

C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
•Director of Public Protection, Streetscene & Community	Development Control Committee	5 August 2014

ADDENDUM FOR CAMELOT

ITEM 3a-14/00071/OUTMAJ – Camelot Theme Park, Park Hall Road, Charnock Richard

RECOMMENDATION

There is no officer recommendation to approve or refuse. Members are asked to determine the application.

Cllr Holgate has provided the following comments:

Dear councillors, I understand you are to determine a planning application on Tuesday evening that has been submitted to build houses on the former Camelot site.

As the County Councillor representative for the villages of Heskin and Charnock Richard I am convinced that a housing development of this magnitude would seriously affect the quality of life of its residents.

I am totally unconvinced that the local infrastructure is up to the task of coping with the extra traffic movement that will be generated if over 400 properties are built on this site.

I will refrain from commenting on the highways report, simply to say that I strongly support rational local knowledge over any written report and request that development control committee decline this application.

Cllr Whittaker has made the following comments:

- Many residents have expressed concern about the effect this proposal would have if approved. Many of them have written and I hope members will have regard to their concerns In my view
- This application is premature, there is a five/six year supply of sites already available
- There is no need for these houses
- The site is in Green Belt with all the constraints that go with that
- The openness will be very adversely affected
- The infrastructure simply is not there to support 420 properties with up to 1000 people eg distances from shops, schools, highways.....3600 car movements every day., drains...no matter what EA and UU say residents know that Park Hall Road floods NOW. If you look at the UU response to Wigan Athletics Proposals on Preston Rd they actually admit to problems on Park Hall Road.
- This proposal is simply not sustainable and should be refused

7 further letters of objection have been received setting out the following issues:

- Impact on the Village
- Impact on local services, schools, doctors etc.

- Impact on highways- congestion will occur especially on Park Hall Road
- The land is Green Belt
- A lot of the site is flat (car parks etc) or very low level impact in the green belt. Only on a relatively small part of the land were there higher structures. Will impact on the surrounding greenbelt from an openness, sunlight, privacy and visual access point of view.
- There are already enough housing areas allotted in Chorley
- The impact on local wildlife
- According to the 'Core Strategy Objectives' – *SO3 to reduce the need to travel, manage car use, promote more sustainable modes of transport and improve the network. 4.1 Increasing the accessibility of the borough (for homes, jobs, open space recreation etc.) and influencing travel patterns to encourage alternatives to the car (to reduce emissions, congestion and poor air quality) are key aims of the Core Strategy. Most journeys in Chorley are taken by car, causing increased congestion and pollution. Predictions for future car use indicate that this travel preference is likely to continue-* if the development goes ahead what you are aiming to achieve the opposite will happen.
- A percentage of affordable housing to be included- with that type of housing come residents who pretty much don't care for anything, so crime will come.
- The infrastructure is not in place for such a huge development
- The pathway along Park Hall Road is extremely narrow
- This development should be refused on the following:-
 - It will have a greater impact on the openness of the Green Belt.
 - There isn't a need for any housing, there is sufficient sites allocated.
 - The development is definitely not sustainable; it will increase more usage of vehicles therefore increasing congestion and pollution.
- Why can't the land be put to greater and better use, the leisure industry for one, a horse riding school, running tracks, climbing walls, swimming baths, a sports academy?
- The small villages surrounding this site have only small roads there is a potential for the vehicle movements to increase substantially with this amount of housing planned: vibrations would increase and could compromise the structure of property
- The resources available in these small communities (doctors, schools, shops etc.) are already limited and the prospect to have to accommodate an additional 2000+ people is unrealistic for this area.
- The proposed plan is much larger than the current structures which occupy the site. There is a vast openness in this area and the plan to erect & increase buildings of this size would impact greatly on the naturalness that we all expect from our green belt areas.

The following consultee responses have been received:

Lancashire County Council (Senior Cycling Officer Sustainable Travel). Following receipt of the comments from the Rights of Way Officer reported within the original report the Cycling Officer has made the following comments:

- The Eccleston to Chorley cycle route is shown wrongly on the submitted plan. It would follow Back Lane and German Lane. German Lane goes underneath the railway, so a new bridge would not be required.
- The procedure for making a public footpath a bridleway, which would open it to cyclists, would be to advertise a bridleway creation order. If there were objections to the order a public inquiry would result and the council would need to demonstrate that the public benefit outweighed any private dis-benefit, taking into any monetary compensation.

- The Section 106 contribution therefore needs to cover likely legal, including public inquiry costs and land compensation costs. The proposed £375,000 Section 106 contribution should cover these and enable us to carry out the proposed schemes
- I would envisage that cyclists would have to dismount to get over the footbridge between German Lane and Common Bank Lane, but that the links on either side would be improved.
- We would aim to complete the works at an early date so the development met its sustainable transport requirements. Payment of the section 106 agreement will need to be in advance of first occupation to enable us to go ahead at early date. Allowing time for a public inquiry I would envisage the creation order procedure would take two years
- We also have the powers to carry out improvements to the surfaces of public footpaths regardless of whether they become cycle paths..

