

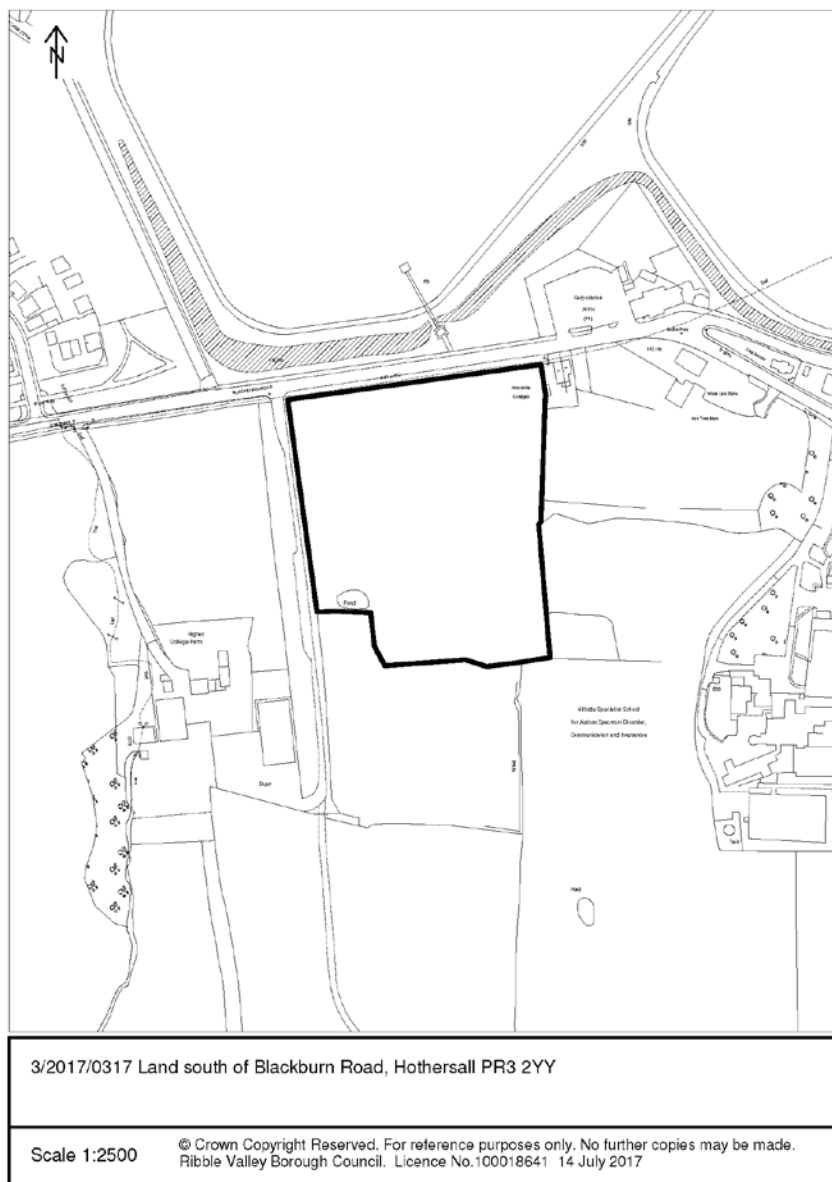
D APPLICATIONS ON WHICH COMMITTEE 'DEFER' THEIR APPROVAL SUBJECT TO WORK 'DELEGATED' TO THE DIRECTOR OF COMMUNITY SERVICES BEING SATISFACTORILY COMPLETED

APPLICATION NO: 3/2017/0317/P

GRID REF: SD 361763 437185

DEVELOPMENT DESCRIPTION:

OUTLINE PLANNING APPLICATION FOR EMPLOYMENT FLOORSPACE (USE CLASSES B1, B2 AND B8) AND ASSOCIATED ACCESS, CAR PARKING, LANDSCAPING AND SERVICES INFRASTRUCTURE WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS AT LAND SOUTH OF BLACKBURN ROAD HOTHERSALL PR3 2YY



PARISH/TOWN COUNCIL:

Longridge Town Council: Note the objection to the scheme from Hothersall PC but in principle are in favour of this development providing that adequate screening and also that due care and consideration is given to the needs of the school. Also in the making of any decision any representations received from the nearby school must be taken into account.

