



Agenda

Planning Committee

Date:	Wednesday, 27 June 2018 at 10:00am
Venue:	Town Hall, St Annes, FY8 1LW
Committee members:	<p>Councillor Trevor Fiddler (Chairman)</p> <p>Councillor Richard Redcliffe (Vice-Chairman)</p> <p>Councillors Christine Akeroyd, Jan Barker, Michael Cornah, Neil Harvey, Kiran Mulholland, Linda Nulty, Liz Oades, Sandra Pitman, Heather Speak, Ray Thomas.</p>

Public Speaking at the Planning Committee

Members of the public may register to speak on individual planning applications: see [Public Speaking at Council Meetings](#).

	PROCEDURAL ITEMS:	PAGE
1	Declarations of Interest: Declarations of interest, and the responsibility for declaring the same, are matters for elected members. Members are able to obtain advice, in writing, in advance of meetings. This should only be sought via the Council's Monitoring Officer. However, it should be noted that no advice on interests sought less than one working day prior to any meeting will be provided.	1
2	Confirmation of Minutes: To confirm the minutes, as previously circulated, of the meeting held on 13 June 2018 as a correct record.	1
3	Substitute Members: Details of any substitute members notified in accordance with council procedure rule 23.	1
	DECISION ITEMS:	
4	Planning Matters	3-131
5	Planning Application LCC/2014/0101 – Proposed Exploration Wellsite on Land Adjacent to Roseacre Wood, Roseacre Road, Elswick Fylde Council Application Reference: 14/0440	132-243
	INFORMATION ITEMS:	
6	List of Appeals Decided	244-260

Contact: Lyndsey Lacey-Simone - Telephone: (01253) 658504 – Email: democracy@fylde.gov.uk

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<http://fylde.cmis.uk.com/fylde/DocumentsandInformation/PublicDocumentsandInformation.aspx>

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27 June 2018

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Background Papers

In accordance with Section 100D of the Local Government Act 1972, the background papers used in the compilation of reports relating to planning applications are listed below, except for such documents that contain exempt or confidential information defined in Schedule 12A of the Act.

- Fylde Borough Local Plan (As Altered) October 2005 (Saved Policies)
- Joint Lancashire Minerals and Waste Local Plan
- Fylde Local Plan to 2032 (Submission Version) December 2016
- Bryning-with-Warton Neighbourhood Plan
- Saint Anne's on The Sea Neighbourhood Development Plan
- National Planning Policy Framework
- National Planning Practice Guidance
- The Community Infrastructure Levy Regulations 2010 (as amended)
- Conservation of Habitats and Species Regulations 2010 (as amended)
- Strategic Housing Market Assessment (SHMA) 2014 and Addendum I and II November 2014 and May 2015 and Housing Market Requirement Paper 2016
- Five Year Housing Land Supply Statement at 31 March 2017 (as amended July 2017)
- Strategic Housing Land Availability Schedule (SHLAA)
- Consultation on Additional Evidence in Support of Fylde Local Plan to 2032 – August 2017
- Other Supplementary Planning Documents, Guidance and evidence base documents specifically referred to in the reports.
- The respective application files
- The application forms, plans, supporting documentation, committee reports and decisions as appropriate for the historic applications specifically referred to in the reports.
- Any additional information specifically referred to in each report.

These Background Documents are available either at www.fylde.gov.uk/resident/planning or for inspection by request at the Town Hall, St Annes Road West, St Annes.

Planning Committee Schedule

27 June 2018

Item Number: 1

Committee Date: 27 June 2018

Application Reference:	17/0957	Type of Application:	Reserved Matters
Applicant:	Story Homes Limited and Hollins Strategic Land	Agent :	Story Homes
Location:	BROOK FARM, DOWBRIDGE, KIRKHAM, PRESTON, PR4 3RD		
Proposal:	APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION 15/0547 FOR THE ERECTION OF 170 DWELLINGS FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE.		
Ward:	NEWTON WITH TREALES	Area Team:	Area Team 1
Weeks on Hand:	32	Case Officer:	Kieran Birch
Reason for Delay:	Design Improvements		

If viewing online this is a Google Maps link to the general site location:

<https://www.google.co.uk/maps/@53.7808588,-2.8589162,554m/data=!3m1!1e3?hl=en>

Summary of Recommended Decision: Grant

Summary of Officer Recommendation

The application site is Brook Farm, Dowbridge which is located in Newton immediately across Dow Brook from Kirkham. The site was granted outline planning permission on appeal through application 15/0547 for up to 170 dwellings. This application is for the reserved matters of that planning permission and seeks approval of all matters save the access which was approved at outline stage.

