



Appeal Decision

Site visit made on 3 February 2020

by Diane Cragg DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 01 April 2020

Appeal Ref: APP/U2370/W/19/3241233

Land off Holts Lane, Poulton-le-Fylde.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted.
- The appeal is made by Hollins Strategic Land LLP and Tim Claxton Property Ltd against the decision of Wyre Borough Council.
- The application Ref 18/00680/OULMAJ, dated 11 July 2018, was refused by notice dated 3 October 2019.
- The application sought planning permission for outline application for the erection of up to 130 dwellings with means of access off Holts Lane (layout, landscaping, scale and appearance reserved), following demolition of existing buildings (re-submission of 16/00233/OULMAJ) without complying with a condition attached to planning permission Ref 16/01043/OULMAJ, dated 12 April 2017.
- The condition in dispute is No 3 which states that: Prior to commencement of development hereby approved, a scheme for the provision and retention of affordable housing as part of the development shall be submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided and thereafter retained in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:
 - a) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 30% of housing units/bed spaces;
 - b) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
 - c) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing];
 - d) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing;
 - e) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
- The reason given for the condition is: To ensure the adequate provision and delivery of affordable housing in accordance with the National Planning Policy Framework (March 2012).

Decision

The appeal is allowed and planning permission is granted for outline application for the erection of up to 130 dwellings with means of access off Holts Lane (layout, landscaping, scale and appearance reserved), following demolition of existing buildings (re-submission of 16/00233/OULMAJ), Land off Holts Lane, Poulton-le-Fylde in accordance with application Ref 18/00680/OULMAJ, dated 11 July 2018,

without complying with condition number 3 previously imposed on planning permission Ref 16/01043/OULMAJ dated 12 April 2017, but subject to the conditions in the attached schedule.

Procedural Matters

1. The Council's 5-year housing land supply has been confirmed through the publication of an Annual Position Statement (APS). Consequently, the Council can demonstrate a 5-year housing land supply of deliverable housing sites until 31 October 2020. The housing land supply figure includes the appeal site.
2. Outline planning permission has been granted at the appeal site for the erection of up to 130 dwellings subject to a section 106 agreement. Matters relating to layout, landscaping, scale and appearance were reserved. The planning permission was subject to a condition which requires the provision of affordable housing in accordance with the definition and requirements of the National Planning Policy Framework as at March 2012.
3. Since the approval of the planning permission the Wyre Local Plan (2011-2031) adopted 28 February 2019 (Local Plan) has been adopted. Further, an amended version of the National Planning Policy Framework (2019) (the Framework) has come into force.
4. The Framework states that where a need for affordable housing is identified planning policies should specify the type of affordable housing required and generally expect it to be met on site. Policies in the adopted Local Plan require the provision of 30% affordable housing. The appellant asserts that the scheme would not be viable with an affordable requirement of 30% and seeks to vary the condition to allow for a reduced affordable housing provision.
5. I have been provided with a copy of a signed Unilateral Undertaking (UU) dated 4th February 2020. The obligation varies the section 106 agreement related to the original outline planning permission Ref 16/01043/OULMAJ dated 12 April 2017. The UU requires financial contributions towards education, traffic management and a travel plan. The Council consider that the UU is enforceable and secures the necessary provisions as per the original Section 106 Planning Obligation. I am satisfied that the provisions of the UU are directly related to the development and fairly and reasonably related in scale and kind to it.

Main Issue

6. The main issue is whether the variation of the condition would provide adequately for the provision and delivery of affordable housing within the site.

Reasons

7. The appeal site comprises predominantly green field land on the edge of Poulton-le-Fylde. There is open agricultural land to the south, an industrial estate beyond the railway line which forms the eastern site boundary, and residential development on the northern side, from where access to the development is proposed. The site is allocated for residential development in the Local Plan.
8. The Framework states that in preparing and reviewing local plans, contributions expected from developments, including levels and types of affordable housing, should be set out. Such policies should not undermine the deliverability of the