Hothersall Parish Council: The site subject to this application has NOT been identified in the Regulation 19 Publication version of the Housing and Economic Development – Development Plan Document April 2017. In our view the decision taken by the Council on 6 April not to allocate this land for employment use is appropriate and demonstrates that the site is unnecessary to deliver the economic objectives set out in the Local Plan. A series of concerns have been raised including:

- the siting, scale and form of the proposal is inappropriate to this open countryside location on the fringe of the Forest of Bowland Area of Outstanding Natural Beauty;
- the uses proposed include those [B2 & B8] which are inappropriate to this location due to the impacts that the buildings needed and the activity hosted will have on the local environment and on residential amenity;
- the siting of the buildings [as proposed in the Illustrative Site Location Plan] is inappropriate in respect of the proximity to Hillside School and will cause unacceptable harm to the setting of this special school.
- the proposal will have a harmful impact on the designated Biological Heritage sites at Hillside School Woodland and Spade Mill Reservoir.
- no provision appears to be made to identify any protected species on site, to assess the risk of harm arising to protected species and to put forward mitigation.
- no assessment has been made of the potential for adverse visual or landscape impact.
- the Transport Study appears to be inadequate; no consideration appears to have been given to Light or Heavy Goods Vehicles despite the proposed use class of the majority of the development [B2 & B8]

Ribchester Parish Council: The design of the proposed park appears to contain some 248 parking/loading spaces. This number of spaces will inevitably boost vehicle movements through the area, particularly during the morning and early evening leading to traffic congestion on local roads. Vehicles accessing the motorway network through Longridge and Grimsargh already meet delays through heavy traffic. Drivers will inevitably seek to find an alternative; the only route available being through the village of Ribchester where roads are unsuitable for heavy traffic and are already congested.

The argument that the site is well served by public transport is open to question given that the current bus service is one per hour, closes around 7pm and does not operate on a Sunday. This cannot by any stretch of the imagination be described as 'well served'.

The proposed site is situated in open countryside on greenfield land. It will be argued that it is possible to mitigate the negative effects of the development by good design. To some extent this is a fanciful argument as no matter how clever the designer no mitigation measures can

compensate for the loss of visual amenity in the area, particularly given the amount of detritus that inevitably surrounds any industrial building.

The site is adjacent a source of water which drains into local watercourses that eventually find their way into the river via Boyce's Brook. There is a worry that without a well-designed site drainage system the Brook will be polluted by commercial and domestic waste.

Note: Amended plans reducing the site area by removing land adjacent Hillside Specialist School have been received and Parish Councils have been re-notified. Any further representations received from the Parish Councils as a result of this re-notification are to be reported verbally.

EDUCATION (LCC):

No comments received.

HIGHWAYS (LCC):

The County Highways Surveyor has raised concerns regarding the site access design and layout. However, the County Surveyor anticipates that the concerns raised could be addressed and, if so, the application would be acceptable in highway terms.

UNITED UTILITIES:

Whilst a water main crosses the site with associated easement United Utilities raise no objection subject to drainage conditions.

LEAD LOCAL FLOOD AUTHORITY:

Raise no objection to the development subject to appropriate conditions including the submission of a Detailed Surface Water Management Plan.

ENVIRONMENT AGENCY:

No objection in principle to the proposed development subject to the inclusion of conditions relating to pollution control.

ADDITIONAL REPRESENTATIONS:

113 letters of objection have been received and raise the following concerns:-

- Wrong site in the wrong location.
- Development is in Hothersall and not Longridge as required by the Core Strategy.
- Use of the building out of character with the area.
- Development would affect tourism and recreation sectors.
- The site is on the edge of the AONB and is surrounded by protected biological heritage sites.
- Environmental survey undertaken by developers is inadequate – countless species of wildlife have been seen. The site is close to five biological heritage sites and would ruin ecology of the area.
- No assessment of visual impact of development – the site would impact on surrounding area and AONB.

- No detail on size and construction of the units.
- Empty brownfield sites within Longridge available for development. There are vacant premises on existing industrial estates.
- Site access is between two busy junctions and there have been numerous accidents and deaths.
- Surrounding road network is inadequate with HGVs using B roads with restrictions on certain roads and access bridges. Road conditions would be affected by HGVs.
- Increase in air pollution and light pollution.
- Transport Statement is unacceptable. Sight lines from the site are not adequate. Cars already speed along Blackburn Road.
- Major worry regarding site drainage which would be served by non-mains drainage. Potential for pollution of brook.
- Access to the school through the site is unacceptable and the schools staff and governors are opposed to the scheme with no consultation prior to the application.
- Any development would set a terrible precedent.
- Increase in noise and pollution that could have severe impact on children at Hillside specialist school for children with autism.
- Development would ruin views from the AONB.
- Scheme is likely to employ more people from outside the area than local residents.
- Government laws regarding limiting pollution levels near schools.
- Many suitable empty warehouses near the M6 for this type of business.
- Development is too close to residential areas and schools.
- Development is contrary to Longridge Neighbourhood Plan.
- Nothing in the plans to limit height or scale and suitable building materials.
- Even buildings of single storey height would decimate protected views.
- Noise levels would affect local residents.
- Devaluation of property.
- Loss of quiet and calming environment for Hillside School.
- HGV traffic would pass through residential areas.
- Poor local transport links.

