

**SOUTH RIBBLE BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT, 1990**

Appeal Site: Pickerings Farm Site, Flag Lane, Penwortham
Appeal By: Taylor Wimpey UK Ltd and Homes England
Inspectorate Ref: APP/F2360/W/22/3295498 and APP/F2360/W/22/3295502
SRBC Ref: 07/2021/00886/ORM and 07/2021/00887/ORM

Draft Conditions

An application for approval of reserved matters of Appearance, Landscaping, Layout and Scale of must be made no longer than the expiration of three years beginning with the date of this permission and the development must be commenced not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON: To comply with the requirements of Section 92 of the Town & Country Planning Act 1990.

The development hereby permitted shall be carried out in accordance with the submitted approved plans:

(Application a) 07/2021/00886/ORM

MP_00_1000 Rev 101 Parameter Plan - Red Line

MP_00_1001 Rev 105 Parameter Plan – Land Use

MP_00_1002 Rev 102 Parameter Plan – Building Heights

MP_00_1003 Rev 103 Parameter Plan – Demolition Plan

MP_00_1004 Rev 100 Illustrative Masterplan

VN211918-D103 Proposed Site Access Arrangement (Single Carriageway Approach)

VN211918-D105 Proposed Site Access Arrangement (Bee Lane)

Application b) 07/2021/00887/ORM

MP_00_2000 Rev 102 Parameter Plan - Red Line

MP_00_2001 Rev 103 Parameter Plan – Land Use

MP_00_2002 Rev 103 Parameter Plan – Building Heights

MP_00_2004 Rev 100 Illustrative Masterplan

Applications a) and b)

MP_00_4005 Rev 100 Phasing Plan

755_102 Rev K POS Proposed Provision

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

Highways

TO BE ADVISED LATER

Environmental Health - Burning

There shall be no burning of waste material or vegetation on site.

REASON: In the interests of the amenity and to safe guard the living conditions of the nearby residents in accordance with Policy 17 in the Central Lancashire Core Strategy

Dust

As part of the reserve matters application a Dust Management Plan shall be submitted, for written approval, to the local planning authority. The Dust Management Plan shall identify all areas of the site and site operations where dust may be generated and further identify control measures to ensure dust and soil does not travel beyond the site boundary. The Dust Management Plan shall

consist of a suitable risk assessment in line with national guidance. Once agreed the identified control measures shall be implemented and maintained throughout the duration of the site preparation and construction phase of the development.

REASON: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy

Prior to the commencement of any works on site details of the wheel wash and its location shall be submitted to the local planning authority for written approval.

REASON: In the interests of highway safety and other highway users in accordance with Policy 3 in the Central Lancashire Core Strategy and in the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy

Lighting & Noise

As part of the reserve matters application the location of the site compound and storage yard shall be agreed in writing with the local planning authority.

REASON: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy.

Hours of construction

During the site preparation and construction of the development no machinery, plant or powered tools shall be operated outside the hours of 08:00 to 18:00 Monday to Friday 09:00 to 13:00 on Saturdays. No construction shall take place at any time on Sundays or nationally recognised Bank Holidays.

REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy

No deliveries of construction materials or removal of construction waste shall be undertaken outside the hours of 09:00 to 17:00 Monday to Friday. No deliveries or removal of waste shall be carried out at weekends or nationally recognised Bank Holidays.

REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and NPPF.

Access to the site during the site preparation and construction phase of the development shall be made via Penwortham Way and not through the Lostock Hall (Leyland Road).

REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy.

Piling

As part of the reserve matters application, details of all piling activities shall be submitted to the local planning authority together with all mitigation measures to be taken. Piling activities shall be limited to 09:30-17:00 Monday to Friday with no activity Saturday, Sunday or nationally recognised Bank Holidays.

REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy.

Contaminated Land - Full

As part of the reserve matters application, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing: (a) The findings of a detailed site investigation undertaken to address the nature, degree and distribution of contamination and/or ground gases and shall include an identification and assessment of the risk to receptors as defined under the

Environmental Protection Act 1990, Part 2A, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied buildings, on services and landscaping schemes, and on wider environmental receptors including ecological systems and property. The sampling and analytical strategy shall be submitted to and be approved in writing by the LPA prior to the start of the site investigation survey. (b) A remediation statement, detailing the recommendations and remedial measures to be implemented within the site. (c) On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a verification report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement. Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to occupation of the first and subsequent dwellings.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site, and - the site cannot be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990, in accordance with Policy 17 of the Central Lancashire Core Strategy

Contaminated Land

Contamination Found During Works Once works commence on the site, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at South Ribble Borough Council. Works in that location should cease and the problem area roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials. A report which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development. Should no adverse ground conditions be encountered during site works and/or development, a verification statement shall be forwarded in writing to the Local Planning Authority prior to occupation of the building/s, which confirms that no adverse ground conditions were found.