- plan. Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case.
9. Policy HP3 of the Local Plan requires that new residential developments of 10 dwellings or more contribute towards meeting the identified need for affordable housing. For sites in Poulton-le-Fylde the policy requires 30% affordable housing provision. Policy SP6 of the Local Plan states that the Council's overarching objective is to ensure that development is viable.
 10. Based on the evidence before me it seems that, although the approved outline permission is for up to 130 units, it has been discovered that adverse ground conditions would limit the numbers of houses that can be accommodated on the site. It is considered that the site could deliver a scheme for 102 houses. Based on the requirements of Policy HP3 a development consisting of 102 dwellings would equate to a need for 31 affordable houses. However, the appellant contends that an affordable housing requirement in line with Policy HP3 would render the scheme unviable.
 11. The indicative site layout submitted with the appeal for the 102 dwelling units would comprise 12 no.1-2 bed units, 66 no. 3 bed units and 24 no. 4 bed units. This housing mix forms the basis of the viability assessment submitted with the appeal.
 12. Officers from the Council recommended that the application be approved, based on the assessment of viability carried out on their behalf by Keppie Massie. It appears to me that the approach in the viability document is consistent with the guidance set out in the viability section of the Planning Practice Guidance (PPG). The Council's consultant indicates that based on the housing mix proposed 9 affordable housing units is the maximum that could be provided to ensure the scheme's viability. The viability is based on a developer profit margin of close to 20%. The Council's consultant considers that the site has a relatively high-risk profile and that the level of profit is reasonable in this case.
 13. However, the Council in coming to their decision considered that the ground conditions at the site should not have come as a surprise to land promoters and therefore it should not be necessary to seek to review the affordable housing requirements at this stage. Indeed, the Council say part of the original support for the development of the site was based on the site bringing forwarded much needed affordable housing.
 14. Taking into account local and national policy I have some sympathy for the Council's view that affordable housing is needed within the district and that schemes should be required to deliver it. Particularly on sites allocated for development which have been assessed as viable and deliverable. However, based on the information put to me I cannot conclude that the scheme in question would be capable of delivering 30% affordable housing whilst providing sufficient incentive for the developer to carry out the development. On this basis, persisting with the existing condition would prejudice the delivery of any housing on site.
 15. Further, the appeal site is allocated for housing and is part of the Council's 5-year housing land supply. The affordable housing provision would be lower than

the Local Plan policy requirement, but this has been justified and the nine dwellings proposed to be affordable would contribute to meeting an identified need.

16. Given that the delivery of housing is a central aim of the Framework, this is a matter to which I attribute significant weight. As well as securing the delivery of housing on an allocated site, the Council acknowledge that the proposed housing mix would accord with the latest housing market assessment and that additional green infrastructure secured by the reduced density of the scheme would be a visual benefit. These considerable benefits of the scheme would outweigh the harm in not achieving greater affordable housing. In this respect the development would be consistent with the approach in SP6 of the Local Plan.
17. The Council propose two conditions to replace the original condition 3 to secure the amended affordable housing provision. Condition 3 would be framed as per the original condition with point (a) reworded to replace the requirement for 30% affordable housing with a requirement to provide 9 housing units, 4 of which would be for affordable rent and 5 to be shared ownership. A second condition is proposed to secure the number and mix of dwellings to accord with the assessed viable housing mix which is based on a total of 102 units.
18. The Council propose amendments to a number of the other conditions attached to the original permission including those affecting drainage and public open space. However, these other conditions are not before me and I have limited evidence that the variation to affordable housing provision would require the reconsideration of these other elements of the planning conditions. Including condition 18 in relation to open space.
19. The UU acts as a deed of variation, it secures the traffic management and a travel plan required as part of the section 106 agreement related to the original outline planning permission. It also provides for an education contribution for primary school places and, where required, secondary school places. The UU also provides for the recalculation of the education contribution in the event that the required number of primary and secondary school places changes. The UU proposes to divert any surplus monies that may accrue through reduced education contributions towards a contribution to off-site affordable housing. The appellant and the Council agree that, although Policy HP3 seeks on site provision of affordable housing in the first instance, it would not be practical or reasonable to expect any reserved matters scheme to be amended to enable available surplus education contribution to provide on-site affordable housing. Thus, an off-site affordable housing contribution is seen as an exceptional circumstance in relation to Policy HP3 and I see no reason to disagree.
20. I invited the parties comments on the need to reappraise the scheme in the event of a delay in the commencement of construction or a change in types or mix of dwellings. A possibility suggested in the Council's viability assessment. The proposed variation of the planning conditions would prevent a re-appraisal of the numbers and mix of dwellings without further application. Further, as the outline planning permission is near to expiry it is likely that there would be a shorter than normal delay from the grant of outline permission to the commencement of construction, consequently, I am satisfied that no specific requirement for reappraisal is necessary in this specific case.

21. Overall, I consider that the variation of condition 3 would provide adequately for the provision and delivery of affordable housing within the site and would accord with Policy HP3 of the local plan. In this respect it would also accord with the Framework.