Lancashire County Council (Ecology) have made the following comments:

As set out within the Committee report LCC Ecology had not had an opportunity to comment on the most recently submitted ecological information. Since publishing the report the Ecologists comments have now been provided which are summarised as follows:

Local Sites (Biological Heritage Sites).

The letter from TEP now clarifies/ confirms that no new public access routes will be created within Little Wood Biological Heritage Site, and that the woodland will be buffered from existing PRoW by additional planting and fencing to deter access. As noted previously, protection during construction can be dealt with as part of the Construction Environment Management Plan (CEMP condition).

Longer-term mitigation to secure maintenance of biodiversity (and contribute to a sustainable development) can be addressed by a Woodland Habitat Management Plan.

European protected species (bats).

Lighting

It will not be appropriate to leave the assessment of impacts of bats from lighting to planning condition, as this will not demonstrate that Chorley has had regard to impacts on bats in the making of the current planning decision.

Chorley Council need to secure a lighting scheme that avoids/ minimises impacts on bats and that this can be addressed by planning condition.

Potential tree roosts

Given the location and status of these trees within the proposed development (i.e. the category 1 tree is retained within a woodland block and impacts are not predicted), this additional information does now appear sufficient to inform determination. These and indeed any retained, trees will clearly need to be adequately protected during construction in accordance with recognised guidelines and this can be secured by condition.

European protected species (great crested newts).

I had suggested that Chorley Council might attach a planning condition to the effect that the development should not proceed without the prior acquisition of a licence. A form of wording that acknowledges the acceptability of outline mitigation proposals, but that requires further details of mitigation to be submitted for approval, subject to any changes

required by Natural England, may be the most appropriate form of wording for a condition.

Protected species (badger).

The letter from TEP now provides further clarification about potential impacts on badgers, and sets out some proposals to mitigate impacts during construction and operation (fencing, maintenance of habitat, sett monitoring, etc).

Whilst it remains the case that the full extent of badger presence in the wider area may have been underestimated it does appear that the badger population could be maintained, together with habitat linkages and that habitat management could be secured for the benefit of badgers. Further details (full repeat surveys, updated impact assessment, full mitigation proposals to cover construction and operational phases) will be required in support of the reserved matters/ full application.

Species of Principal Importance (section 41 NERC Act 2006) (common toad).

I do not agree that construction phase mitigation for great crested newts is necessarily adequate to protect common toads, since toads and newts are separate species and do not behave identically on land or in water.

I also do not agree that habitat proposals (breeding and terrestrial) for great crested newt will maintain common toad populations (these two species do not have identical habitat requirements).

However, I am of the opinion that (based on the indicative layout, and also the availability of land - red and blue line) it should be possible to mitigate and compensate for impacts on common toads as part of this development proposal.

Further survey/ assessment will need to be carried out to establish whether common toads use the Dam for breeding and, if so, to establish migration routes and habitat usage. I agree that this can be dealt with by planning condition.

Potential Habitats of Principal Importance (Open Mosaic Habitat on Previously Developed Land).

The TEP letter indicates that the vegetation within the former driving school does not qualify as a priority habitat, but would be expected to develop into a structurally and botanically diverse area capable of supporting protected and priority species. TEP therefore propose compensating for the loss of habitat through the creation of areas of open grassland and scrub within the ecological mitigation areas. Obviously, full details of habitat compensation/ creation will need to be addressed at the reserved matters stage.

The Ecologist then goes on to comment on the wording of the suggested conditions which are provided elsewhere.

The main report has been amended as follows:

There is an error in paragraph 54 of the main report. The agent for the application did provide some information in June which they consider demonstrates that overall, there is a significant net benefit to the openness of the Green Belt resulting from the proposed development. They have provided the following breakdown:

Land Use	Existing (sqm)	Areas	Proposed Area (sqm)	Difference (sqm)
Building footprints	26,476		29,527	+3,051
Hard standing / other previously developed areas	89,704		56,113	-33,591
Green land	103,923 (comprising existing green spaces, grassed areas and existing scrub)		127,308 (comprising amenity spaces and POS)	+29,986
Newly created Public Open Space	0		80,134	+80,134

This notes that the footprints would be increased slightly by 3,051sqm however there would be a reduction in hard standing areas of 33,591sqm and the reinstatement of this land to green spaces. Plans have been submitted to support this which are attached. The existing land take plan is based upon the capacity study agreed with the Council in 2009 and which a number of the structures have now been removed the associated areas of hardstanding still exist.

Please note that the paragraph which follows the wording of Policy 1 (para 24) which states: *confirms that growth and investment will be focussed on well-located brownfield sites and the Strategic Location of Central Preston, the Key Service Centres of Chorley and Leyland and the other main urban areas in South Ribble, whilst protecting the character of suburban and rural areas* was included in error as this just confirms the position of Policy 1 which is included in full within the report.

Additional Information

Queries have been raised about the percentage of brownfield land development which has been secured within the Borough. Based on the table below, over the plan period our projected brownfield proportion without Camelot would be 59.2% i.e. short of the 70% target. With Camelot, it would be 61.2%.

