



## Representations

**Croston Parish Council** on the original plans commented that although they would welcome affordable housing limited to people with a close local connection it would question the sustainability of the proposed affordable homes in a location on the boundary of the parish as far removed from local services as it is possible to achieve.

Following re-consultation on amended plans removing affordable housing from the scheme the Parish Council request any commuted sum in lieu of the on-site affordable housing to be specifically earmarked for affordable housing provision in Croston.

### **One representation has been received which is summarised below:**

#### **Objection**

Total No. received: 1

- It is contrary to the Council's Rural Development SPD. It replaces a business;
- The applicant provides evidence that the building is unsuitable as a wedding venue however conversion to another use such as an office would provide jobs and a balanced economy;
- The site is targeted at commuters and will add to the growing traffic problems of the area. It is 1.2km from the nearest grocery store, the nearest primary school is in Croston and is regularly over-subscribed;
- This is not a minor in-filling of ribbon development but a major change in a settled rural community. It contributes nothing to the economy, merely adding strain on the provision of services;
- The NPPF states that policies should support economic growth, encourage minimal journey levels and precludes the construction of new buildings in the Green Belt. It cannot be argued that the proposal is infilling or that it would have a greater impact on the openness of the green belt;
- It is not considered the affordable housing can be an exception under policy;
- There is a public footpath that runs through the proposed site and is proposed to be moved. It seems unacceptable that a footpath that has been in existence for decades can be re-routed at will.

Following re-consultation on amended plan the same neighbour has written in stating that it still appears that the public footpath is to be re-routed. This footpath has been in existence for many decades and runs to the left of the proposed development (not affecting any of the proposed houses) and then continues along the rear boundary, which could only affect properties 1, 2 and 3. This could be fenced. They therefore think it unnecessary and inappropriate for the path to be changed.

## Consultees

Consultee	Summary of Comments received
Council's Conservation Officer	<p>The application site is immediately adjacent to a grade II listed building, a designated heritage asset as defined by Annex 2 to the Framework, Gradwell's Farm.</p> <p>Paragraphs 129 and 132 of the Framework are pertinent as are policy 16 of the Adopted Central Lancashire Core Strategy (2012) and policy BNE8 of the emerging Chorley Local Plan 2012 – 2026.</p> <p>Within the Framework paragraph 129 states that, <i>'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'</i></p> <p>Paragraph 132 states, <i>'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'</i></p> <p>The Adopted Central Lancashire Core Strategy (2012), policy 16 refers to Heritage Assets. This policy mirrors that given in the Framework and states that it seeks to, <i>'Protect and seek opportunities to enhance the historic environment, heritage assets and their setting by:</i></p> <ul style="list-style-type: none"><li data-bbox="719 1077 2038 1109">a. <i>Safeguarding heritage assets from inappropriate development that would cause harm to their significances.'</i></li></ul> <p>The emerging Chorley Local Plan 2012 – 2026, Policy BNE8 refers to the Protection and Enhancement of Heritage Assets. Essentially this policy mirrors the Framework. Paragraph b, states that, <i>'Applications will be granted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself and the surrounding historic environment and where they show consideration for the following:</i></p> <ul style="list-style-type: none"><li data-bbox="674 1260 2038 1292">iii, <i>The Conservation and, where appropriate. The enhancement of the setting of heritage assets.'</i></li></ul>