1. **Proposal**

- 1.1 Consent is sought for the erection of circa 8,500 square metres of employment floor space falling with the 'B' Use Class Order categories and associated access, car parking, landscaping and services infrastructure. All matters are reserved at this stage other than the proposed access. The proposal would comprise a mixed employment development including office, research and light industrial use (B1), general industrial use (B2) and/or storage (B8), the finalised details of which would be established as part of any reserved matters submission. As originally submitted the application site extended to an area of 3 hectares of land in two distinct 'phases' or parcels of land. The larger parcel, Phase 1, measured approximately 2 hectares in area with a frontage onto Blackburn Road. The smaller parcel, Phase 2, was set back from Blackburn Road and would be an area earmarked for potential future 'low-key' development. The proposed access to the site would be via a new vehicular and pedestrian entrance to Blackburn Road.
- 1.2 The additional land to the east, Phase 2, would also provide an alternative access and waiting area for the adjacent Hillside Specialist School. The provision of land at the western school boundary would enable vehicles to arrive with or wait for children without waiting outside the school entrance from Blackburn Road at the start and end of each day.

1.3 As a result of discussions, the area denoted as Phase 2 has now been removed from the scheme and the application now relates solely to the 2 hectares of land referred to as Phase 1. The illustrative site layout indicates six buildings totalling 8,185 square metres of employment floor space on the site which would be subdivided into smaller units and the provision of 204 car parking spaces. The submitted Parameter Plan indicates where existing landscape features would be retained and new landscape screening would be provided.

2. **Site Location**

2.1 The application site comprises an area of open land to the south of Blackburn Road, Hothersall. It is located some 50m to the east of the Longridge Draft Settlement Boundaries which formed part of the Regulation 18 stage consultation and has now been adopted for Development Management Purposes (as of Dec 2016).

2.2 The centre of Longridge lies just over 1 kilometre to the west which contains all the services and facilities associated with a main settlement. To the north of the site are the Spade Mill Reservoirs and to the east a combination of residential properties, the Corporation Arms public house and the Hillside Specialist School.

2.3 Existing site features including boundary trees, hedgerows and ponds within and adjacent to the site. The southern boundary of the Forest Of Bowland AONB lies approximately 1km to the north of the site. There is a Public Right of Way that runs adjacent to the site's western boundary. A number of Biological Heritage Sites are located in the surrounding area, however; the site itself does not contain any land designated or recognised for its ecological value.

3. **Relevant History**

3/2006/0329 - Outline application for the erection of rural workshop units. Refused.

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1 - Development Strategy

Key Statement DS2 - Sustainable Development

Key Statement EN2 - Landscape

Key Statement EN3 - Sustainable Development and Climate Change

Key Statement EN4 - Biodiversity and Geodiversity

Key Statement EC1 - Business and Employment Development

Key Statement DMI1 - Planning Obligations

Key Statement DMI2 - Transport Considerations

Policy DMG1 - General Considerations

Policy DMG2 - Strategic Considerations

Policy DMG3 - Transport and Mobility

Policy DME1 - Protecting Trees and Woodlands

Policy DME2 - Landscape and Townscape Protection

Policy DME3 - Site and Species Protection and Conservation

Policy DME6 - Water Management

Policy DMB1 – Supporting Business Growth and the Local Economy

Other Material Considerations:

National Planning Policy Framework (NPPF)

5. **Assessment of Proposed Development**

5.1 This is an outline application with all detailed matters except access reserved for subsequent consideration at reserved matters application stage. The main consideration, therefore, concerns the principle of the proposed commercial development. However, the matters of visual amenity, residential amenity, tree/ecological considerations, highway safety/traffic/public footpath issues do have to be given some consideration. Each of these matters are discussed below.

5.2 Principle of Development

5.2.1 The principal planning policy considerations in this case are based around the Ribble Valley Core Strategy adopted December 2014. The Ribble Valley Core Strategy highlights the limited number of employment opportunities available in the Borough, which results in a high level of daily out commuting to access employment opportunities, and therefore this proposal would support the underlying strategic approach to align jobs with homes in key areas. Key Statement EC1 'Business and Employment Development' directs employment development towards the main settlements of Clitheroe, Whalley and Longridge as preferred locations to accommodate growth. The development is considered to be essential to the local economy and therefore satisfies one of the considerations for development outside of the defined settlement areas outlined in Core Strategy Policy DMG2.

5.2.2 The concept of the provision of additional employment land at Longridge is supported as both a planning and economic development principle. The Council is seeking to address an objective of the provision of employment land and sites to serve Longridge are a particular concern to be delivered as identified in the Employment Land Study Refresh 2013. The Employment Land Study recommended that the Council explored the feasibility of bringing forward new employment allocations in Longridge (considering sites at College Farm and to the rear of Sainsbury's) in order to address sustainability issues for what is acknowledged as a key service centre. Core Strategy Key Statement EC1 states that the Council will aim to allocate an additional 8 hectares of land for employment purposes in line with the supporting evidence base. It should be noted that the employment land requirement of 8 hectares is not expressed as a maximum – it is the minimum requirement to meet the economic needs of the borough to the end of the plan period.