	Without Camelot			With Camelot		
	Completions Apr 2007- Mar 2013	Supply Apr 2014 - Mar 2026	Total	Completions Apr 2007- Mar 2013	Supply Apr 2014 - Mar 2026	Total
Brownfield	2259	2665	4924	2259	3085	5344
Greenfield	686	2702	3388	686	2702	3388
Total	2945	5367	8312	2945	5787	8732
Brownfield %age	76.7%	49.7%	59.2%	76.7%	53.3%	61.2%

Source: Housing Land Monitoring Report, 2013 –Tables 8, 14, 15.

The following conditions are suggested:

No.	Condition
1.	Any application for approval of reserved matters (as defined in Condition 2 below) for the 5 Character Areas (to be known as the 'phases') identified on the Character Area Plan contained within the Design and Access Statement (ref: STOR130110 dated 30 January 2014) must be made to the Council not later than the expiration of ten years beginning with the date of this decision notice. Each Phase or Sub-Phase (as defined in Condition 3 below) of the development shall be begun within two years of the date of the Reserved Matters Approval relating to that Phase or Sub-Phase or in the case of approval of reserved matters on different dates the date of the final approval of the last of such matters to be approved. Reason: Required to be imposed by Section 92 of the Town and Country

	<p>Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2.	<p>Subject to Condition 3 (below) before any Phase of the development (as identified on the Character Areas Plan) or a Sub-Phase of a Phase (as defined by Condition 3 (below)) hereby permitted is first commenced, full details of all reserved matters relating to that Phase or Sub-Phase (namely the appearance, layout, scale and landscaping of the site) shall be submitted to and approved in writing by the Local Planning Authority. Approval of the reserved matters shall be obtained from the Local Planning Authority in writing for each Phase or Sub-Phase of the development before each respective Phase or Sub-Phase of the development (excluding works of demolition, site remediation and archaeological investigation) is commenced, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004</p>
3.	<p>Prior to the commencement of the development a phasing plan for the whole site shall be submitted to and approved in writing by the Local Planning Authority, based upon the identified character areas, detailing how the development will be phased over the approved 10 year period. The development shall be phased in accordance with the submitted Transport Assessment which includes a build rate of 40 dwellings per year. For the purposes of this planning permission, all references to a Phase or Phases shall be to a Phase or Phases as shown on a plan approved by the Local Planning Authority pursuant to this Condition 3.</p> <p>Any application for approval of reserved matters of a Sub-Phase of a Phase shall not be submitted for approval pursuant to Condition 2 (above) unless there has first been submitted to and approved in writing by the Local Planning Authority a plan showing the extent of the proposed Sub-Phase for which reserved matters are to be submitted.</p> <p>For the purposes of this planning permission, all references to a Sub-Phase or Sub-Phases shall be to a Sub-Phase or Sub-Phases as shown on a plan approved by the Local Planning Authority pursuant to this Condition 3.</p> <p>Reason: in the interests of the proper development of the site and to enable the development of the site to be phased appropriately.</p>
4.	<p>The development hereby permitted shall be carried out in general conformity with the indicative Masterplan (reference STOR130110 Rev J received 25th June 2014), the Parcel Density plan (contained within the Design and Access Statement ref: STOR130110 dated 30 January 2014 noting the requirements of the following condition), the Storey Heights plan (contained within the Design and Access Statement, ref: STOR130110 dated 30 January 2014), the Character Areas Plan (contained within the Design and Access Statement, ref: STOR130110 dated 30 January 2014) unless otherwise agreed in writing by the Local Planning Authority..</p> <p>Reason: To ensure an acceptable form of development for the site within the parameters of the submitted Design and Access Statement which accompanied the application.</p>

5. The following parcels identified within the Parcel Density Plan (contained within the Design and Access Statement ref: STOR130110 dated 30 January 2014) shall incorporate a maximum density of 28 dwellings per hectare and will be restricted to dwellings a maximum of 2 stories high:

Parcel	Area (m ²)	Dwellings per hectare	Dwellings per parcel
24	9774	28	27
27	2231	28	6
28	3076	28	8
29	5874	28	17
30	3596	28	10
31	2950	28	8
Total	27,501 (2.75 hectares)		76

Reason: in the interests of the visual amenities of the area directly linked to the assessment undertaken in respect of this Green Belt location.

6. Prior to the submission of any reserved matters applications on the site pursuant to Condition 2 a Design Code shall be submitted to and approved in writing by the Local Planning Authority. This Design Code shall be produced in accordance with the Design and Access Statement dated 30 January 2014 and the Supplementary Report to the Design and Access Statement dated 25 June 2014. The Design Code shall include the design principles for the whole of the site and will incorporate, amongst other elements,:

- The Masterplan for the site
- Specific character areas (phases/ sub-phases) incorporating detailing design requirements
- A highway hierarchy and design considerations
- A greenspace and landscape structure
- A movement framework
- Layout considerations
- Parking and garaging
- Appropriate building and hardsurfacing materials
- Details of appropriate boundary treatments
- Lighting
- Signage and signposting
- Sustainability
- Details of the laying of services, drainage and cables
- Bin storage and rubbish collection
- Ecology and nature conservation

Each reserved matters application thereafter shall be submitted in accordance with the Approved Design Code unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a comprehensive approach to the development of this site is achieved and in the interests of the proper planning of the site.