REASON: To ensure that the site is suitable for its intended end use and development work will not cause pollution of ground and surface waters both on and off site, in accordance with Policy 17 of the Central Lancashire Core Strategy

Trees

At Reserved Matters Stage, an Arboricultural Impact Assessment and Tree Protection Plan shall be submitted with the application to be approved by the Local Planning Authority. The Tree Protection Plan shall be in accordance with Para 5.5 of BS5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'

REASON: To prevent damage to trees during construction works in accordance with Policy G13 in the South Ribble Local Plan

Trees protected by Tree Preservation Order TPO 2021 No 2 on or adjacent to the site that will be influenced by the development (construction or demolition) as identified in Para 4.6 of BS5837 2012, shall be protected for the duration of the development, including the erection of protective fencing in accordance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. No tree shall be pruned, cut down, uprooted, topped, lopped or wilfully damaged or destroyed including the cutting of roots without the previous written consent of the Local Planning Authority. Any tree subject to these actions or that are removed without such consent or are dying or are being significantly damaged or becoming seriously diseased during

that period shall be replaced with trees of such size and species as will be agreed with the Local Planning Authority

REASON: To prevent damage to trees during construction works in accordance with Policy G13 in the South Ribble Local Plan

Landscaping

As part of the Reserved Matters submission, details of the landscaping of the site including, wherever possible, the retention of existing trees and hedges have been submitted to, and approved in writing by, the Local Planning Authority.

The landscaping shall include locally native species as highlighted in this link

<https://www.lancashire.gov.uk/media/446096/Plant-species-appropriate-for-habitat-creation-in-Lancashire.pdf>

The landscaping scheme should also include a statement in relation to the replacement sizes and ratio of replacement trees of greater maturity.

The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest.

The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the Local Planning Authority. The replacement tree or shrub must be of similar size to that originally planted.

Details submitted shall be compliant with 'BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations' and shall include details of trees and hedges to be retained or removed, root protection zones, barrier fencing, and a method statement for all works in proximity to those trees or hedges to be retained during the development and construction period. Details shall also indicate the types and numbers of trees and shrubs, their distribution on site, those areas seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G8 in the South Ribble Local Plan

GMEU conditions - Reserved Matters design for retention of Important and high value hedgerows

As part of the Reserved Matter application, details shall be submitted to the Local Planning Authority for approval in writing of a scheme and layout to retain and protect Important and high biodiversity value species-rich hedgerows.

REASON:

The matter of the impacts on Important (Hedgerow Regulations 1997) and high biodiversity value species-rich hedgerows was not satisfactorily resolved during the determination process.

Construction Environmental Management Plan (CEMP)

Before the development hereby commences, a Construction Environmental Management Plan shall be submitted to and approved in writing by the local planning authority. The CEMP shall be based upon the aspects identified in Chapter 7 of the Environmental Statement. The CEMP should include Annexes where appropriate on the following;

- A plan showing the retention of Important and high biodiversity value species-rich hedgerows.
- RAMS methods for amphibians
- Soft fell techniques for identified moderate or high bat roost potential trees

REASON: To protect the habitats of wildlife in accordance with Policy 22 of the Core Strategy.

No development shall take place (including demolition, ground works, vegetation clearance) until a scheme for offsetting biodiversity impacts to achieve net gain shall be submitted to and approved in writing by the Local Planning Authority.

The proposed offsetting scheme shall:

- a) be based on prevailing DEFRA guidance [note since Royal Assent of the Environment Bill this could include minimum 10% net gain];
- b) comply with prevailing regulatory standards and policy requirements which are in force and applicable to this site;
- c) include details of the offset requirements of the development in accordance with the current DEFRA biodiversity metric;
- d) include where necessary the identification of a receptor site or sites;
- e) include the evidence of arrangements with the relevant landowner that secures the delivery of the offsetting scheme if not within control of the applicant;
- f) include a management and monitoring plan (which shall include for the provision and maintenance of such offsetting measures);
- g) Timetable for implementation.

The biodiversity offsetting measures shall be carried out in accordance with the approved scheme and timetable.