5.2.3 The Core Strategy directs development towards the Longridge area but does not set a prescribed amount of employment land. The application site was identified by the Council as being suitable for employment use and was proposed as a potential site for allocation in relation to the Housing and Economic DPD Issues and Options (Reg.18). It was subject to a sustainability appraisal (SA) process that identified no matters that would prevent the site being considered. The principle of development in relation to this area at this stage consequently raises no fundamental issues.

- 5.2.4 The application is supported by a local employment land and market commentary by commercial property consultants which states that recent employment development has been principally centred around Junction 31A of the M6 in Preston. The commercial property consultants comment that employment stock is generally 20 years old and there has been no significant employment development in the last 15 years in Longridge.
- 5.2.5 The sustainability of the location of the site has been assessed as part of the Housing and Economic DPD sustainability appraisal (SA) process. The site is located around 50m from the Longridge Draft Settlement Boundary and is approximately 1km from the centre of Longridge with its various services and facilities. The site is considered to be within acceptable walking and cycling distance of a significant area of Longridge and visitors to the site would not be solely dependent on private motor vehicles to reach the site. There is a bus stop near to the Corporation Arms on Blackburn Road within 100m of the proposed site entrance with two-hourly buses to Clitheroe, Whalley and Longridge. There are also bus stops within Longridge centre approximately 1.5km from the proposed development site that provides a regular bus service to Preston.
- 5.2.6 A number of representations raise objections to the scheme on the basis that more suitable brownfield sites exist within Longridge. Whilst Key Statement EC1 prioritises the use of brownfield sites and sites closer to the centre of Longridge are likely to be in a more sustainable location due to better links to public transport and services, the Council has undertaken a 'Call for Sites' exercise as part of the preparation of the Housing and Economic DPD and no sites were suggested to the Council that were considered more sustainable in the sustainability appraisal (SA) process.
- 5.2.7 It has been noted that representations have referred to the emerging Longridge Neighbourhood Plan and its draft policies concerning landscape protection and the enhancement of local employment opportunities. The aspirations of this document and its relevant policies have been noted. However, it must be borne in mind that the Plan is at an early stage and cannot be afforded significant weight in the determination of this application. More importantly, the application site lies outside of this designated neighbourhood area.
- 5.2.8 Taking into account the above, the proposals would make an important contribution to the provision of local employment opportunities for the area, and further support the economic aims of the Council towards promoting local employment opportunities in accordance with Core Strategy Key Statements DS1 and EC1 and Policies DMG2 and DMB1. The principle of developing this site for employment generating purposes is thus acceptable subject to the other development management criteria being considered.

5.3 Design and Visual Impact

- 5.3.1 Whilst the issues of appearance, landscaping, layout and scale would be considered in detail at reserved matters stage, the overall masterplan and design approach to the site should be fully considered at this stage. This will aid in ensuring that the current application would fully inform and guide the approach taken to the site at later detailed design stages of the proposal.

- 5.3.2 In total the site lies in close proximity to residential dwellings, Hillside Specialist School and the Corporation Arms to the east. To the west there is an existing complex of buildings at Higher College Farm and development has commenced on a major residential development scheme around 50m from the application site to the north of Dilworth Lane. It is therefore evident that the development site is not isolated from other built form and would be seen in the context of the buildings that already exist in close proximity to the site.
- 5.3.3 The proposed Parameters Plan details the important site parameters which aim to reduce the visual impact of the development on the surrounding area. The Design and Access Statement (DAS) describes the buildings as being low rise and to have the appearance of agricultural buildings. The buildings along the site frontage would be a maximum of 6m in height and within the site building heights would be no more than 7m in accordance with the Parameters Plan. Contained within the DAS is an assortment of employment buildings finished in timber and stone and kept to the lowest practicable height as an indication of the design and appearance of the proposed buildings. A 3m wide landscape buffer zone would be provided along the western site boundary which would be highly visible to vehicles, pedestrians and cyclists travelling along Blackburn Road and the public footpath adjacent to the western site boundary. There are no close-up or unrestricted views afforded of the site to the south and east.
- 5.3.4 To the north of the development site is Blackburn Road and Spade Mill Reservoirs and around 1km beyond that lies the Forest of Bowland AONB boundary. There are long distance views of the application site from public footpaths and bridleways within the AONB. The development site lies within Landscape Character Type 5c Lower Ribble as defined in the LCC Landscape Character Assessment which recognises that this landscape type is characterised by a complex pattern of hedges and woodland that give an overall impression of a well wooded landscape. The Landscape Character Assessment also acknowledges that the area is well settled; *“a dense network of winding country lanes and tracks link the large number of stone farm buildings. Other features of this area are the country houses and designed landscapes, for example Stonyhurst College, Huntingdon Hall and Showley Hall”*. Given that the area surrounding the application site is characterised by various forms of built development and the inter-visibility between the site and settlement boundary of Longridge it is not considered that the proposed development would result in unacceptable harm to the character and appearance of the area to warrant refusal of the application subject to acceptable details of appearance, landscaping, layout and scale which would be considered at reserved matters stage.