	<p>In this case the proposed development is considered to have the potential to enhance the setting of the designated heritage asset. This could be further enhanced by the use of a sensitive boundary treatment. I therefore consider that the significance imbued within the setting of the designated heritage asset will, subject to details submitted at reserved matters, be sustained and quite possibly enhanced. I therefore consider the proposed development to be acceptable.</p>
<p>Police Architectural Liaison Officer</p>	<p><u>Crime Risks</u>  Within the last 12 months period, there have been burglary offences in the area surrounding this site. In order to reduce the risk of crime and anti-social behaviour affecting the residents, visitors and local community, the design should incorporate the following recommendations.</p> <p><u>External layout</u>  The layout allows for good natural surveillance around the development due to the differing orientation of dwellings.</p> <p>Landscaping of public areas should be kept to low level planting or trees with low lying branches removed so that natural surveillance is not compromised.</p> <p>The development is well 'contained' in a cul-de-sac design which promotes a sense of community. This layout also deters casual intrusion as strangers are more likely to stand out and be observed or challenged if they raise suspicions.</p> <p>The perimeter boundary treatments should be sufficient height and construction to deter intrusion from outside. This is of particular importance where the boundary meets with the caravan site.</p> <p><u>Physical security</u>  Garages should be devoid of windows as they allow a view of valuables stored inside.</p> <p>Access to the side and rear of the dwellings should be restricted by 1.8m high boundary treatments with same height lockable gates. Most burglaries target the side and rear and so this security measure is essential.</p> <p>Enhanced security windows and doors (PAS 24:2012 or alternative) are recommended to reduce the risk of burglary and would be required to comply with Secured By design should accreditation be sought.</p>
<p>Council's Contaminated Land Officer</p>	<p>Requests a condition in relation ground contamination.</p>

Lancashire County Council Ecology	<p>Advise the site lies within a Natural England Site of Special Scientific Interest Impact Risk Zone and depending on its floor area Natural England may need to be consulted. Natural England has been contacted and advises the application does not fall within the criteria for applications on which they need to be consulted.</p> <p>Owing to likely impacts on bats the proposed works would result in a breach of The Conservation of Habitats and Species Regulations 2010, unless a Natural England licence is issued prior to commencement of works. Chorley Borough Council should not approve the application if there is reason to believe that such a licence would not be issued.</p> <p>Further clarification on the great crested newt assessment and the need for reasonable avoidance measures is required prior to determination of the application. Further discussions with LCC Ecology have taken place on great crested newts and they advise the site is low risk due to the amount of hardstanding on the site. The risk is killing or injuring them during works. They therefore need to undertake reasonable avoidance measures, e.g. rubble placed on pallets, strimming and inspection of grass prior to the start of works and retention of veteran trees.</p>
Council's Strategic Housing Officer	<p>The site is on the parish boundary between Croston and Ulnes Walton, with the majority in Croston and part of the northern land crossing over into Ulnes Walton. The location between the 2 parishes means it isn't located close to any facilities with the nearest shop being part of a garage 1.1 km away to the east in Ulnes Walton, and the next nearest shop 1.7 km away in Croston to the west. The road to these shops is lit and has a narrow path. The majority of households in social housing in the borough do not have cars (52.5% no car or van - Census 2011) compared to the vast majority having cars in other tenures (11.8% no car or van Census 2011). Therefore a family in social housing is likely to be more affected by the distance from the village of Croston and its schools, shops and other services than a household in other tenures. Whilst there is demonstrable need for affordable housing in rural parishes including Croston, this would be better met for social housing within the settlement.</p> <p>Due to its location and distance from facilities the site is not considered suitable for families in social housing. If social housing is to go ahead on the site 2 bedroom houses would be preferred as 3 bedroom social properties are currently low demand in the borough. The 3 properties represent 30% as opposed to 35% required for rural developments in the SPD.</p>
Lancashire County Council Education	Have requested a contribution of £48,118 towards 4 primary school places.
Planning Policy on Public Open Space	There is a requirement for a financial contribution required from this development per dwelling as identified in the Central Lancashire Open Space Study, Final Open Space Audit Report, May 2012 towards amenity green space