REASON: To ensure that adequate provision is made for the biodiversity of the area in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

Biodiversity outcomes eg enhancements British Standard D.3.7

The development hereby permitted shall not be occupied [*or other time trigger*] until details of a Biodiversity Enhancement Plan has been submitted and installed in accordance with an agreed plan. This shall include the details as laid out in Environmental Statement Chapter 7 (Ecology): -

- Replacement bat boxes supplied as compensation at a ratio of 3:1 for each moderate or high potential tree roost lost.
- Additional bat boxes for houses and/or trees as enhancement.
- Bird boxes should be supplied as compensation at a ratio of 2:1 for trees and buildings lost. It is noted that this does not include compensation for lost nesting within hedgerows.
- Hedgehog/small animal highways through boundaries to create ecological permeability. This should be reflected in the boundary treatment specification.
- Five barn owl boxes to be supplied as compensation for impacts to the roost area. [Note - It is suggested that one is required for each phase up to the maximum of 5].

REASON: To ensure that adequate provision is made for the biodiversity of the area in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

Lighting design strategy – British Standard D.3.5

Prior to first occupation of the development hereby approved, a "lighting design strategy for biodiversity" for the dark corridors along key habitat features shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats, badgers, otter and other crepuscular animals and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: To ensure that adequate provision is made for protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

Precommencement Surveys – taken from British Standard D.5.2 and D.5.3

Insert a number of years at X

Where the approved development is to proceed in a series of phases over X years, further supplementary surveys for badger, including a 30m buffer from a phase boundary, and bats in trees or buildings to be demolished. These shall be undertaken to inform the preparation and implementation of corresponding phases of ecological measures required through submitted Environmental Statement Ecological Chapter 7 and associated Appendices. The supplementary surveys shall be of an appropriate type for the above habitats and/or species and survey methods shall follow national good practice guidelines.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new/amended measures and a timetable for their implementation will be submitted to and approved in writing by the local planning authority prior to the commencement of the development [or phase]. Works will then be carried out in accordance with the proposed new approved ecological measures.

REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

Invasive Non-Native Species British Standard D.3.10

Prior to the commencement of development (including demolition, ground works, vegetation clearance), an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of Japanese knotweed, Himalayan balsam and Japanese rose on site. The measures shall be carried out strictly in accordance with the approved scheme.

REASON: The spread of invasive plants is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment recurs

In the applicant's notes attached to the use of this condition D.3.10, GMEU suggests that the applicant be made aware of the following in relation to INNS – Japanese knotweed: -

- *Detailed mapping of the distribution of the plant across the site.*
- *Suitable signage and protection from vehicle tracking and/or earth moving or spoil/topsoil storage locations. This is usually 7m from above growing parts of the plant. Cross referenced to CEMP*
- *Treatment programme may be on or more of the following –*
 - o *Spraying over multiple seasons (3 – 5 years). An Environment Agency permit will be required to treat the plant adjacent to a watercourse*
 - o *Root/rhizome injection (3 years)*

- o *Burying on site with suitable depth and geotextile root barrier membrane*
- o *Removal and disposal at a licenced tip*
- *Biosecurity protocols for machinery and soil handling & storage – cross referenced to the CEMP*
- *Monitoring and retreatment programme for minimum of 5 years post site clearance*

Landscape and Ecological Management Plan (LEMP) British Standard D.4.5 (Plans also referred to as either A Habitat Or Biodiversity Management Plan)

A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior [... *to the commencement or occupation ...*] of the development [*or specified phase of development*]. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism{s} by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

REASON: To protect habitats of wildlife in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan and in the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G8 in the South Ribble Local Plan

LLFA Conditions - Final Sustainable Drainage scheme to be submitted

As part of the submission of any reserved matters application, a detailed surface water sustainable drainage scheme for the site shall be submitted to, and approved in writing by, the local planning authority. The detailed sustainable drainage scheme shall be based upon the site-specific flood risk assessment submitted and sustainable drainage principles set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and no surface water shall be allowed to discharge to the public sewer, directly or indirectly. Those details shall include, as a minimum:

- a) Final sustainable drainage layout plan appropriately labelled to include all pipe/structure references, dimensions, design levels, discharge rates, finished floor levels in AOD with adjacent ground levels. Final sustainable longitudinal sections plan appropriately labelled to include all pipe/structure references, dimensions, design levels, discharge rates, with adjacent ground levels. Cross section drawings of swales, flow control manholes, attenuation pond inlets/outlets, flood basin inlets/outlets, watercourse outfalls and manhole on watercourse.
- b) Cross section drawings of attenuation ponds and flood basins with 1 in 1 year, 1 in 30 year and 1 in 100 year + climate change water levels.