5.4 Effects upon Amenity

- 5.4.1 Policy DMG1 of the Core Strategy states that development must not adversely affect the amenities of the surrounding area. The development is located in close proximity to sensitive uses. This includes residential properties, the closest being Woodville Cottages located at a distance of around 7m from the site boundary. To the east of the development is Hillside Specialist School for children and young people with autism which is comprised of a cluster of pitched and flat roof buildings and associated outdoor amenity space surrounded by a boundary of mature trees with the site frontage facing Preston Road.

- 5.4.2 In terms of its impact on the nearest residential dwelling, the Parameters Plan denotes a 14.5m offset distance from the property to the edge of the development area. There are two small ground floor windows on the side of the nearest dwelling facing the application site. It is considered that the site could accommodate a layout that would ensure the development would not impact adversely on the residential amenity of the occupants of this property. Noise and disturbance from the proposed development must also be considered in the determination of the application. The application proposes a mixed use development comprising uses falling within classes B1 to B8 of the Use Classes Order. The Illustrative Masterplan indicates that Block 2 closest to Woodville Cottages would be for office use. Uses within class B1 (office, research and light industrial use) can be carried out in a residential area without detriment to the amenity of that area.
- 5.4.3 The application does not at this stage detail the layout of the site nor the end-use of the individual buildings – these would be considered at reserved matters stage. However, the Environmental Health Officer is satisfied that the site could accommodate a layout which positioned the uses that would generate the most noise and disturbance at locations within the site that are furthest from noise sensitive receptors. It would therefore be expected that a reserved matters application would define the use of each block and would provide an assessment of noise emitted from the site to ensure the development site would not have an impact on noise-sensitive premises. If the assessment indicates that noise from the development is likely to affect neighbouring noise sensitive properties then a detailed scheme of noise mitigation measures would be required.
- 5.4.4 As detailed above, the site is around 90m from the boundary of Hillside Specialist School site to the east. It is recognised that this neighbouring site is particularly sensitive to noise and disturbance that could arise from adjoining land uses. Noise levels within the school grounds and within classrooms will be required to be below those contained within WHO guidance which recommends noise levels of 35 dB LAeq in classrooms and 55 dB LAeq in outdoor areas.
- 5.4.5 It is also recognised that vehicular movements within the site have the potential to create noise and disturbance. It is recommended that, should consent be granted, conditions are imposed that restrict the timing of deliveries to the site between the hours of 1900 and 0700 hours, and none at all on Sundays and Bank Holidays. I note concerns regarding air pollution levels as raised in representations; however, the site is in a semi-rural location where air pollution is likely to be low and there are no Air Quality Management Areas within a considerable distance of the site.

5.5 Highway Safety

- 5.5.1 In respect of the current application all matters are reserved except for the site access. It is noted that a planning application for the erection of a single industrial unit at the site was refused on highway grounds in 2006. However, the NPPF was introduced in 2012 and states that development should only be refused on transport grounds where the residual cumulative impacts of development are severe. The County Highways Surveyor has considered the Independent Highways Review submitted on behalf of Hothersall Parish Council and has raised some concerns but is of the opinion that an acceptable access can be achieved subject to amendments.

- 5.5.2 The site access incorporates a 10m junction radii in order to enable HGV's to exit the site without encroaching into the opposing traffic lane. It is also suggested that, should the LPA and the Highways Authority consider this proposal desirable, the 30mph speed limit could be extended eastwards to a point to the southeast of the Hillside school access.
- 5.5.3 Footways would be provided around the access and dropped kerbs and tactile paving will be provided to enable safe crossing of Blackburn Road to access the footway on the northern side and the eastbound bus stop. A pedestrian refuge has been included in the proposals to further assist pedestrian movements across Blackburn Road and this would also discourage overtaking manoeuvres in the vicinity of the proposed access. Both bus stops in the vicinity of the site would be upgraded as part of the proposed development. A pedestrian/cycleway could also be provided along the southern verge of Blackburn Road to connect into the proposed Longridge Cycle/Footpath Loop that will run along Tan Yard Lane close to the eastern boundary of the Dilworth Lane housing development. The proposed parking provision is sufficient to meet the likely demand of the proposed development. Safe and secure cycle parking will also be provided at suitable locations within the site to encourage employees to cycle to work and details of these facilities would be provided at reserved matters stage.
- 5.5.4 The Highways Officer has raised concerns regarding the location of the site access as there is an underground pipe crossing Blackburn Road at the proposed entrance with a 5m easement either side. In the event of maintenance being required for this pipe it would effectively close the access into the estate. In addition, no swept path details have been supplied and concerns relating to the Corporation Arms junction, particularly with regards to cyclist collisions, have not been addressed. Nonetheless, it is considered that these outstanding issues can be addressed by the applicant in order to overcome the County Surveyor's concerns.