7.	<p>Prior to the commencement of the development and the submission of any reserved matters application pursuant to Condition 2 the following details shall be submitted to and approved in writing by the Local Planning Authority:</p> <ul style="list-style-type: none"> • Foul and surface water drainage • Provision and layout of public open space • Provision of footpath and cycle links • Details of the proposed earth bund along the northern boundary of the site. <p>Each and every reserved matters application shall be submitted in accordance with the approved details. The development thereafter shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of the proper and comprehensive planning of the site to create a high quality sustainable development.</p>
8.	<p>Prior to the commencement of the development a Travel Plan for the site shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be generally in accordance with document submitted with the application entitled Interim Travel Plan prepared by i-Transport dated 24 January 2014. The Framework Travel Plan when developed should include the following as a minimum:</p> <ul style="list-style-type: none"> • Commitment and timescale for the appointment of a Travel Plan Coordinator (suggest at least • A commitment and timescale to undertake travel surveys (recommend within 3 months of reaching 75% of dwellings occupied). • A commitment and timescale for the development of a Full Travel Plan (recommend within 3 months of 1st travel survey). • Details of cycling, pedestrian and public transport links to and within the site. • Details of the provision of cycle parking for any properties where suitable storage is not available. • List of any proposed measures to be introduced particularly any to be implemented prior to the development of the Full Travel Plan. • Details of arrangements for monitoring and review of the Travel Plan for a period of at least 5 years. • include a schedule for the submission of a Full Travel Plan within a suitable time frame of first occupation or another identifiable stage of development <p>The Full Travel Plan when developed would need to include the following as a minimum:</p> <ul style="list-style-type: none"> • Contact details of a named Travel Plan Co-ordinator • Results from residents travel survey • Details of cycling, pedestrian and public transport links to and

	<p>through the site</p> <ul style="list-style-type: none"> • Details of the provision of cycle parking for any properties where suitable storage is not available. • Objectives • SMART (Specific, Measurable, Achievable, Realistic and Time-related). Targets for non-car modes of travel, taking into account the baseline data from the survey • Action plan of measures to be introduced, and appropriate funding • Details of arrangements for monitoring and review of the Travel Plan for a period of at least 5 years <p>The development thereafter shall be carried out in accordance with the approved details.</p> <p>Reason: To reduce the number of car borne trips and to encourage the use of public transport.</p>
9.	<p>Prior to the commencement of the development a movement strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include details of the road hierarchy through the site and the footpath/ cycle linkages through the site. The development thereafter shall be carried out in accordance with the approved movement strategy unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of the proper development of the site and to promote connectivity through the site and with the nearby existing Villages.</p>
10.	<p>Prior to the commencement of the development a landscape strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include details of the informal open space and the landscape mound along the northern boundary of the site adjacent to the motorway and agricultural land. All reserved matters application shall be submitted in accordance with the approved landscape strategy and the development thereafter shall be carried out in accordance with the approved landscape strategy, unless otherwise agreed in writing by the Local Planning Authority</p> <p>Reason: In the interests of the proper development of the site.</p>
11.	<p>The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (Ref: 5557/R2 Rev A, dated June 2014) and the following mitigation measures detailed within the FRA:-</p> <ol style="list-style-type: none"> 1. Limiting the surface water run-off from Areas A and B to a maximum of 403 litres per second for the 1 in 100 year plus climate change rainfall event, to reduce the risk of flooding off-site. 2. Limiting the surface water run-off from Areas C and D to a maximum of 84 litres per second for the 1 in 100 year plus climate change rainfall event, to reduce the risk of flooding off-site. 3. Provision of pervious paving to all private drive areas subject to suitable ground conditions. Where ground conditions are not suitable for infiltration then underdrained pervious paving shall be utilised. 4. A maximum of three surface water outfall structures shall be constructed to the adjacent watercourse to reduce the impact on the environment. 5. All existing surface water outfall structures which will become redundant

	<p>shall be removed from the adjacent watercourse. The mitigation measures shall be fully implemented prior to 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. REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.</p>
12.	<p>Prior to the commencement of the development a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year plus climate change 6 hour critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion. REASON To prevent the increased risk of flooding, both on and off site.</p>
13.	<p>Due to the large scale of development and proposed sensitive end-use (residential), no development shall take place until:</p> <ul style="list-style-type: none"> a) a methodology for investigation and assessment of ground contamination has been submitted to and agreed in writing with the Local Planning Authority. The investigation and assessment shall be carried in accordance with current best practice including British Standard 10175:2011 'Investigation of potentially contaminated sites - Code of Practice'. The objectives of the investigation shall be, but not limited to, identifying the type(s), nature and extent of contamination present to the site, risks to receptors and potential for migration within and beyond the site boundary; b) all testing specified in the approved scheme (submitted under a) and the results of the investigation and risk assessment, together with remediation proposals to render the site capable of development have been submitted to the Local Planning Authority; c) the Local Planning Authority has given written approval to any remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals. Upon completion of remediation works a validation report containing any validation sampling results shall be submitted to the Local Authority. <p>Thereafter, the development shall only be carried out in full accordance with the approved remediation proposals.</p> <p>Reason: To protect the environment and prevent harm to human health, by ensuring the site is suitable for the proposed end-use, in accordance with Paragraph</p>