	<p>new provision in the ward of Lostock, new provision for children/young people in the ward of Lostock, allotments at Sylvesters Farm, Euxton and Land East of Station Road, Croston and playing pitches in the Borough.</p> <p>This totals £1,888 per dwelling.</p>
Lancashire County Council Highways	<p>State that the amended plan has taken into account their initial comments and is therefore acceptable. They advise conditions to be added to any permission.</p> <p>It is indicated on the indicative plan that the footpath passing through the site, (FP11) which is a Public Right of Way (PROW) on the Definitive Map is to be diverted. It is the responsibility of the landowner to ensure that the necessary procedures are followed for the legal diversion of the Public Right of Way. As the granting of planning permission does not constitute the diversion of a Definitive Right of Way, the proposed diversion of the PROW should be the subject of an Order under the appropriate Act. It should also be noted that a temporary closure of the PROW should this be required will only be granted where it is the intention to re-open the PROW upon expiration of the closure on the route recorded on the Definitive Map of Public Rights of Way.</p>
United Utilities	<p>Have no objection to the proposal subject to conditions.</p>

## **Assessment**

### Background information

1. The application site is currently occupied by the former Mill Hotel. The main building is two-storey and is a modern brick building set around an old barn of which only limited parts can be seen due to later extensions. To the front/side (east) of the main hotel building is a freestanding single storey function room.
2. The building is set back significantly from Moor Road with a large tarmac car park in front of it and further tarmac to the rear. The access onto Moor Road is located to the left of the site frontage. The car park is separated from the road by a grass verge with some trees and shrubs on.

### Principle of the Development

3. The site is in the Green Belt. The National Planning Policy Framework (the Framework) states the construction of new buildings in the Green Belt is inappropriate in Green Belt. The Framework states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
4. The Framework sets out a number of exceptions to inappropriate development and this includes limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
5. Policy BNE5 of the emerging Local Plan (which now carries significant weight following receipt of the Inspector's Partial Report) covers Redevelopment of Previously Developed Sites in the Green Belt. Criterion d of the policy covers redevelopment and states:  
*In the case of redevelopment:*  
*d) The appearance of the site as a whole is maintained or enhanced and that all proposals, including those for partial redevelopment, are put forward in the context of a comprehensive plan for the site as a whole.*
6. Although the application is only made in outline it does specify the layout and scale of the proposed properties. The existing buildings on the site have a volume of 9000m<sup>3</sup>. The dwellings that will replace them will have a volume of 8950m<sup>3</sup>, so the scheme will result in an overall small reduction of volume in the Green Belt. In terms of the spread of development across the site the existing buildings are situated to the rear of the site, furthest from Moor Road, leaving the front of the site open to views from the main road. The proposal dwellings will also be sited mainly to the rear of the site, but plots 1, 2 and 3 will be sited closer to Moor Road along the northwest boundary of the site. However, the front of the site will remain undeveloped and will therefore retain its open character from the road. Although the dwellings will be laid out so the built form is more spread out on the site than at present, the development will be looser than at present with gaps in between the dwellings. Rather than the mass of one large building (with a smaller one to the side) than exists at present. In addition, the proposal will remove an extensive area of hard standing to the front and rear of the building that provided car parking for the hotel. It is considered that overall the development will not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development and it will maintain and enhance the appearance of the site overall.
7. The proposal is therefore considered acceptable in principle in relation to the Green Belt.
8. The Council does have policies controlling the re-use of employment premises however this site would not fall under such policies as they protect B Use Class employment uses. The former hotel use falls within Use Class C1.

### Affordable Housing

9. Policy 7 of the Core Strategy requires 35% affordable housing to be provided on the site. The application originally proposed seven market housing and three affordable units, the affordable units to be positioned on the land to the west of the access between the site

access and no. 305 Moor Road. This would only have represented 30% affordable housing. However, due to its location and distance from facilities, Strategic Housing advise the site is not considered suitable for families in social housing and an off-site commuted sum should be sought as an alternative. The Affordable Housing Supplementary Planning Document (SPD) does allow a financial contribution in lieu of on-site provision. The comments of Strategic Housing are noted regarding the position of the site and it is considered in this case that the site is therefore unsuitable for affordable housing. An off-site financial contribution is therefore proposed (calculated as per the calculation in the SPD) of £400,207. This will be secured through a Section 106 legal agreement.