The application proposes the erection of 170 dwellings in a range of types and sizes ranging from 1 bedroom to 5 bedroomed and at scales of 2 storeys, with 51 of these being affordable dwellings as required by the outline permission to meet the 30% total required by policy.

The layout of the dwellings and their design and scale are all considered to be acceptable in their relationship to the surrounding area, surrounding land uses and within the development, and so accord with the requirements of Policy HL2 and Policy HL6 in that regard. The development also provides an appropriate level of landscaping and open space provision.

As such the application is supported by officers subject to further minor improvements to the layout that are expected from the applicant. It is recommended that the approval of the reserved matters be delegated to the Head of Planning and Housing to enable the decision to be issued when the details have been received.

Reason for Reporting to Committee

The application is for a Major development and as such needs to be determined by the Planning Committee due to the favourable recommendation.

Site Description and Location

The application site is an area of land extending to 13 hectares and is located to the north of Dowbridge which becomes the main road running through into Kirkham and which joins the A583 bypass to the south and west of New Hey Lane. The site is located directly adjacent to the Kirkham settlement boundary but is within the Parish of Newton with Clifton. Kirkham is identified as being at the top tier of the settlement boundary and the site is approximately 1km from the town centre. The site is located directly adjacent to the settlement boundary to the south and west, to the east the boundary is formed by New Hey Lane which runs along a local ridgeline with some residential development and farm buildings beyond. The northern boundary of the application site is in line with Spen Brook which links to the Dow Brook which runs along the western boundary of the site. This northern boundary projects approximately 400m east from the settlement boundary. On the west of Spen Brook is existing residential development. The application site itself comprises a dwellings with associated hardstanding and outbuildings, a pig farm in active use and ancillary farm shop and fields used for grazing. It is largely greenfield with some previously developed land. The site rises from the south of the site to the middle of the site where an access road and field boundary are located and then falls away again to the south and the boundary with Spen Brook.

The landscape character surrounding the site outside of the settlement boundary is predominately rural in nature consisting of a patchwork of undulating improved pasture broken by woodland and isolated dwellings. Field boundaries are defined by hedgerows and a network of dykes and drainage channels. There are a number of ponds within the wider area. The railway line to the north is a dominant feature on the landscape as is the A583 to the south. Kirkham to the west is an urban area in a rural setting and has a mixture of commercial, retail and residential uses. The urban area adjacent to the site consists of residential development

Details of Proposal

The application is for the reserved matters approval of appearance, landscaping, layout and scale for planning application 15/0547 which was allowed at appeal by the Planning Inspectorate.

The application is for 170 dwellings, with a mix of mews houses, semi-detached houses and detached houses. The development includes 1, 2, 3, 4 & 5 bed houses, over 2 storeys. These are from the developer's standard range of house types of a typical style, design and materials to others constructed by these developers on new sites. The development also includes 51 affordable dwellings, these are 1, 2 and 3 bedrooms. The vehicular access point to the proposal is in the same location as the previous outline permission located where the existing access to the farm is. The scheme also delivers extensive areas of Public Open Space, with the entire site surrounded by POS. The area to the north of the site includes a trail with outdoor exercise equipment on it. There are also landscaped footpath/cycle routes through the site. The proposal retains the existing mature landscaping within the site, removing the poorer qualities specimens and 635 trees are proposed to be planted through the site along with 3647 shrubs., 9322 hedgerow plants and other shrubs, specimens, bulbs and wildflowers.

Relevant Planning History

Application No.	Development	Decision	Date
18/0038	APPLICATION TO DISCHARGE DETAILS ASSOCIATED WITH CONDITION 24 OF PLANNING PERMISSION 15/0547 RELATING TO WRITTEN SCHEME OF ARCHAEOLOGICAL INVESTIGATION	Advice Issued	07/03/2018
15/0827	OUTLINE APPLICATION FOR DEMOLITION OF EXISTING BUILDINGS AND RESIDENTIAL DEVELOPMENT OF UP TO 95 DWELLINGS INCLUDING ASSOCIATED INFRASTRUCTURE (ACCESS APPLIED FOR WITH ALL OTHER MATTERS RESERVED)	Approved with 106 Agreement	19/12/2016

Relevant Planning Appeals History

Application No.	Development	Decision	Date
15/0547	OUTLINE APPLICATION FOR DEMOLITION OF EXISTING BUILDINGS AND RESIDENTIAL DEVELOPMENT OF UP TO 170 DWELLINGS INCLUDING ASSOCIATED INFRASTRUCTURE (ACCESS APPLIED FOR WITH ALL OTHER MATTERS RESERVED)	Allowed	23/01/2017

Parish/Town Council Observations

Newton with Clifton Parish Council notified of the original and revised proposals and comment in respect of the latest scheme that they support the proposal.