	121 of the National Planning Policy Framework (DCLG, 2012).
14.	<p>Should, during the course of the development, any contaminated material other than that referred to in the investigation and risk assessment report and identified for treatment in the remediation proposals be discovered, then the development should cease until such time as further remediation proposals have been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To protect the environment and prevent harm to human health, by ensuring the site is suitable for the proposed end-use, in accordance with Paragraph 121 of the National Planning Policy Framework (DCLG, 2012).</p>
15.	<p>If any plants listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) occur on the site, such as Himalayan balsam, Japanese knotweed, rhododendron and giant hogweed, then they shall be eradicated from the site and working methods shall be adopted to prevent their Spread in accordance with Environment Agency guidance and codes of practice.</p> <p>Reason: to ensure the eradication and control of any invasive species which are found on the site</p>
16.	<p>Prior to the commencement of the development full details to measures to reduce dust and particulate matter resulting from the construction works shall be submitted to and approved in writing by the Local Planning Authority. The details submitted shall detail the mitigation measures to be employed at the site during the construction activities. The development thereafter shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority</p> <p>Reason: To reduce the amount of dust and particulate matter created as a part of the development of the site, in order to minimise the air quality impacts and to provide adequate mitigation measures to reduce dust production.</p>
17.	<p>Each application for approval of reserved matters, pursuant to Condition 2, shall be accompanied by full details of the position, height and appearance of all fences and walls to be erected for that Phase or Sub-Phase (notwithstanding any such detail shown on previously submitted plan(s). No building/ dwelling for that Phase or Sub-Phase shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.</p> <p>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents</p>
18.	<p>Each application for approval of reserved matters, pursuant to Condition 2, shall be accompanied by samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans and specification) for each Phase or Sub-Phase. The development of each Phase or Sub-Phase shall only be carried out using the external facing materials for that Phase or Sub-Phase approved pursuant to this Condition, unless otherwise agreed in writing by the Local Planning Authority</p> <p>Reason: To ensure that the materials used are visually appropriate to the locality.</p>
19.	Each application for approval of reserved matters, pursuant to Condition 2,

	<p>shall be accompanied by full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) for each Phase or Sub-Phase. The development of that Phase or Sub-Phase shall only be carried out using the approved materials. The development shall only be carried out in conformity with the approved details.</p> <p>Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area.</p>
20.	<p>Notwithstanding the details shown on the submitted plans, the private driveway/hardsurfacing areas to the front of the all the dwellinghouses shall be constructed using pervious paving subject to suitable ground conditions. Where ground conditions are not suitable for infiltration then underdrained pervious paving shall be utilised. Full details shall be submitted with each reserved matters application.</p> <p>Reason: In the interests of highway safety and to prevent flooding</p>
21.	<p>All dwellings commenced after 1st January 2013 will be required to meet Code Level 4 of the Code for Sustainable Homes and all dwellings commenced after 1st January 2016 will be required to meet Code Level 6 of the Code for Sustainable Homes. Within 6 months of occupation of each dwelling a Final Certificate, certifying that the relevant Code for Sustainable Homes Level for that dwelling has been achieved, shall be submitted to the Local Planning Authority.</p> <p>Reason: In the interests of minimising the environmental impact of the development</p>
22.	<p>Prior to the commencement of each phase or sub-phase of the development, a 'Design Stage' assessment and related certification shall be submitted to and approved in writing by the Local Planning Authority. The assessment and certification shall demonstrate that the dwellings within that phase/ sub-phase will meet the relevant Code Level of the Code for Sustainable Homes. The development shall be carried out entirely in accordance with the approved assessment and certification.</p> <p>Reason: In the interests of minimising the environmental impact of the development</p>
23.	<p>No dwelling shall be occupied until a letter of assurance, detailing how that plot has met the necessary Code Level, has been issued by a Code for Sustainable Homes Assessor and submitted to the Local Planning Authority.</p> <p>Reason: In the interests of minimising the environmental impact of the development</p>
24.	<p>Prior to the commencement of each phase or sub-phase of the development a Carbon Reduction Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall demonstrate that either appropriate decentralised, renewable or low carbon energy sources will be installed and implemented to reduce the carbon dioxide emissions of the development by at least 15% or additional building</p>

