
ITEM 3f - 21/00965/FUL – Straits Farm, The Straits, Hoghton**The recommendation remains as per the original report**

(4)No. further letters of objection have been received setting out the following issues:

Impact of the development and access on highway safety

- Concerns as to whether adequate visibility at the access can be achieved.
- The estate road would not be to an adoptable standard.
- Loss of views.
- Adverse impact on privacy
- Loss of open land within the centre of the village.
- Disruptive impact of the development on residents.
- Noise impact from new residents accessing the houses.
- Overdevelopment
- No need for more houses.
- Any houses that area needed in this area would be for first time buyers.
- Adverse impact on the character of the area.
- Adverse impact on drainage.
- Ecological impacts

The following consultee responses have been received:

LCC Highways have responded in relation to comments received about the highway safety situation and visibility. They have noted that the access has already been approved as part of planning permission 19/00943/FUL, which proved adequate sightlines could be achieved and are recommended to be condition in any grant of planning permission in this instance. In relation to the adoption of the estate road LCC note that smaller estates such as this are not normally adopted and privately maintained.

The following conditions are recommended:

No.	Condition																		
1.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>																		
2.	<p>The development 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</td><td>20/089/L05</td><td>06 August 2021</td></tr><tr><td>Proposed Site Plan</td><td>20/089/P24</td><td>06 August 2021</td></tr><tr><td>Landscape Proposals</td><td>6656.06 Rev.A</td><td>06 August 2021</td></tr><tr><td>House Type B Plot 1</td><td>20-089-P09 Rev.A</td><td>28 September 2021</td></tr><tr><td>House Type B Plot 2</td><td>20-089-P11 Rev.A</td><td>28 September 2021</td></tr></tbody></table>	Title	Drawing Reference	Received date	Location Plan	20/089/L05	06 August 2021	Proposed Site Plan	20/089/P24	06 August 2021	Landscape Proposals	6656.06 Rev.A	06 August 2021	House Type B Plot 1	20-089-P09 Rev.A	28 September 2021	House Type B Plot 2	20-089-P11 Rev.A	28 September 2021
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	House Type A Plot 3	20/089/P08	06 August 2021
	House Type C Plot 4	20/089/P10	06 August 2021
	House Type C Plot 5	20/089/P12	06 August 2021
	Double Garage	20/089/G01	06 August 2021
	Tree Protection Plan	6656.07 Rev.A	04 October 2021
	<i>Reason: For the avoidance of doubt and in the interests of proper planning.</i>		
3.	<p>Prior to the commencement of development details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:</p> <p>(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof).</p> <p>(ii) A restricted rate of discharge of surface water agreed with the local planning authority.</p> <p>(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;</p> <p>(iv) Incorporate mitigation measures to manage the risk of sewer surcharge; and</p> <p>(v) Foul and surface water shall drain on separate systems within the site.</p> <p>The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and no surface water shall discharge to the public sewer either directly or indirectly.</p> <p>Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.</p> <p><i>Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.</i></p>		
4.	<p>Prior to the erection of the superstructure of the dwellings hereby approved samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>		
5.	<p>Prior to the erection of the superstructure of the dwellings hereby approved, full details of the alignment, height and appearance of all fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details.</p>		

	<p>Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.</p> <p><i>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</i></p>
6.	<p>No works to trees or hedgerows shall occur or building works commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.</p> <p><i>Reason: Nesting birds are a protected species.</i></p>
7.	<p>Prior to any earthworks being carried out a method statement detailing eradication and/or control and/or avoidance measures for wall cotoneaster and monbretia shall be supplied to and agreed in writing by the Local Planning Authority. The agreed method statement shall be adhered to thereafter and implemented in full unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>Reason: Due to the presence of invasive plant species.</i></p>
8.	<p>All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, 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><i>Reason: In the interest of the appearance of the locality.</i></p>
9.	<p>The development hereby approved shall be carried out in accordance with the details contained in the approved Tree Protection Plan (Ref. 6656.07 Rev.A) and Arboricultural Impact Assessment and Method Statement (ref. MG/6656/AIA&AMS/REVA/OCT21) received 04 October 2021. All remaining trees must be fully safeguarded in accordance with BS5837.2012 for the duration of the site works unless agreed in writing with the Local Planning Authority.</p> <p><i>Reason: To safeguard the trees to be retained.</i></p>
10.	<p>The dwellings hereby approved are required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.</p> <p><i>Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.</i></p>

11.	<p>Prior to the erection of the superstructures of the dwellings hereby approved details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details.</p> <p><i>Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so it can be assured that the design meets the required dwelling emission rate.</i></p>
12.	<p>The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before any development commences and a suitable turning area is to be maintained thereafter.</p> <p><i>Reasons: Vehicles reversing to and from the highway are a hazard to other road users, for residents and construction vehicles.</i></p>
13.	<p>The new estate road for the approved development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base-course level up to the entrance of the site compound before any development takes place within the site and shall be further extended before any development commences fronting the new access road.</p> <p><i>Reasons: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.</i></p>
14.	<p>No part of the development shall be commenced until the visibility splays measuring 2.4 metres by 102 metres in both directions are provided, measured along the centre line of the proposed new road from the continuation of the nearer edge of the existing carriageway of The Straits. The land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway.</p> <p><i>Reasons: To ensure adequate visibility at the street junction or site access in the interest of highway safety in accordance with Quality of Development Policy and Transport Policy in the Local Plan.</i></p>
15.	<p>No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority as part of a section 278 agreement, under the Highways Act</p>

	<p>1980.</p> <p><i>Reasons: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.</i></p>
16.	<p>No part of the development hereby approved shall be occupied until the approved scheme for the construction of the site access and the off-site works of highway improvement has been constructed and completed in accordance with the approved scheme details, without prior agreement from the Local Planning Authority.</p> <p><i>Reasons: In order that the traffic generated by the new development does not exacerbate unsatisfactory highway conditions in advance of the first occupancy or trading.</i></p>
17.	<p>Prior to the commencement of development a Traffic Management Plan (TMA) shall be submitted to and approved in writing by the Local Planning Authority (in conjunction with the highway authority). The TMA shall include and specify the provisions to be made for the following:-</p> <ul style="list-style-type: none"> • The parking of vehicles of site operatives and visitors; • Loading and unloading of plant and materials used in the construction of the development; • Storage of such plant and materials; • Wheel washing facilities; • Hours of operation (including deliveries) during construction • Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made) • Routes to be used by vehicles carrying plant and materials to and from the site; • Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties. <p><i>Reasons: to protect existing road users and to maintain the operation and safety of the local highway network and to minimise the impact of the construction works on the local highway network.</i></p>
18.	<p>Notwithstanding the details shown on the submitted plans, the proposed driveway/hardsurfacing to the front of the property shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority.</p> <p><i>Reason: In the interests of highway safety and to prevent flooding.</i></p>
19.	<p>The development hereby approved shall be carried out in full accordance with the approved remediation works as outlined in section 14 of the Geoenvironmental Appraisal report (ref.30256/1) dated April 2021 and submitted 06 August 2021.</p>

Prior to the occupation of any of the dwellings hereby approved remediation and validation reports shall be submitted to the Local Planning Authority for approval.

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.

Reason: Please note it is the applicant's responsibility to properly address any land contamination issues, to ensure the site is suitable for the proposed end-use, in accordance with Paragraph 121 of the National Planning Policy Framework (DCLG, 2012).