday sites. Holiday use is not considered to be significantly different to a residential dwelling in terms of how the unit would operate i.e. comings and goings and level of occupation. The main difference would be that there would be no restriction on the age of occupants. However, it would be unreasonable to say that this would cause a disruption on a level that would warrant refusal of the application, due to the nature and scale of the units proposed. As holiday use still falls under the same use class as a residential dwelling (C3) they are not considered to be significantly or materially different in their operation and there would be no detrimental harm arising from the impacts of noise.
- 9.10 Overall it is considered that the proposal would not result in detrimental harm to the amenity of residents or occupants of the new caravans and would comply with policy CDMP3 of the WLP31.

Impacts upon Highway Safety and Parking

- 9.11 Concerns have been raised relating to impacts on parking provision at the site due to limitations and loss of visitor spaces. The site plan shows designated parking space for each new unit. Due to the nature of holiday use and size of the units, it is considered it would be rare that guests would have more than one car or that they would have visitors and therefore the singular private space for each unit is considered to be sufficient. Lancashire County Highways have raised no objections to the proposal in terms of parking or highway safety subject to conditions for private car parking and manoeuvring areas to be marked out in accordance with the approved plan, and for the areas to be constructed in accordance with the LCC Specification for Construction of Estate Roads. These can be added by way of appropriately worded conditions. Concerns were raised about the new proposed accessed

onto Weavers Lane which was shown on the site location plan and ran adjacent to some existing caravans. This was queried with the agent who confirmed that there would be no new access and took it out of the red edge on the site location plan.

- 9.12 Another matter to consider is that a Public Right of Way (PRoW) runs to the south along Weavers Lane. However, the new caravans would be sited a significant distance away, and as no new access is proposed onto the PRoW there are no concerns in terms of public safety.
- 9.13 In this instance the proposal complies with the provisions of Policy CDMP6 of the WLP31.

Flood Risk and Drainage

- 9.14 The site is located within Flood Zone 1, an area with low probability of flooding. A Flood Risk Assessment is not required. The Councils Drainage Engineer has been consulted on the application and has commented that additional information is required as plans show a package treatment plant adjacent to a pond but no details as to where this will discharge. Full foul and surface water drainage plans are also required to be submitted for approval. This was relayed to the agent who removed the package treatment plant from the plans and requested that full details of foul and surface water drainage plans are added as a pre-commencement condition to any permission granted. Subject to conditions the proposal would not result in an increased risk of flooding.

Impacts upon Ecology

- 9.15 Greater Manchester Ecology Unit (GMEU) have been consulted on the application. Initial concerns have been raised due to the incorrect type of ecological report being submitted. A full Ecological Impact Assessment should have been submitted along with a Great Crested Newt survey. Further clarification was also required for landscaping/biodiversity enhancement due to the loss of pond/swamp. Following the receipt of additional information, GMEU confirmed that no evidence of Great Crested Newts found, and as such there is no need to enter into a District Level Licensing (DLL) scheme. It was confirmed that a pre-commencement condition requiring landscaping/biodiversity is acceptable. This could be accommodated in the area to the east of the site. Subject to conditions the proposal would not be detrimental in terms of ecology and would comply with Policy CDMP4 of the WLP31.

Impacts upon Trees

- 9.16 The Councils Tree Officer has been consulted on the application and has raised no objections to the proposal, but queried whether the treatment plan indicated on the plan was proposed as arboricultural implications would require consideration. This has since been removed from the plan and as such there are no issues at this stage. As noted above, a condition can be added for landscaping to be submitted which will include any retained trees and any new trees/planting. This is sufficient and will ensure that the area to the rear of the caravans is used for landscaping mitigation.

Other Matters

Waste Collection

- 9.17 Some objections have been raised in relation to waste collection, however the Councils Waste Department who are responsible for waste collections have commented with no objections to the additional units. There are no other issues in planning terms with this.

Land Contamination

- 9.18 The Councils Environmental Health Officer responsible for land contamination has requested that a Land Contamination Pro Forma be filled out prior to decision, or a condition be added for a Desk Study. This was relayed to the agent who requested that the condition be added. This would be a pre-commencement condition. Subject to this, there are no concerns at this stage in terms of contamination.

Third Party Representations

- 9.19 It is considered that all relevant material planning considerations have been addressed in this report. Other matters raised in representations such as vermin due to waste and loss of views are not material planning issues.

10.0 CONCLUSION

- 10.1 The proposal for holiday caravans in the countryside is acceptable in principle and supported by Local Plan policies along with the NPPF which give weight to development which would boost the rural economy. The proposal would support an established business that would be viable in the long term and it would not be in a location that would be considered unsustainable for this use. As holiday use is not significantly materially different to a residential dwelling, and there would be adequate spacing between the units, no detrimental harm would result in terms of amenity. The new units would be sited in a way that would represent a natural expansion of the existing site, rather than an encroachment on the countryside, and so there would be no additional harm to the rural character of the area. All other matters have been assessed to be acceptable, subject to relevant conditions. The application is therefore recommended for approval.