10. The comments of the Parish Council in relation to the commuted sum are noted. The Council's Strategic Housing team have responded by stating that they always endeavour to spend the commuted sum as close to the original site as possible, however this relies on the availability of sites on which to develop, and this can be an issue in Croston and neighbouring parishes. Also, with restrictions on timescales on which to spend sums it could put the funding at risk if it restricted in this way [if restricted to Croston].

#### Access

11. The access point to the site forms part of this application. The existing access that served the hotel will remain but it will be modified as advised by Lancashire County Council Highways to alter the bellmouth to realign the corner radii suitable for residential use to allow vehicles to more smoothly transition in and out of the site. A 2m wide footway has also been added along one side of the access road into the site to segregate pedestrians from the carriageway.
12. The proposal is considered acceptable in terms of the access to the site.
13. It is considered that the layout shows parking in accordance with the Council's parking standards set out in Policy ST4 of the emerging Local Plan. The properties are likely to be large with four or more bedrooms, they therefore require at least three off road parking spaces. The properties all have detached or attached double garages and at least double driveways so will accord with the requirements of Policy ST4.

#### Layout

14. The layout also forms part of the application. As discussed above the dwellings will be set back from the front of the site with all of them facing towards the access road. Although the dwellings will come closer to Moor Road they will maintain the open frontage of the site which is considered acceptable.

#### Scale

15. The application also applied for the scale of the dwellings. Plans have been provided showing the suggested scale of the dwellings as two-storey with room over the garage. This is considered acceptable. A condition will be imposed restricting the scale of the properties to these parameters of any reserved matters stage.

#### Levels

16. The site is relatively flat and it is therefore considered that acceptable levels can be achieved at any reserved matters stage.

#### Impact on the neighbours

17. The nearest residential property to the development is Gradwells Farm to the east of the site. The garden of this property bounds with the application site. The layout of the proposal is applied for as part of the application and the properties on Plots 6 and 7 would be nearest to it. Plot 7 would back onto the grounds of the property but there would be approximately 11.9m between any rear windows and the boundary which is in excess of the Council's interface distances. Plot 6 will be sited side onto the grounds of Gradwells Farm. The appearance of the properties is not applied for as part of the permission so the location of windows is not provided at this stage, although from the layout it is likely that the windows will not face straight into the garden of Gradwells

Farm. However, a condition will be imposed preventing first floor windows in the southeast elevation of the property to prevent overlooking into the garden. Non-habitable room windows may be acceptable if they are obscurely glazed.

18. To the west the nearest property is no. 305 Moor Road, a semi-detached property fronting the main road. The rear of the proposed property on plot 1 will face towards the side of the rear garden of this property, however there will be approximately 35m between the site boundary and the boundary with this property and as such will not create any loss of amenity.
19. To the rear of the site partly bounds with Royal Umpire Caravan Park but there will be over 10m from any first floor windows to this boundary.
20. For the reasons above the application is considered acceptable in relation to neighbour amenity.

#### Design

21. The appearance of the dwelling is not applied for at this stage, but it is considered that an acceptable design or the dwellings could be achieved on site.

#### Open Space

22. There is a requirement for a financial contribution required from the development per dwelling as identified in the Central Lancashire Open Space Study, Final Open Space Audit Report, May 2012 towards amenity greenspace new provision in the ward of Lostock, new provision for children/young people in the ward of Lostock, allotments at Sylvesters Farm, Euxton and Land East of Station Road, Croston and playing pitches in the Borough. This totals £1,888 per dwelling and will need to be secured through a Section 106 legal agreement.