Other Matters

22. I appreciate that there are third-party concerns including about additional traffic, the amount of development, new housing in the area not selling and objections to social housing. However, the original extant planning permission establishes the principle of the development to which most of the objections relate. My role is not to reconsider the established principle of the development but to consider the variation of condition 3 in so far as it relates to the amount of affordable housing to be provided as part of the development.

Conditions

23. The guidance in the Planning Practice Guidance makes clear that decision notices for the grant of planning permission under Section 73 of the Town and Country Planning Act 1990 should also repeat the relevant conditions from the original planning permission, unless they have already been discharged.
24. I have amended the condition relating to the time to implement the permission to accord with the original planning permission. I have amended condition 3 and added condition 25 as set out above. These conditions are necessary to ensure a suitable mix and number of dwellings and provide for affordable housing in accordance with the Council's viability appraisal.
25. I have considered the comments made by the parties with regard to conditions. However, for the reasons set out I have not found it necessary to amend the other conditions of the permission. I have therefore reapplied the conditions attached to the original permission for clarity.

Conclusion

26. For the reasons given above the appeal is allowed.

Diane Cragg

INSPECTOR

Schedule of Conditions

1. (a) In the case of any reserved matter, namely appearance, landscaping, layout and scale of the buildings, application for approval must be made not later than the expiration of three years beginning on the 12 April 2017;

(b) the development to which the permission relates must 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 matter to be approved.
2. The development hereby permitted shall be carried out in accordance with the following approved plan: - 1409/01B Proposed site access arrangements.
3. Prior to commencement of development hereby approved, a scheme for the provision and retention of affordable housing as part of the development shall be submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided and thereafter retained in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. Unless otherwise agreed in writing by the Local Planning Authority the scheme shall include:
 - a) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of the location on the site of the affordable housing provision to be made which shall consist of not less than 9 dwelling units, 4 of which shall be for affordable rent and 5 of which shall be shared ownership;
 - b) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
 - c) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing];
 - d) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing;
 - e) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
4. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) February 2016, Ref: HYD055_HOLTS.LANE_FRA&SDA by Betts Hydro Consulting Engineers and the following mitigation measures detailed within the FRA:
 - Limiting the surface water run-off generated by the development to greenfield runoff rate so that it will not increase the risk of flooding off-site.
 - Identification and provision of safe route(s) into and out of the site to an appropriate safe haven.

- Finished floor levels are set no lower than 150mm following any re-grade above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to first occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority in consultation with the lead local flood authority.

5. Prior to the commencement of any development, full details of a surface water drainage scheme shall be submitted to and agreed in writing by the Local Planning Authority. For the purpose of this condition, the drainage scheme shall include;
 - a) information about the lifetime of the development design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), 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 flood levels in AOD;
 - b) any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of any existing culverts and headwalls or removal of unused culverts where relevant);
 - c) flood water exceedance routes, both on and off site;
 - d) a timetable for implementation, including phasing where applicable;
 - e) site investigation and test results to confirm infiltrations rates;
 - f) details of water quality controls, where applicable.

The scheme shall be fully implemented and subsequently maintained in accordance with the approved details and the details to be agreed by condition 6 and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

6. (i) Prior to the commencement of development, a management and maintenance plan for the sustainable drainage system for the lifetime of the development shall be submitted to and agreed in writing by the Local Planning Authority. For the purpose of this condition, this plan shall include:
 - a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company;
 - b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components and designed biodiversity features) and will include elements such as on-going inspections relating to performance and asset condition assessments, 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;
- d) The maintenance and management of any designed biodiversity features.

(ii) The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

7. No development hereby permitted shall be first occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan approved under condition 6.
8. Prior to the commencement of development, a scheme for the disposal of foul waters within the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.
9. Vegetation shall only be removed / cleared outside of the optimum period for bird nesting (March to July inclusive) unless, before the removal / clearance commences, a report has been submitted to and approved in writing by the Local Planning Authority demonstrating that the nesting / breeding birds have been shown to be absent.
10. Prior to the commencement of development hereby approved, including any vegetation clearance or ground works, and notwithstanding any information submitted with the application, a Comprehensive Great Crested Newt Reasonable Avoidance Measures Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Method Statement shall give full details of how any possible harm to great crested newts is to be avoided during the course of the development. The development shall be carried out in accordance with the approved Method Statement.
11. Prior to the commencement of development hereby approved, including any vegetation clearance or ground works, a Barn Owl Mitigation Method Statement, in line with section 5.5 of the submitted Ecological Survey And Assessment reference (ERAP Ltd ref: 2015_069 and amended April 2016) shall be submitted to and approved in writing by the Local Planning Authority. The Method Statement shall give full details of the type, location, management and maintenance of the barn owl tower. The development shall be carried out in accordance with the approved Method Statement.
12. Prior to the commencement of development hereby approved, including any vegetation clearance or ground works, a Landscape and Ecology