5.6 Trees and Ecology

- 5.6.1 The existing tree cover includes seven individual trees, two groups of trees and five hedges. The application is supported by an Arboricultural Impact Assessment which indicates that the development would require the removal of a number of existing trees and which, in the absence of suitable controls, has the potential to have an indirect impact on a number of trees proposed for retention. Mitigation for the impact of the development can be provided in the form of protective fencing and the use of geotextiles and 'no-dig' construction methods. Compensation for the impact of the development would be achieved through the planting of native hedges to replace those lost to development. The scheme also proposes landscape buffer zones which would provide an opportunity for replacement tree planting.
- 5.6.2 Considering the development proposals would only require the removal of small sections of hedging, which can be replaced elsewhere on site, the direct impact of the development is likely to be negligible. Where proposed hard surfaces encroach within or are immediately adjacent root protection areas of retained trees special construction measures would be required in order to safeguard the

trees. Taking into account the above it is recommended that any reserved matters application include a detailed arboricultural assessment/tree constraints plan that shall indicate how the existing trees have informed the detailed layout that has been submitted for reserved matters approval.

- 5.6.3 Core Strategy Key Statement EN4 and Policy DME3 seek to avoid negative impacts on biodiversity through development. Where a proposed development would adversely affect biodiversity the applicant is required to demonstrate that any negative effects can be mitigated, or as a last resort, compensated for. There should, as a principle, be a net enhancement of biodiversity. An Ecological Appraisal has been submitted in support of the application and finds the site to be of low ecological value. None of the hedgerows at the site perimeter are considered important under the Hedgerow Regulations (1997). Japanese knotweed grows along the northern boundary hedge and a non-native species removal and disposal method statement should be submitted to the Council for approval prior to commencement of development.
- 5.6.4 Feeding or roosting by bats is unlikely to occur on site and the overall habitats on site are considered to be of poor quality to foraging and nesting birds. In accordance with Key Statement EN4 and Policy DME3 of the Core Strategy appropriate roosting features should be provided on-site to enhance nesting and roosting potential for birds and bats along with compensatory planting that would enhance the ecological value of the site. The Ecological Survey contains details of appropriate mitigation measures which would ensure the development would not adversely impact species of conservation concern.

5.7 Flooding and Drainage

- 5.7.1 Under the requirements of Planning Practice Guidance (PPG) "Flood Risk & Coastal Change," the Local Authority is required to apply a risk-based sequential test to new developments. With reference to Table 2 from PPG, a development consisting of "offices/general industry/storage & distribution" falls into the "Less Vulnerable" category. Therefore, in accordance with Table 3, the site proposals would be deemed "appropriate" within Flood Zone 1.
- 5.7.2 The Environment Agency require that, for the range of annual flow rate probabilities, up to and including the 1% annual probability (1 in 100 year event) the developed rate of runoff into a watercourse should be no greater than the undeveloped rate of run-off for the same event. Until such time the ground investigation is undertaken to formally assess the infiltration potential of the site, it is proposed that surface water drainage from the development will be discharged into the ditch/watercourse to the south of the site. Attenuation will be required within the system to accommodate the volume of surface water created by restricting the outfall rates to the existing rate of run-off. There are a number of options available for attenuating the proposed flows from the development. The storage could be in the form of underground tanks or via detention/retention basins or possibly a combination of both. The Lead Local Flood Authority has no objection to the proposed development subject to the inclusion of the imposition of conditions including the requirement to submit a Formal Detailed Surface Water Management Plan and a Surface Water Lifetime Management and Maintenance Plan prior to commencement of development. The Environment Agency recommends a conditional requirement to provide oil separators prior to surface water being discharged to any watercourse or soakaway in order to

reduce the risk of pollution to the water environment. For the avoidance of doubt, the applicant would need to obtain Land Drainage Consent from Lancashire County Council before starting any works on site.

5.7.3 With regard to foul water, a non-mains drainage system is proposed. For a non-mains method of foul sewage disposal, estimated flow from the development is below the threshold of 5m³ per day requiring an Environmental Permit under the Environmental Permitting Regulations 2016 to discharge to surface water or groundwater. If on re-calculation foul flows exceed 5m³ per day, an Environmental Permit will be required and the capacity and suitability of the proposed receiving watercourse should be taken into account and a continuous flow will be required to provide adequate dilution for any discharge of secondary treated effluent.

6. **Conclusion**

6.1 In conclusion, the proposed development would result in the creation of additional local employment opportunities and would support the strategic objectives of the Council in accordance with the Employment Land Study Refresh 2013 and Core Strategy Key Statements DS1 and EC1 and Policies DMG2 and DMB1. The economic and public benefits that would arise from the proposed development would outweigh the environmental impacts of the proposals.