	<p>fabric insulation measures are installed beyond what is required to achieve the relevant Code Level rating. The development shall only be carried out in accordance with the approved Carbon Reduction Statement.</p> <p>Reason: In the interests of minimising the environmental impact of the development</p>
25.	<p>Each application for approval of reserved matters pursuant to Condition 2 shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plans. Each Phase or Sub-Phase of the development shall only be carried out in conformity with the approved level details.</p> <p>Reason: To protect the appearance of the locality, in the interests of the amenities of local residents.</p>
26.	<p>Any application for approval of reserved matters of a Phase or Sub-Phase pursuant to Condition 2 (above) shall include the submission for approval of a detailed arboricultural impact assessment and Tree Constraints Plan. The information shall include:</p> <ul style="list-style-type: none"> • an individual tree assessment of all trees with a canopy of more than 750mm in diameter which gives full details of all existing trees • Detail those trees which are proposed to be retained in accordance with the overlaid Build Platform Analysis Plan (ref: STOR130110 BPA-01 received 25th June 2014), representing the base case scenario in respect of tree removal at the site. Any tree losses over above those shown and identified in yellow on the 'best case scenario' drawing (overlaid Build Platform Analysis Plan (ref: STOR130110 BPA-01 received 25th June 2014)) will have to be robustly justified. • The measures which will be implemented in order to secure their protection during the course of the development and retention thereafter. <p>No development in any phase or sub-phase shall commence until the approved tree protection measures have been put in place and the development of the relevant Phase or Sub-Phase shall thereafter proceed in full accordance with the approved Tree Constraints Plan for that Phase or Sub-Phase, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To safeguard the trees to be retained and directly related to the visual impact assessment which has been undertaken when assessing the impacts of the development hereby approved.</p>
27.	<p>Prior to the commencement of each phase/ sub-phase, including any works of demolition, a Construction Method Statement shall be submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:</p> <ul style="list-style-type: none"> • the parking of vehicles of site operatives and visitors • loading and unloading of plant and materials • storage of plant and materials used in constructing the development • the erection and maintenance of security hoarding including

	<p>decorative displays and facilities for public viewing, where appropriate</p> <ul style="list-style-type: none"> • wheel washing facilities • a scheme for recycling/disposing of waste resulting from demolition and construction works <p>Reason: in the interests of highway safety and to protect the amenities of the nearby residents.</p>
28.	<p>Prior to the commencement of the development full details of the 2 access junctions onto Park Hall Road shall be submitted to and approved in writing by the Local Planning Authority. The details shall broadly accord with the Site Access plans (ref: ITM8191-GA-016 Rev A) received 25th June 2014, shall include full details of tree/ hedgerow removal (in accordance with the overlaid Build Platform Analysis Plan (ref: STOR130110 BPA-01 received 25th June 2014) representing the base case scenario in respect of tree removal at the site) and the Primary Access Tree Removal Plan (received 4th June 2014), and shall include a programme for implementation of both access junctions. The development thereafter shall be carried out in accordance with the approved details.</p> <p>Reason: In the interests of highway safety and to ensure the continued protection of the trees and hedgerows within this part of the site.</p>
29.	<p>Prior to the commencement of each phase/ sub-phase of the development details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.</p> <p>Reason: To ensure that the estate streets serving the development are maintained to an acceptable standard in the interest of residential / highway safety.</p>
30.	<p>Prior to the construction of any of the streets referred to in the previous condition full engineering, drainage, street lighting and constructional details of the streets shall be submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details.</p> <p>Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.</p>
31.	<p>The construction works and deliveries associated with the development hereby permitted shall not take place except between the hours of:</p> <ul style="list-style-type: none"> • 0800 hrs to 1800 hrs Monday to Friday • 0800 hrs to 1300 hrs on Saturdays. <p>No construction activities shall take place on Sundays or Bank Holidays. These construction hours shall be adhered to during the development of the whole site unless otherwise agreed in writing by the Local Planning Authority.</p>

	Reason: To safeguard the amenities of local resident/ businesses and to protect nearby noise sensitive buildings
32.	<p>Prior to the marketing of the first residential phase of the site full details of the marketing documentation/ publications as far as it relates to the status of the equipped play area(s) which fall in the site shall be submitted to and approved in writing by the Local Planning Authority. This part of the marketing information shall include full details of the approved equipped play area(s) including an annotated plan detailing the approved siting. Prior to the occupation of the dwellings sited within 25 metres of the equipped play area(s) the future occupants shall be provided with a copy of marketing documentation detailing the approved siting and specification of the equipped play area(s) and evidence from the vendor shall be submitted to and approved in writing by the Local Planning Authority that the purchasers for each property within 25 metres of the equipped play area(s) are aware of the play space provision. Thereafter the equipped play area(s) shall be constructed and completed in accordance with the approved plans (submitted as part of the relevant reserved matters application) prior to practical completion of 100 dwellings.</p> <p>Reason: To ensure the provision of equipped play space to benefit the future occupiers of the site</p>
33.	<p>Prior to the commencement of the development and the submission of reserved matters a scheme for the provision of public open space and equipped play areas shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of all play and other equipment to be provided. The development thereafter shall be carried out in accordance with the approved details prior to the practical completion of 100 dwellings.</p> <p>Reason: To ensure adequate provision for public open space and play areas within the development</p>
34.	<p>Within 12 months of the date of this planning approval a Habitat Management Plan for the area of Woodland within the red edged application site and the blue edged land shall be submitted to and approved in writing by the local Planning Authority. As well as nature conservation management methods, the management plan shall address measures to control and off-set potential long-term impacts on habitats, including impacts that may result from recreational pressure, measures to protect, manage and maintain habitats for the benefit of biodiversity (including protected and priority species known/ likely to be present such as bats, birds, amphibians, badgers); mitigation for recreational/ operational impacts; detailed management objectives and prescriptions; timescales for implementation; measures of success; and proposals for monitoring, reporting and review. The management plan shall also include a monitoring scheme and periodic review of management prescriptions. The Management Plan shall cover a period of 25 years following the completion of the remediation and reclamation works. The Management Plan thereafter shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure the satisfactory management, maintenance and</p>