Management Plan (LECoMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved Plan shall identify the opportunities for biodiversity enhancement on site including (but not limited to):

- a) Species rich hedgerow planting;
- b) Bolstering of hedgerows;
- c) Creation of ponds;
- d) Bat bricks and/or tubes within the new development;
- e) Bat boxes;
- f) Bird boxes;
- g) Native tree and shrub planting.

The approved scheme shall be implemented in accordance with the approved scheme details.

13. Prior to commencement of development hereby approved, a scheme which provides for the assessment, retention and protection of trees, shrubs and hedges within (or overhanging) the site, which may be affected by the construction process (apart from those whose removal is approved through the reserved matters application(s)), shall be submitted to and approved in writing by the Local Planning Authority in the form of a Tree Protection Plan and Arboricultural Impact Assessment. The agreed tree protection measures shall remain until all development is completed and no work, including any form of drainage or storage of materials, earth or topsoil shall take place within the perimeter of such protective fencing.

14. Prior to the commencement of the development hereby approved, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority to include details of the measures proposed during construction to manage and mitigate the main environmental effects. The following matters shall be addressed:

- a) the times of construction activities on site;
- b) the parking of vehicles of site operatives and visitors;
- c) loading and unloading of plant and materials;
- d) storage of plant and materials used in constructing the development;
- e) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- f) wheel washing facilities;
- g) measures to control the emission of dust and dirt during construction;
- h) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- i) measures to prevent disturbance to adjacent dwellings from noise and vibration, including any piling activity;
- j) measures to prevent the pollution of watercourses;
- k) measures to avoid light pollution;
- l) routes to be used by vehicles carrying plant and materials to and from the site and measures to be taken to ensure that drivers use these routes as far as is practicable;
- m) management of silt and run-off during the build out of the development.

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

15. Prior to commencement of development hereby approved, a desk study shall be undertaken and agreed in writing by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination, a detailed site investigation shall be carried out in accordance with a written methodology, which shall be submitted to and agreed 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 in writing by the Local Planning Authority and the scheme implemented in accordance with the approved details prior to the development of the site. Any changes to the agreed scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.
- 16.(a) The residential development hereby permitted shall be designed so that cumulative noise (from industrial, commercial and transportation sources) does not exceed: -
- 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
- (b) Any mechanical ventilation system shall meet or exceed the specifications set out in clause 6, schedule 1 of the Noise Insulation Regulations 1975 with regard to acoustic performance and airflow rates.
- (c) Where noise mitigation measures are required to ensure compliance with the agreed noise levels e.g. acoustic glazing, noise barrier fencing and ventilation, such mitigation details shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development demonstrating how they would mitigate noise to the approved levels together with a timetable for implementation. The approved noise mitigation measures shall be implemented in accordance with the approved timescale and shall thereafter be maintained and retained.
17. Prior to the commencement of the development hereby approved, an assessment and a scheme for the mitigation of intrusive lighting effects from the railway shall be submitted to and approved in writing by the Local Planning Authority. The assessment and the mitigation measures shall demonstrate that the lighting will be in accordance with the institution of Lighting Professionals.' "Guidance Notes for the Reduction of Obtrusive Light GN01:2011" and shall be oriented and screened to mitigate light spillage from the railway onto the development.

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 mitigation measures shall be installed prior to the first occupation of any of the dwellings or the completion of the development whichever is the earliest and shall be maintained thereafter.

18. As part of any reserved matters application where layout is applied for, public open space shall be provided on site in accordance with the requirements of saved Policy H13 of the adopted Wyre Borough Local Plan (1999), or any equivalent policy in an adopted Local Plan that replicates the existing Local Plan, and such area or areas of open space shall be provided and made available for use, and shall thereafter be retained and maintained for use by the public 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.
19. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (which shall include the timetable for the investigation) which has been submitted by the applicant and approved in writing by the Local Planning Authority.
20. The land indicated on drawing SAF(001) submitted with the planning application shall be safeguarded for use in connection with the construction of a railway footbridge and ramped access required by Network Rail in connection with the electrification of the Blackpool-Preston-Manchester line, unless written confirmation is provided by Network Rail to the Local Planning Authority that this safeguarded land is no longer required for such purpose. Prior to construction work on the railway footbridge and ramped access, the land shall be used in connection with no other development hereby approved other than in accordance with landscaping details to be approved at the reserved matters stage.
21. No part of the development hereby approved shall commence until a timescale for the construction of the site accesses and the agreed scheme of off-site works of highway improvement has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. The highway improvements shall thereafter be constructed in accordance with the agreed timescale. The agreed scheme of highway improvements/works are as shown on drawings 1409/01/ B, 1409/05/B, 1409/07, 1409/08/A and 1409/09/A and include:
 - Resurfacing of footway on both sides of Site Access 1 including dropped kerbs and tactile paving.
 - Resurfacing of footway on both sides of Site Access 2 including dropped kerbs and tactile paving.
 - Resurfacing of footway the south side of Holts Lane between Site Access 1 and Brockholes Crescent.