6.2 It is considered that the proposed development would not result in an unacceptable level of harm to the appearance and character of the surrounding landscape subject to the provision of appropriate landscaping details at reserved matters stage. Taking into account the above, it is recommended that the application be approved subject to appropriate conditions.

RECOMMENDATION: That the application be DEFERRED AND DELEGATED to the Director of Community Services for approval subject to the receipt of acceptable highway details and any additional conditions in relation to highways issues, and subject to the following conditions:

1. Application(s) for approval of all of the outstanding reserved matters related to the consent hereby approved must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.
 - (a) The expiration of three years from the date of this permission; or
 - (b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Detailed plans indicating the layout, scale and appearance of the buildings, facing materials, landscaping and boundary treatment and parking and manoeuvring arrangements for vehicles (called the "reserved matters") shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: In order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline planning permission and to comply with Policy DMG1 of the Ribble Valley Core Strategy Adopted Version.

3. The details in respect of the submission of any reserved matters shall be in strict accordance with the design principles set out in the Design and Access Statement (Rev 1.01) dated 20 June 2017 and the parameters shown on 5220-P02A Parameters Plan (received 12 July 2017).

REASON: To ensure the development accords with the agreed general principles in relation to design and green infrastructure in accordance with Policies DMG1, DME1, DME3, and Key Statements EN2 and EN4 of the Ribble Valley Core Strategy.

4. Notwithstanding the details shown on the approved plans, buildings on the site shall not exceed 7m in height.

REASON: To ensure a satisfactory appearance of the site in the interests of local visual amenity and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

5. Applications for the approval of reserved matters shall be accompanied by a noise assessment to ensure that the rating level of noise emitted from the site shall not have an impact on noise-sensitive premises. The assessment shall have been made in accordance with the current version of British Standard 4142 and the Planning Practice Guidance and confirmation of the findings of the assessment shall have been submitted to, and agreed in writing by, the Local Planning Authority and shall be adhered to thereafter.

If the assessment indicates that noise from the development is likely to affect neighbouring residential or commercial properties then a detailed scheme of noise mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the unit.

The noise mitigation measures shall be designed so that nuisance will not be caused to the occupiers of neighbouring noise sensitive premises by noise from the development.

REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

6. No part of the development hereby granted consent shall be commenced until details of all artificial lighting has been submitted, the details of which shall include the location, intensity of lighting, type of application and direction.

The details shall include the light mitigation measures designed to reduce the impact of artificial lighting on protected species and species of conservation concern.

The external lighting shall be installed precisely in accordance with the approved details and thereby retained as such unless otherwise agreed in writing with the Local Planning Authority.

REASON: In order to reduce the harmful impact of artificial lighting on the natural foraging/roosting/nesting behaviour of a protected species and species of conservation concern and to minimise the possibility of inconvenience to nearby residents in compliance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy Adopted Version.

7. Prior to the first occupation of any of the units hereby permitted in outline, precise details of the nature of the business of the occupier and the proposed hours of use shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the amenity of the surrounding area and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

8. No externally sited fixed plant, machinery or equipment (including ventilation and extraction equipment); or internally sited fixed plant, machinery and equipment (including ventilation and extraction equipment) which communicates directly to the exterior of a building used in connection with the development shall be fitted without first obtaining planning permission from the Local Planning Authority.

REASON: In the interests of the amenity of the surrounding area due to noise from such equipment, in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

9. No goods, plant or materials shall be deposited or stored on the site other than in the buildings shown on the approved plans.

REASON: To ensure a satisfactory appearance of the site in the interests of local visual amenity to comply with Policy DMG1 of the Ribble Valley Core Strategy.

10. There shall be no deliveries or collections to/from the new units hereby approved between 07:00-19:00 Monday to Friday, between 08:00-13:00 Saturday and not at all on Sunday and bank Holidays.

REASON: In order to protect the amenity of the surrounding area and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

11. There shall be no movements of HGV's or forklift trucks, used in connection with the new units hereby approved, within the open areas of the site other than between 07:00-19:00 Monday to Friday, between 08:00-13:00 Saturday and not at all on Sunday and bank Holidays.

REASON: In order to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

12. No goods, plant or material shall be displayed for sale in the open on the site.

REASON: To ensure a satisfactory appearance of the site in the interests of local visual amenity and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

13. No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include, as a minimum:

- a) Information about the lifetime of the development, design storm period and intensity 1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay

and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;

- b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable;
- f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved buildings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site; to reduce the risk of flooding to the proposed development, elsewhere and to future users and; to ensure that water quality is not detrimentally impacted by the development proposal.

14. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:

- a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
- b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - i. on-going inspections relating to performance and asset condition assessments
 - ii. operation costs for regular maintenance, remedial works and irregular maintenance by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- c) Means of access for maintenance and easements where applicable.