	retention of habitats.
35.	<p>The measures outlined within the submitted Noise Assessment Report (ref: 048/2013 dated January 2014) shall be implemented in full as part of the proposed development. This includes:</p> <ul style="list-style-type: none"> • A sound insulation performance of at least 35 dB Rw+Ctr from the building envelope construction and associated elements for dwellings within 50 metres of the M6. • Acoustically enhanced constructions (e.g. using an acoustic laminate) • Alternative ventilation strategies for windows to habitable rooms within 200 metres of the M6. • The creation of a new earth bund (4.5 metres high), along the motorway/ agricultural land <p>With the submission of reserved matters for any dwelling proposed within 200 metres of the motorway details of the proposed noise mitigation measures shall be provided. The approved measures shall be maintained in perpetuity thereafter.</p> <p>Reason: To ensure that any future residents of domestic dwellings, on the application site, benefit from the mitigation of noise</p>
36.	<p>AS part of the first the reserved matters application, a Construction Environment Management Plan in respect of aquatic and terrestrial habitat protection, creation and enhancement shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include but not be limited to:</p> <ul style="list-style-type: none"> • Full details of habitat retention and protection, loss, creation and enhancement in respect of woodland and trees, hedgerows, ponds and watercourses, marshy grassland and open mosaic habitats, including planting schedules. • Full details of pond creation including landscaping and sections. • Details of proposals to enhance opportunities for bio-diversity in the site to include measures recommended in the Ecological Assessment report (TEP Ref 3772.008 version 4 dated May 2014): use of native species in proximity, retention and reinforcement of wildlife corridors with native and wildlife-friendly planting, native planting on the noise bund, bat and bird boxes and the range of enhancement measures to be implemented within the built development itself. • Methods for the translocation of native orchids and bluebells, where these species are to be affected by development, including habitat creation and timescales. • Methods for the control and eradication of species listed on Schedule 9 of the Wildlife and Countryside, including Japanese knotweed, Himalayan balsam, giant hogweed and rhododendron. • Details of measures for the protection of retained habitats (and of the habitat of protected and priority species) during site preparation,

	<p>site clearance and construction.</p> <p>The approved scheme will be implemented in full and maintained thereafter. Appropriate implementation of approved protection measures will need to be evidenced and monitored by an appropriately experienced and qualified ecological professional.</p> <p>Reason: in the interests of protecting and enhancing biodiversity and protected species at the site.</p>
37.	<p>Prior to the commencement of the development/ the submission of the first reserved matters application, details of the lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate avoidance of light pollution of wildlife habitat, including retained and replacement bat roosts, bat foraging and commuting habitat. The lighting scheme shall be in accordance with guidance issued by the Bat Conservation Trust and Institute of Lighting Engineers. The approved mitigation measures shall be implemented in full and maintained in perpetuity.</p> <p>Reason: in the interests of ensuring the bat roosts are not adversely impacted upon through any proposed lighting.</p>
38.	<p>Prior to the commencement of the development/ the submission of the first reserved matters application, a detailed mitigation method statement (bats) shall be submitted to and approved in writing by the Local Planning Authority. The Method Statement shall expand upon the mitigation proposed as part of the outline application and shall demonstrate that the population of bats will be maintained at a favourable conservation status. Details shall include timing of works, mitigation methods and specifications (replacement roosts), protection of retained roosts/ roosting opportunities, maintenance (and management) of foraging and commuting habitat and any new roost habitats created. Mitigation proposals shall be informed by appropriately current/ updated survey results. The approved mitigation measures shall be implemented in full and maintained in perpetuity. (subject to any changes required by Natural England at the licensing stage).</p> <p>Reason: to ensure that the bat population of protected and maintained as part of the development hereby approved.</p>
39.	<p>Prior to the commencement of the development/ submission of the first reserved matters application an updated and fully detailed mitigation method statement for great crested newts and their habitat shall be submitted to and approved in writing by the Local Planning Authority . The approved mitigation measures shall be implemented in full (subject to any changes required by Natural England) and maintained in perpetuity.</p> <p>Reason: In the interests of maintaining the populations of Great Crested Newts at the site and to ensure their continued protection.</p>
40.	<p>Prior to the commencement of the development/ submission of the first reserved matters application, an updated assessment of potential impacts upon common toads and their habitat shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall establish the presence or absence of common toads within water bodies in and</p>