#### Trees and Landscape

23. A tree report accompanies the application. There are two individual trees categorised as 'A' (high quality and value), these are two Ash trees on the site frontage of the field between the site and no. 305 Moor Road which will be unaffected by the development. There are two category 'B' trees (moderate quality and value), one adjacent to the site access and one in the southeast corner of the site, but of which are shown to be retained as part of the application. There are eight trees categorised as 'C' (low quality and value), some of which will be removed as a result of the layout but some will be retained.
24. In terms of groups, the trees that bound with the access track to Gradwells Farm are categorised a 'B' moderate quality and value and will be retained as part of the development. The rear boundary of the site has a row of tall Poplars on it (approximately 15m high). These are category 'C' and are to be removed as part of the scheme. There is no objection to their removal as given their height they act as a high hedge and likely to cause problems for the proposed properties in the future. The hedge along the west boundary is a category 'C' beech hedge. This is shown to be retained on the plans but there would be no objection to its removal subject to appropriate new landscaping to replace it
25. The retention of the category A and B trees on the site as part of the proposal is looked upon favourably and the proposal is therefore considered acceptable in relation to trees.
26. The landscaping of the site will be dealt with as part of any reserved matters application.

#### Ecology

27. An ecology report accompanies the application. Bat roosts have been found to be present on site and therefore a European Protected Species Mitigation Licence will be required. This licence can only be applied for once planning permission has been granted, however the Planning Authority must be satisfied that the three Habitats Directive 'derogation tests' are met.

28. These three tests are:
- the development must be for one of the reasons listed in regulation 53(2) of the 2010 Regulations. This includes imperative reasons of overriding public interest of a social or economic nature or of a public health and safety nature;*
  - there must be no satisfactory alternative, and*
  - favourable conservation status of the European Protected Species in their natural range must be maintained*
29. In terms of these tests, the existing building is empty and the Council want to see the site brought back into use so the proposal is considered to be in the public interest. In terms of an alternative, any conversion of the building to residential is unlikely to be realistic given its layout as a commercial building and the level of work would still likely cause disturbance to roosts. In terms of the final test mitigation measures have been put forward in the form of replacement roost reassures (details provided with the application) to maintain the favourable conservation status of the Common pipistrelle colony.
30. The proposal is therefore considered to meet the three tests subject to conditions securing mitigation measures.
31. The ecology survey shows that *Cotoneaster horizontalis* (an invasive plant species) is present on site. The trees and hedgerows on the site are suitable for use by breeding birds and the building by nesting birds. Hedgehogs are also present on site. Mitigation measures have been put forward and their application is considered acceptable on ecology grounds subject to this.

#### Flood Risk

32. The site is not over 1 hectare in size and is not in Flood Zones 2 or 3 as identified by the Environment Agency. A Flood Risk Assessment is therefore not required.

#### Public Right of Way

33. Public Right of Way number 11 (Ulnes Walton) crosses the site. It runs up the access track to Gradwells Farm and then across the site in front of the existing building and then into the adjacent field. The applicant advises that an application will be made to divert the footpath. Diversion of a footpath cannot be done as part of a planning application, but rather a separate application needs to be made to divert a footpath under the Town and Country Planning Act. The applicant is aware of the relevant procedure.

#### Contamination and Coal Mines

34. A condition is proposed as requested by the Council's Contaminated Land Officer in relation to ground contamination.
35. The site is not within a low or high risk coal mining area and therefore no conditions or informative notes are required in relation to this.

#### Drainage and Sewers

36. United Utilities have no objection subject to conditions requiring details of foul and surface water drainage to be submitted and approved. This includes surface water being restricted to existing runoff rates. These conditions are proposed and the application is therefore considered acceptable in relation to this.

#### Impact on Listed Building

37. Gradwells Farm, the residential property to the east is a Grade II listed building. The Council's Conservation Officer considers the proposal will sustain and has the potential to enhance the setting of the listed building. This could be further enhanced by the use of a sensitive boundary treatment subject to details submitted at reserved matters stage. A condition is proposed requiring details of boundary treatments to be submitted. Subject to this detail the proposal is considered acceptable in relation to the listed building at this stage.

#### Sustainable Resources

38. Policy 27 of the Core Strategy requires all new dwellings built prior to January 2016 to be built to Level 4 of the Code for Sustainable Homes and any built from January 2016 to be built to Level 6. It also requires proposal for five or more dwellings to have either additional building fabric insulation measures or appropriate decentralised, renewable or low carbon energy sources install to reduce carbon dioxide emission of predicted energy use by at least 15%. This can be controlled by conditions.