11.0 HUMAN RIGHTS ACT IMPLICATIONS

- 11.1 ARTICLE 8 - Right to respect the private and family life has been considered in coming to this recommendation.
- 11.2 ARTICLE 1 - of the First Protocol Protection of Property has been considered in coming to this recommendation.

12.0 RECOMMENDATION

- 12.1 Grant Full Planning Permission subject to conditions

Recommendation: Permit

Conditions: -

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

Reason: This condition is required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 15.11.2022 including the following plans/documents:

- Site Location Plan ref.GA3442-LP-01A (received 18.09.2023)
- Proposed Site Plan ref.GA3442-PSP-01B (received 18.09.2023)
- Norwegian Log Caravan Specifications (containing floor plans and elevations) Types Lomond, Tirol and The Alpine Compact (received 25.07.2023)

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 caravans shall be used for the purposes of holiday accommodation only and not as a person's sole or permanent residence.

Reason: The development is approved for holiday use only and occupation on a permanent basis would be contrary to the provisions of Policy SP4 of the adopted Wyre Local Plan (2011-2031) and would also require further consideration against Policy CDMP2 of the adopted Wyre Local Plan (2011-2031).

4. Each caravan hereby approved shall not be used as a unit of permanent accommodation and shall be solely used for holiday accommodation and not be used at any time as sole or principal residence by any occupant.

The owner shall maintain a register of all guests of each unit of accommodation hereby approved at all times and shall be made available for inspection by the Local Planning Authority on request. For the avoidance of doubt the register shall contain:

- the name and address of the owner's permanent residence (where they pay Council tax and/or are registered to vote and keep the majority of their possessions);
- the name and address (permanent residence) of main guest who made the booking together with dates of occupation.

For the avoidance of doubt permanence residence is where the owner/guest pay Council tax and/or are registered to vote and keep the majority of their possessions.

Reason: The permission relates to the provision of holiday accommodation. The condition is necessary to define the scope of the permission hereby approved and to ensure that the development promotes sustainable tourism and contributes to the area's economy.

5. No more than five static caravans shall be sited on the land at any time and each static caravan shall be compliant in all respects with the definition of caravan in s29(1) of the Caravan and Control of Sites Act 1960 and section 13 (1) and (2) of the Caravan Sites Act 1968 as those sections provide at the date of this planning permission.

Reason: An increase in the number of units other than approved would require further consideration by the Local Planning Authority in line with Policies EP9, SP2, SP4 and CDMP6 of the adopted Wyre Local Plan (2011-2031).

6. Prior to the first occupation or use of the development hereby approved, the ground floor window(s) in the west elevation(s) of units 1 and 3 shall be:
 - i) obscure glazed at a scale of 5 (where 1 is hardly obscured and 5 is totally obscured), and
 - ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

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

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

7. The development shall be carried out in accordance with the Proposed Site Sections plan reference.GA3442-EPSEC-01 unless proposed ground level changes are submitted and approved in writing by the Local Planning Authority prior to such change taking place. The ground levels shall be constructed and completed in accordance with the approved details.

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

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

9. The development hereby approved shall not be brought into use until the parking / turning area(s) shown on the approved plan [GA3442-PSP-01B] has been laid out, surfaced and drained. The parking / turning area(s) shall thereafter be retained and maintained and not used for any purpose other than for the parking and manoeuvring of vehicles without express planning consent from the local planning authority first being obtained.

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

10. The new internal access road and parking for the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

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).

11. An electric vehicle recharging (EVCP) scheme shall be submitted for the development for each unit unless it is demonstrated that such provision of EVCP is not practical or due to other identified site constraints. No unit shall be occupied until the electric vehicle recharging point has been provided for the unit 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).

12. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the

Local Planning Authority. These details shall include, areas of soft landscaping (including any retained trees, hedgerows and other planting and any replanted or transplanted hedgerows), hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services.

The landscaping works shall be carried out in accordance with the approved details prior to first occupation or first use of any part of the development or otherwise in accordance with a programme agreed in writing by the Local Planning Authority and shall thereafter be retained and maintained.

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

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

- * Native tree and shrub planting
- * Hedgerow planting
- * Bolstering of existing hedgerows
- * Bird Boxes
- * Bat Boxes
- * Creation of ponds

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.

14. Prior to the commencement of development a desk study to investigate and produce an assessment of the risk of the potential for on-site contamination shall be undertaken and submitted to and approved in writing by the Local Planning Authority. If the desk study identifies potential contamination, a detailed site investigation shall be carried out in accordance with a written

methodology, which shall first have been submitted to and approved in writing by the Local Planning Authority. If remediation measures are then considered necessary, a scheme for decontamination of the site shall be submitted to, and approved by, the Local Planning Authority in writing and the approved scheme implemented prior to the development of the site, and validation of the approved measures shall be submitted to, and approved by, the Local Planning Authority in writing on completion of the works. 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).