	<p>adjacent to the site (including the Dam) and, if present in any significant numbers, shall establish terrestrial habitat usage and migration routes. If indicated by survey results, adequate and proportionate proposals for mitigation/ compensation shall also be submitted for approval in writing and subsequent implementation in full. Mitigation will include measures for avoidance of impacts during construction, maintenance of habitat and habitat connectivity, and operational mitigation (including dropped kerbs, amphibian friendly gully pots, etc). The approved mitigation measures shall be implemented in full and maintained in perpetuity.</p> <p>Reason: In the interests of maintaining the populations of common toads at the site and to ensure their continued protection.</p>																					
41.	<p>Prior to commencement of any works to implement any phase of the development to be carried out between 1st March and 31st August in any year, a detailed survey shall be carried out by an ecologist to check for nesting birds within the area relating to that phase of the proposed works. Where nests are found in any building, hedgerow, tree or other habitat to be removed or disturbed, a minimum 4m exclusion zone shall be left around the nest until breeding is complete. Completion of nesting shall be confirmed by a suitably qualified person and a report submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: to ensure that the development does not impact on nesting birds</p>																					
42.	<p>Prior to the commencement of the development/ submission of the first reserved matters application an updated survey and assessment of impacts on badgers, together with mitigation proposals informed by the updated survey and impact assessment, shall be submitted to and approved in writing by the Local Planning Authority. Mitigation proposals shall demonstrate: avoidance of impacts on badgers and their setts during construction or if this is not possible, adequate mitigation; long term maintenance of the badger population; maintenance of badger habitat and habitat connectivity; and long-term management of the site for the benefit of badgers (including measures to avoid post-construction sett interference and persecution, etc). The approved measures shall be implemented in full and maintained in perpetuity thereafter.</p> <p>Reason: to ensure that the development does not adversely impact on badgers at the site.</p>																					
43.	<p>The development shall be limited to no more than 420 dwellings and shall be carried out in accordance with the following plans:</p> <table border="1"> <thead> <tr> <th>Title</th> <th>Drawing Reference</th> <th>Received date</th> </tr> </thead> <tbody> <tr> <td>Location Plan -03</td> <td>STOR130110 LP-03 Rev C</td> <td>25th June 2014</td> </tr> <tr> <td>Topographical Survey Arrangement Layout</td> <td>STOR130110 SUR 07</td> <td>31st January 2014</td> </tr> <tr> <td>Topographical Survey Sheet 1</td> <td>STOR130110 SUR 01</td> <td>31st January 2014</td> </tr> <tr> <td>Topographical Survey Sheet 2</td> <td>STOR130110 SUR 02</td> <td>31st January 2014</td> </tr> <tr> <td>Topographical Survey Sheet 3</td> <td>STOR130110 SUR 03</td> <td>31st January 2014</td> </tr> <tr> <td>Topographical Survey Sheet 4</td> <td>STOR130110 SUR 04</td> <td>31st January 2014</td> </tr> </tbody> </table>	Title	Drawing Reference	Received date	Location Plan -03	STOR130110 LP-03 Rev C	25th June 2014	Topographical Survey Arrangement Layout	STOR130110 SUR 07	31st January 2014	Topographical Survey Sheet 1	STOR130110 SUR 01	31st January 2014	Topographical Survey Sheet 2	STOR130110 SUR 02	31st January 2014	Topographical Survey Sheet 3	STOR130110 SUR 03	31st January 2014	Topographical Survey Sheet 4	STOR130110 SUR 04	31st January 2014
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	Topographical Survey Sheet 5	STOR130110 SUR 05	31st January 2014
	Topographical Survey Sheet 6	STOR130110 SUR 06	31st January 2014
	Reason: For the avoidance of doubt and in the interests of proper planning		
44.	<p>A scheme of landscaping for each Phase or Sub-Phase shall be submitted as part of each reserved matters application. The scheme shall indicate the types and numbers of trees and shrubs to be planted, their distribution on the site, those areas to be seeded, paved or hard landscaped and detail any changes of ground level. Landscaping and restoration schemes should also aim to contribute to targets specified in the UK and Lancashire Biodiversity Action Plans. Landscaping proposals should comprise only native plant communities appropriate to the natural area.</p> <p>Reason: In the interests of the amenity of the area.</p>		
45.	<p>Prior to the commencement of the development the landscaping scheme for the approved earth bund and former paintball site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall indicate the types and numbers of trees and shrubs to be planted, their distribution on the site, those areas to be seeded, paved or hard landscaped and detail any changes of ground level. Landscaping and restoration schemes should also aim to contribute to targets specified in the UK and Lancashire Biodiversity Action Plans. Landscaping proposals should comprise only native plant communities appropriate to the natural area.</p> <p>Reason: In the interests of the amenity of the area.</p>		
46.	<p>All planting, seeding or turfing comprised in the approved details of landscaping pursuant to the 2 conditions above shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development within the relevant Phase or Sub-Phase, whichever is the earlier , and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species..</p> <p>Reason: In the interest of the appearance of the locality.</p>		