- c) The drainage scheme should be in accordance with the principles and mitigation measures of the Lees Roxburgh Limited, The Lanes, Penwortham, Preston Flood Risk Assessment Report no.6337/R2 dated August 2021 and demonstrate that the surface water run-off and volume shall not exceed the pre-development runoff. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- d) Sustainable drainage flow calculations (1 in 1, 1 in 2, 1 in 30 and 1 in 100 + climate change).
- e) Plan identifying areas contributing to the drainage network
- f) Measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses,
- g) A plan to show overland flow routes and flood water exceedance routes and flood extents.
- h) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- i) Breakdown of attenuation in pipes, manholes, swales, attenuation ponds and flood basins. The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings.

REASON: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy 3 Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

Construction Phase Surface Water Management Plan

No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority. Those details shall include for each phase, as a minimum: a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged they are done so at a restricted rate to be agreed with the Lancashire County Council LLFA. b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance. The development shall be constructed in accordance with the approved details.

REASON: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on site or elsewhere; and to ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.

Operation and Maintenance Plan & Verification Report of Constructed Sustainable Drainage System

No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report and Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an final 'operation and maintenance manual' for the sustainable drainage scheme as constructed. Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the

development as constructed. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

REASON: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of Paragraph 165 of the National Planning Policy Framework.

Attenuation Basin and Flow Control Device Phasing

All attenuation basins, flow control devices/structures and offsite connections to the proposed SuDS drainage relevant to any phase and downstream of that phase to the outfall are to be constructed and operational prior to the commencement of any development within that phase.

REASON. To ensure site drainage during the construction process does not enter the public surface water sewer at un-attenuated rate and to prevent a flood risk on and off site during the construction of the development.

Site Wide Foul Water Drainage Strategy

Prior to the commencement of development for a phase or part phase of the development a Foul Water Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy must include the following details as a minimum:

- (i) The proposed points of connection including connections between the different phases/development parcels and associated properties/catchment area for the entire site;
- (ii) Proposed discharge rates to each proposed point of connection;
- (iii) Identify any parts of the site where foul pumping is necessary. Thereafter, the strategy shall minimise the number of pumping stations throughout the site;
- (iv) The timing arrangements including a timetable for its implementation, storage requirements and rate of discharge for any pumped foul discharge;
- (v) Foul and surface water shall be drained on separate systems; and
- (vi) No surface water, highway drainage or land drainage shall discharge directly or indirectly into the public sewerage system.

As part of the submission of each subsequent Reserved Matters application for a phase or part phase granted in outline, an Updated Foul Water Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall include as a minimum the details listed above. No part of the development shall be commenced on any phase or part of any phase of the development hereby permitted unless and until the Updated Foul Water Drainage Strategy submitted with the relevant Reserved Matters application has been approved in writing by the Local Planning Authority. The detailed Foul Drainage Schemes for each phase or part phase of development required by condition **????2** shall be submitted for approval in accordance with the Foul Water Drainage Strategy approved under this condition.

REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

Detailed Foul Water Drainage Scheme for each Phase

As part of the submission of the first Reserved Matters application for any phase or part phase of the development full details of the Foul Drainage Scheme for that phase or part phase shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the timing arrangements, storage requirements and rate of discharge for any pumped foul discharge.

Foul and surface water shall drain on separate systems. The detailed Foul Drainage Scheme for each part or phase must be consistent with the updated Foul Water Drainage Strategy submitted and approved pursuant to Condition 1. The development hereby permitted shall be carried out only in accordance with the approved drainage scheme. No dwelling (or other development) shall be occupied in each phase or part of any phase until the approved Foul Drainage Scheme for that phase or part phase has been completed in accordance with the approved details. The Foul Drainage Scheme shall be retained thereafter for the lifetime of the development.

REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime. The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

REASON: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

Archaeology

No development, site clearance/preparation, or demolition shall commence until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which shall be submitted to, and approved in writing by, the local planning authority. The programme of works shall include an initial phase of geophysical survey and trial trenching and the compilation of a report on the work undertaken and the results obtained. These works should aim to establish the presence or absence of buried archaeological remains and their nature, date, extent and significance. If remains are encountered then a subsequent phase of impact mitigation and a phase of appropriate analysis, reporting and publication shall be developed and a further written scheme of investigation submitted to and agreed with the local planning authority before development commences. All archaeological works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with the agreed details.