#### Community Infrastructure Levy (CIL)

39. The application will be liable for the Community Infrastructure Levy, however the applicant can offset the floor area of the existing buildings on site, which in this case is greater than the floor area proposed. The onus is on the applicant/developer to prove that the existing buildings have been in use for six months out of the last three years and if this is the case the CIL liability would be nil. If the existing buildings could not be offset the CIL liability would be £109,850.
40. The request for a contribution from LCC Education is noted, however education requests such as this are included in the CIL levy, even if, as in this case the applicant can offset the floor area of the existing buildings.

#### **Overall Conclusion**

41. The application is considered acceptable in principle and in terms of the access, layout and scale and is recommended for approval subject to conditions and a Section 106 legal agreement.

#### **Planning Policies**

42. In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Borough Local Plan Review 2003 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposals has had regard to guidance contained with the National Planning Policy Framework (the Framework), the development plan and the emerging Local Plan 2012-2026. The specific policies/ guidance considerations are contained within the body of the report.

#### **Planning History**

There is no planning history relevant to the current application, there is extensive planning history relating to the previous use as a hotel which was originally given permission in 1975 (ref: 75/00320/FUL) for conversion of farm buildings for public dining facilities.

#### **Suggested Conditions**

No.	Condition
1.	An application for approval of the reserved matters (namely the appearance, layout and landscaping of the site) must be made to the Council before the expiration of three years from the date of this permission and the development hereby permitted must be begun two years from the date of approval of the last of the reserved matters to be approved. <i>Reason: This condition is required to be imposed by the provisions of Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</i>
2.	The development shall be carried out in accordance with the recommendations set out in Paragraph 4.2.1 (wrongly numbered 4.3.1 in the report) of the 'Ecological Survey & Assessment, plus Outline Mitigation Method Statement for Roosting Bats' report and its associated appendices 3 and 4, dated April –July 2014 carried

	<p>out by Ribble Ecology.  <i>Reason: To ensure that ecology is maintained in a favourable conservation status on the site.</i></p>
3.	<p>Either, before the development hereby permitted is first commenced, or with any reserved matters application, details 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.  <i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>
4.	<p>Either, before the development hereby permitted is first commenced, or with any reserved matters application full details of the colour, form and texture of all hard landscaping (ground surfacing materials) (notwithstanding any such detail shown on previously submitted plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved, and shall be completed in all respects before the final completion of the development and thereafter retained.  <i>Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area.</i></p>
5.	<p>None of the dwellings shall be occupied until the approved access to the site has completed in accordance with the approved plans.  <i>Reason: To ensure the access is suitable for the development.</i></p>
6.	<p>Before demolition or construction commences on the site and for the full period of demolition and construction, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.  <i>Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials, thus creating potential hazards to road users.</i></p>
7.	<p>Due to the proposed sensitive end-use (residential housing &amp; gardens), and the proximity of the development site to potentially infilled ground, the development hereby permitted shall not commence until the applicant has submitted to and had approved in writing by the Local Planning Authority a report to identify any potential sources of contamination on the site and where appropriate, necessary remediation measures.  The report should include an initial desk study, site walkover and risk assessment. If the initial study identifies the potential for contamination to exist on site, the scope of a further study must then be agreed in writing with Local Planning Authority and thereafter undertaken and shall include details of the necessary remediation measures.  The development shall thereafter only be carried out following the remediation of the site in full accordance with the measures stipulated in the approved report.  <i>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).</i></p>
8.	<p>During the construction period, all trees to be retained shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standards.  <i>Reason: To safeguard the trees to be retained.</i></p>
9.	<p>Either, before the development hereby permitted is first commenced, or with any reserved matters application, full details of the alignment, height and appearance of all fences and walls to be erected between the plots and to the site boundaries (notwithstanding any such detail shown on previously submitted plan(s)) shall have</p>