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

REASON: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development; to reduce the flood risk to the development as a result of inadequate maintenance and; to identify the responsible organisation/body/company/undertaker for the sustainable drainage system.

- 15. Applications for the approval of reserved matters shall be accompanied by full details of the proposed surface water attenuation ponds and all other water bodies on site.

For the avoidance of doubt the submitted information shall include existing and proposed sections through each pond including relevant existing and proposed land levels and details of all associated landscaping and boundary treatments where applicable.

All attenuation basins and flow control devices/structures shall be carried out in strict accordance with the approved details and be operational prior to the commencement of any other development.

REASON: To ensure a satisfactory form of development in the interests of visual amenity and to ensure the Local planning Authority can make an accurate assessment of the details relating to matters of flood risk and sustainable drainage in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

- 16. Surface water draining from areas of hardstanding shall be passed through an oil separator or series of oil separators, prior to being discharged into any watercourse, soakaway or surface water sewer. The separator(s) shall be designed and constructed to have a capacity compatible with the area being drained, shall be installed prior to the occupation of the development and shall thereafter be retained and maintained throughout the lifetime of the development. Clean roof water or vehicle washdowns and detergents shall not pass through the separator(s) and should be drained instead to foul sewer or sealed system.

REASON: To reduce the risk of pollution to the water environment in accordance with Core Strategy Policy DME6.

- 17. Prior to the commencement of any development, details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

Foul shall be drained on a separate system. No building shall be occupied until the approved foul drainage scheme has been completed to serve the buildings, in accordance with the approved details. This development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure satisfactory means of foul drainage in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

- 18. No development shall take place until a Construction Risk Assessment Method Statement (RAMS) for construction of the proposed development, is submitted to and approved by the Local Planning Authority. The statement shall outline the potential impacts from all construction activities on infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to this infrastructure. The development shall be undertaken in accordance with the approved RAMS.

REASON: To ensure a satisfactory form of development and to afford appropriate protection of infrastructure that crosses the site.

- 19. As part of any reserved matters application and prior to the commencement of any site works including delivery of building materials and excavations for foundations or services, a detailed arboricultural assessment/tree constraints plan shall indicate how the existing

trees have informed the detailed layout that has been submitted for reserved matters approval.

REASON: In order to ensure that any trees affected by development and considered to be of visual, historic or botanical value are afforded maximum physical protection from the potential adverse effects of development.

20. Prior to the commencement of development a detailed method statement for the removal or treatment and control of Japanese Knotweed on site shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of proposed working methods to be adopted to prevent the spread of the species during any operation such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/rot/stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

REASON: To prevent the spread of non-native invasive species in the interests of protecting nature conservation issues in accordance with Policies DMG1, EN4 and DME3 of the Core Strategy.

21. Applications for the approval of reserved matters shall be accompanied by full details of the landscaping of the site, including wherever possible the retention of existing trees. The scheme shall reflect the landscape character of the area and therefore indicate on a detailed planting schedule appropriate species, types and density as well as their distribution on site.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: To comply with Policy DMG1 of the Ribble Valley Core Strategy.

22. The biodiversity mitigation measures as detailed in the ecological appraisal dated the 10th of October 2016 [7.1 – 8.1.6] shall be implemented in accordance with the recommendations and any specified time table. The development shall subsequently be implemented entirely in accordance with the approved details. Thereafter, unless otherwise agreed in writing by the local planning authority, the mitigation measures shall be permanently maintained and retained in accordance with the approved details.

REASON: To protect the protected species/ species of conservation concern from damaging activities and reduce or remove the impact of development and to ensure that there are no adverse effects on the favourable status of a bat population before and during the proposed development.

23. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall be submitted on a building dependent bird/bat species site plan and include details of the numbers [there shall be at least 1 nest brick/bat tile per unit] across the development as a whole on north or east facing elevations. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into those individual units during the construction of those individual units identified on the submitted plan and be made available for use before each such building is occupied and thereafter retained. The development shall be carried out in strict accordance with the approved details.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and protected species in accordance with Section 9 of the NPPF, and Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

24. Further Highways related conditions to be determined following the receipt of representations from the County Surveyor and acceptable highway details.

INFORMATIVES

1. For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it does not mean that land drainage consent will be given.

The applicant should obtain Land Drainage Consent from Lancashire County Council **before** starting any works on site. Information on the application process and relevant forms can be found here: <http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-a-watercourse.aspx>

2. Materials and chemicals likely to cause pollution should be stored in appropriate containers and adhere to the guidance for the storage of drums and intermediate bulk containers (<https://www.gov.uk/guidance/storing-oil-at-a-home-or-business>).

Any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%.

All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Appropriate procedures, training and equipment should be provided for the site to adequately control and respond to any emergencies including the clean-up of spillages, to prevent environmental pollution from the site operations.