REASON: To ensure and safeguard the investigation and recording of matters of archaeological/historical importance associated with the development.

Network Rail

Prior to commencement of any development, a method statement and risk assessment must be submitted to the Local Planning Authority in consultation with Network Rail for review and agreement.

REASON: To ensure that the construction and subsequent maintenance of the proposal can be carried out without adversely affecting the safety, operational needs or integrity of the railway.

Prior to occupation of the site the developer is to provide a suitable trespass proof fence adjacent to the boundary with the railway; the fencing details to be submitted to the Local Planning Authority in consultation with Network Rail for approval in writing.

REASON: To protect the adjacent railway from unauthorised access

Details of scaffolding works within 10m of the railway boundary, to be submitted to the Local Planning Authority in consultation with Network Rail for approval in writing.

REASON: In the interests of protecting the railway and its boundary from over-sailing scaffolding.

Prior to any vibro-impact works on site, a risk assessment and method statement shall be submitted to the LPA and Network Rail.

REASON: To prevent any piling works and vibration from de-stabilising or impacting the railway.

Prior to the commencement of the development details of the disposal of both surface water and foul water drainage directed away from the railway shall be submitted to the Local Planning Authority and Network Rail.

REASON: To protect the adjacent railway from the risk of flooding, soil slippage and pollution.

Prior to the commencement of the development full details of ground levels, earthworks and excavations to be carried out near to the railway boundary shall be submitted to the Local Planning Authority and Network Rail.

REASON: To protect the adjacent railway and its boundary.

Details of appropriate vehicle safety protection measures along the boundary with the railway shall be submitted to the Local Planning Authority (in consultation with Network Rail).

REASON: To prevent the design and layout of the road and parking spaces from impacting the adjacent operational railway with accidental vehicle incursion.

All garage facilities shall include provision of an electrical supply suitable for charging an electric motor vehicle.

REASON: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions

Prior to the first use of the local centre development 10% of parking bays shall be provided with a rapid (30 mins) electric vehicle recharge point to the parking area. The parking bay shall be appropriately marked to ensure the sole use by electric vehicles and an adequate charging infrastructure with associated cabling provided for each designated parking bay. The charging point shall be located so that a 3m cable will readily reach the vehicle to be charged when parked in the designated parking bay.

REASON: To enable and encourage the use of alternative fuel use for transport purposes in accordance with Policy 3 of the Central Lancashire Core Strategy.

Energy Efficiency 1

All new dwellings are required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.

REASON: Policy 27 of the Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4. However, following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. As Policy 27 is an adopted Policy it is still possible to secure energy efficiency reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.

Energy Efficiency 2

Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details.

REASON: Policy 27 of the Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4. However, following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. As Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so it can be assured that the design meets the required dwelling emission rate

Energy Efficiency 3

No dwelling hereby approved shall be occupied until a SAP assessment (Standard Assessment Procedure), or other alternative proof of compliance (which has been previously agreed in writing by the Local Planning Authority) such as an Energy Performance Certificate, has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling has achieved the required Dwelling Emission Rate.

REASON: Policy 27 of the Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4. However, following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. As Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development.

Employment Skills

Prior to commencement of the development an Employment and Skills Plan (ESP) shall be submitted to and approved in writing by the Local Planning Authority. The ESP shall be implemented in accordance with the approved plan. The ESP shall be based upon the following criteria as set out in the Employment and Skills SPD

- Creation of apprenticeships/new entrants/graduates/traineeships
- Recruitment through Job Hub and Jobcentre plus and other local employment vehicles.
- Work trials and interview guarantees
- Vocational training (NVQ)
- Work experience (14-16 years, 16-19 years and 19+ years) (5 working days minimum)
- Links with schools, colleges and university
- Use of local suppliers
- Supervisor Training
- Management and Leadership Training
- In house training schemes
- Construction Skills Certification Scheme (CSCS) Cards
- Support with transport, childcare and work equipment
- Community based projects

REASON: In the interests of delivering local employment and skills training opportunities and in accordance with Policy 15 in the Central Lancashire Core Strategy

Phasing

The phasing of the development shall be as per that denoted on drawing no MP_00_4005 Rev 100 Phasing Plan unless otherwise agreed in writing with the local planning authority.

REASON: To ensure a satisfactory form of development.