	<p>been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not 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><i>Reason: To ensure a visually satisfactory form of development and to protect the amenities of occupiers of nearby property.</i></p>
10.	<p>The dwellings hereby permitted shall achieve Level 4 of the Code for Sustainable Homes if commenced after 1 January 2013 and Level 6 if commenced after 1 January 2016. Within six months of completion a Final Code Certificate shall be submitted to the Local Planning Authority showing it has met the relevant Code Level.</p> <p><i>Reason: In the interests of minimising the environmental impact of the development.</i></p>
11.	<p><i>Either, before the development hereby permitted is first commenced, or with any reserved matters application, 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 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.</i></p> <p><i>Reason: In the interests of minimising the environmental impact of the development.</i></p>
12.	<p><i>Either, before the development hereby permitted is first commenced, or with any reserved matters application 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 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.</i></p> <p><i>Reason: In the interests of minimising the environmental impact of the development.</i></p>
13.	<p>Either, before the development hereby permitted is first commenced, <i>or</i> with any reserved matters application, full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out strictly in conformity with the approved details.</p> <p><i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i></p>
14.	<p><i>Either, before the development hereby permitted is first commenced, or with any reserved matters application full details of the means of foul water drainage/disposal shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works for foul water drainage/disposal have been completed in accordance with the approved details.</i></p> <p><i>Reason: To ensure a satisfactory means of drainage.</i></p>
15.	<p><i>Either, before the development hereby permitted is first commenced, or with any reserved matters application a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed</i></p>

	<p>after completion) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the existing and proposed runoff rates. The development shall be completed, maintained and managed in accordance with the approved details.</p> <p><i>Reason: To ensure a satisfactory means of drainage and prevent and increase risk of flooding.</i></p>															
16.	<p>Any windows above ground floor in the south, south-east elevation of the property on Plot 6 shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of Privacy or an equivalent.</p> <p><i>Reason: In the interests of the privacy of occupiers of Gradwells Farm.</i></p>															
17.	<p>Any trees, shrubs, Bramble scrub or other suitable breeding bird habitat which are to be removed as part of the proposals are only removed outside the bird breeding season (March to August inclusive). If any buildings or vegetation is scheduled for removal in the bird breeding season advice from an Ecologist must be sought. It may be necessary to carry out a walkover survey to adequately demonstrate that no breeding birds, active nests, eggs or fledglings are present in the area to be cleared. If breeding birds are recorded the Ecologist will issue guidance in relation to the protection of the nesting birds in conjunction with the scheduled works. This may involve cordoning off an area of the site until the young birds have fledged.</p> <p><i>Reason: All wild birds are protected under the Wildlife and Countryside Act 1981 while they are breeding.</i></p>															
18.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1"> <thead> <tr> <th>Title</th> <th>Drawing Reference</th> <th>Received date</th> </tr> </thead> <tbody> <tr> <td>Proposed Site Layout Plan</td> <td>BS3333/14 D/0/1 Rev C</td> <td>6<sup>th</sup> October 2014</td> </tr> <tr> <td>Site Location Plan</td> <td>BS3333/14 D/00/1 Rev A</td> <td>6<sup>th</sup> October 2014</td> </tr> <tr> <td>Suggested Outline Dwelling Mass Plots 1, 2, 3 &amp; 7</td> <td>BS3333/14 D/0/2</td> <td>7<sup>th</sup> November 2014</td> </tr> <tr> <td>Suggested Outline Dwelling Mass Plots 4, 5 &amp; 6</td> <td>BS3333/14 D/0/3</td> <td>7<sup>th</sup> November 2014</td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p>	Title	Drawing Reference	Received date	Proposed Site Layout Plan	BS3333/14 D/0/1 Rev C	6 <sup>th</sup> October 2014	Site Location Plan	BS3333/14 D/00/1 Rev A	6 <sup>th</sup> October 2014	Suggested Outline Dwelling Mass Plots 1, 2, 3 & 7	BS3333/14 D/0/2	7 <sup>th</sup> November 2014	Suggested Outline Dwelling Mass Plots 4, 5 & 6	BS3333/14 D/0/3	7 <sup>th</sup> November 2014
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