- Repatch and repair existing footway on east side of Holts Lane between Brockholes Crescent and proposed pedestrian refuge on Garstang Road East.
- Introduce tactile paving at the junction of Holts Lane with Brockholes Crescent.
- Introduce tactile paving at the junction of Edenfield Avenue with Holts Lane.
- Introduce dropped kerbs and tactile paving at the junction of Broadfield Avenue with Holts Lane.
- Revise layout of Main Drive/Brockholes Crescent junction to reduce bell mouth and introduce dropped kerbs and tactile paving to provide a safer environment for pedestrians.
- Introduce tactile paving and junction treatment at the junction of Holts Lane with Garstang Road East.
- Introduce tactile paving and junction treatment at the junction of Argyle Road with Garstang Road East.
- Introduce pedestrian/cycle refuge on Garstang Road East in the vicinity of the junction with Holts Lane. Pedestrian/cycle refuge to be sited on the desire line of residents of the proposed development undertaking trips to Tesco, Hodgson Academy and Poulton town centre.
- Widen footway on the north side of Garstang Road East between Lower Green to a point beyond Argyle Road. With surface treatment at the Tesco access and egress.
- Introduce tactile paving and junction treatment at the junction of Carr Head Lane with Garstang Road East.
- Revise existing pelican crossing facilities at Garstang Road East/Lower Green junction to 'Toucan' type.
- Revise existing pelican crossing facilities at Garstang Road East/Garstang Road West/Hardhorn Road junction to 'Puffin' type. Introduce 3.0m wide shared footway/cycleway along the north side of Garstang Road East between Lower Green and Argyle Road (distance of circa 200m), with pedestrian/cycle refuge on Garstang Road East in the vicinity of the junction with Holts Lane.
- Introduce 'Toucan' format crossing facilities at Lower Green/Garstang Road East junction. Upgrade 2no bus stops (with shelters) on Garstang Road East. These are located at (iii) Westbound services: 90m east of Holts Lane; (iv) Eastbound services: 120m west of Holts Lane.
- Introduce a new stop on Carr Head Lane. Details to be agreed.
- Garstang Road East / Holts Lane junction - introduce right turn lane waiting areas on Garstang Road East to cater for movements into Holts Lane and Argyle Road (Drg No 1409/09/A).
- Garstang Road East / Carr Head Lane junction - increase width of right turn lane on Garstang Road East to assist right turn movements out of Carr Head Lane (Drg No 1409/07).
- Hardhorn Road / Highcross Road / Beech Drive junction - introduce 'KEEP CLEAR' markings on Hardhorn Road at the Beech Drive and

Highcross Road junctions with supporting surface treatment (Drg No 1409/08/A).

22. The approved Travel Plan (Ashley Helme, November 2016, Report Reference 1409/3/C) must be implemented in full in accordance with the timetable contained within it unless otherwise agreed in writing with the Local Planning Authority. All elements shall continue to be implemented at all times thereafter for as long as any part of the development is occupied or used/for a minimum period of at least 5 years.
23. As part of any reserved matters application where layout is applied for, a footpath link / links shall be provided on site between the application site and the land to the west. The approved footpath link(s) is only to be provided in the event that development on the land to the west is permitted. In which case, the footpath link shall be constructed in accordance with the approved details prior to development on land to the west being first occupied.
24. No dwellings shall be first occupied until the provision of electric vehicle charging points are provided for the dwelling to which they relate, and such provision shall be permanently retained for that purpose thereafter.
25. The development hereby permitted is for 102 dwelling units only which shall comprise of the following housing mix schedule:
- 4 x 1 bed dwelling units
 - 8 x 2 bed dwelling units
 - 66 x 3 bed dwelling units
 - 24 x 4 bed dwelling units