CMP

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:

- the proposed times demolition and construction works will take place
- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the location of the site compound
- suitable wheel washing/road sweeping measures
- appropriate measures to control the emission of noise during demolition and construction
- details of all external lighting to be used during the demolition and construction
- a scheme for recycling/disposing of waste resulting from demolition and construction works
- 24 Hour emergency contact number
- Arrangements for turning of vehicles within the site
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures
- Measures to protect vulnerable road users (pedestrians and cyclists)
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction
- Construction vehicle routing

REASON: To safeguard the amenities of neighbouring properties in accordance Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

Note for Construction Management Plan.

- *There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear and turn around in the site before exiting in a forward gear onto the operational public highway.*
- *There must be no storage of materials in the public highway at any time.*
- *There must be no standing or waiting of machinery or vehicles in the public highway at any time.*
- *Vehicles must only access the site using a designated vehicular access point.*
- *There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.*
- *A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk. All references to public highway include footway, carriageway and verge.*

Noise

Prior to the commencement of any works on site, a noise monitoring strategy shall be agreed in writing with the local planning authority. The strategy shall provide details of intermittent noise monitoring during construction. The strategy shall be implemented during construction to monitor the sound levels being emitted and to take suitable action should it appear that the identified sound limits are likely to be breached. This monitoring shall include vibration monitoring during all piling works.

REASON: To safeguard the amenities of neighbouring properties in accordance Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

Phasing

An application for approval of reserved matters for the Local Centre as set out on Drawing **XXMP_00_1004 Rev 100XX** must be made no longer than the expiration of seven years beginning with the date of this permission and the development must be commenced not later than the expiration of two years from the final approval of the reserved matters of the Local Centre or in the case of approval on different dates the final approval of the last such matter to be approved.

REASON: Required to be pursuant to section 92 of the Town and Country Planning Act 1990

Infrastructure

Prior to the submission of the first reserved matters application submitted for the site a site wide Delivery Strategy, shall be submitted to and approved in writing by the local planning authority.

The Delivery Strategy shall include an Implementation Plan setting out details of the proposed sequence of development across the site, the extent and location of any Sub-phases; (including reference to the type and extent of development in each Phase and Sub-phase); and the trigger points for the delivery of associated infrastructure and facilities.

The Delivery Strategy shall state when each of the following will be delivered: (a) any environmental mitigation measures (b) major access infrastructure, including roads, footpaths and cycle ways (c) public open space areas, including informal open spaces, recreation and sports areas, , equipped play areas and ecological areas and habitats

- (d) all structural and Site-wide landscaping, earth bunds and any additional green infrastructure,
- (e) all strategic drainage infrastructure, lakes and SUDS infrastructure
- (f) main housing sites
- (g) Local Centre/s and the facilities therein
- (h) Commercial uses
- (i) waste management and recycling facilities (permanent and temporary)

No development shall commence until the Delivery Strategy has been approved in writing by the local planning authority and thereafter each Reserved Matters Application for any Phase or part of a Phase submitted pursuant to the standard

Reserved Matters condition shall be accompanied by an updated Implementation Plan for the approval of the local planning authority. The development shall then be carried out in accordance with the Delivery Strategy as approved and updated.

REASON: To ensure that the development is delivered in a structured way in accordance with the approved parameter plans and in accordance with the Phasing Strategy.

Strategic Framework

Prior to the submission of the first Reserved Matters Application submitted for the Site, a Site-wide Strategic Framework shall be submitted to the Local Planning Authority for written approval prior to the determination of any Reserved Matters applications. The Strategic Framework shall be in accordance with:

- the Site-wide Delivery Strategy (as required in compliance with Condition **XXX above**);

- the approved parameter plans described in condition 2:
- The Strategic Framework should include a number of key plans in order to define the following frameworks:
 - Land use distribution and disposition (including heights and densities) o Movement corridors (including strategic and principal primary, secondary roads, public transport corridors, pedestrian and cycle routes, greenways)
 - Key strategic infrastructure (including SuDs, strategic attenuation areas, strategic swales, flood mitigation, significant utility provision,)
 - Strategic Green Infrastructure corridors and structures (including public open spaces both formal and informal, ecological and habitat areas)
 - Key Place-making features (including character areas, focal points, gateway features and important frontages)

REASON: To ensure a satisfactory form of development in accordance with Policy C2 of the South Ribble Local Plan

Design Code

Each application for the approval of Reserved Matters shall include a written statement which demonstrates how the proposed development accords with the approved Site-wide Strategic Framework and any approved Phase-wide Design Code.

REASON: To ensure a satisfactory form of development in accordance with Policy C2 of the South Ribble Local Plan