Kirkham Town Council notified of the original and revised proposals. The following comments were initially received, with any further comments on the revised scheme to be included in the Late Representations Schedule.

“Kirkham Town Council make the following comments:

- That section 106 money goes to Newton and Clifton roads and school.*
- That section 106 Public Realm and Leisure goes to Kirkham as occupants will use Kirkham Town Centre and leisure facilities*
- Concerns that there is only one access road with the emergency access being on a narrow track (Spen Lane)*
- The only open space provided is a pond with no play facilities for children*
- Concerns over flooding as this is a flood plain and Kirkham Town Council are inundated with complaints of flooded property in the area due to either inadequate drainage plans or builders failing to comply with plans and in the more extreme cases builders building on or blocking drainage ditches. Rigorous draining plans must be put in place and adhered to as Town Council does not have the resources to deal with flooding.”*

Statutory Consultees and Observations of Other Interested Parties

National Air Traffic Services

No safeguarding objections to the proposal.

Lancashire County Council - Highway Authority

LCC Highways have provided a number of responses as the layout has developed. Their most recent response is dated 11 May 2015 and refers to revision S. Revision T is the latest version of the layout and has been forward to them for comment and will be provided in the late observations schedule if received.

Their most recent comments can be summarised as follows;

Internal layout – LCC state that changes are recommended to bring the highway and car parking up to acceptable standards, they off road cycle route at plot 20-23 would be over a private drive and is also to be used as an emergency link. Access should not be obstructed and agree a safe maintained surface. Recommended minimal internal garage size to be 6 a 3m and this includes integral garages, this effects Boston, Cambridge, Durham and Warwick house types. Cycle storage should be provided for the apartments.

Adoption considerations – the applicants are advised to consider these comments as part of the application where they wish to offer the road for adopted, where off road cycle routes are being offered for adopted the routes will need to be illuminated with signing and lining. A gated access is required off New Hey Lane and bollards to prevent misuse. Road adjacent to plots 94 and 95 would need to be widened to 5.5m if any future development is proposed as 4.5m can only serve 30 dwellings.

LCC recommends that the LPA attached conditions requiring an agreement between the application and the LHA with regard to the details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes. To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential / highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway.

They then recommend a series of conditions with regard to the construction of the road.

Strategic Housing

Originally objected to the mix proposed of 50% affordable rent and 50% discounted open market value. Discussions have taken place and has agreed that 50% affordable rent, 25% shared ownership and 25% discounted market sale is acceptable. An affordable housing statement detailing this is forthcoming.

Environment Agency

Raise no objections, and highlight that they are satisfied that the mapped flood zone extents indicate that the proposed dwellings will be restricted to areas of the site with a low probability of flooding (i.e. Flood Zone 1) in accordance with the approved Flood Risk Assessment (Ref: HSL06 FRA&DMS Rev 2.3; dated 22 July 2015) submitted with Outline application 15/0547. The above drawing also now correctly identifies our 8 metre easement along the Main River watercourses adjacent to the site. We have reviewed the

above drawing, together with the landscaping proposals drawings, and we are satisfied that no unacceptable development is proposed within our 8 metre easement. No raising of the ground levels, to create bunds/mounds as part of the landscaping proposals for example, should take place within Flood Zone 2 or Flood Zone 3. Dow Brook and Spen Brook are designated Main Rivers and the developer may require an Environmental Permit. In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines (including outfalls) or any other structure erected within 8 metres of the Main River watercourses without an Environmental Permit.

The Environment Agency has a right of entry to Dow Brook and Spen Brook by virtue of Section 172 of the Water Resources Act 1991, and a right to carry out maintenance and improvement works by virtue of Section 165 of the same Act. It should be noted that the grant of planning approval does not guarantee that any necessary permissions or consents that are required under separate legislation will be forthcoming

United Utilities – Water

State that they have previously commented on the outline application.

Electricity North West

No comments received.

Lancashire CC Flood Risk Management Team

No comments received.

Lancashire County Archaeology Service

Request a condition that was placed on the outline approval. This does not need to be repeated here.

Regeneration Team (Landscape and Urban Design)

They have been involved in the evolution of the development proposals since first submission and their comments cover the following matters:

Hard Landscape:

- Surface materials for movement must reflect a strict and identifiable hierarchy to be agreed with the Council.
- Access roads should use decorative buff coloured aggregate within asphalt wearing course to soften the appearance of the road surface.
- All garden boundaries which face onto or run alongside a street frontage should be constructed as 1.8m brick wall.
- Street lighting should be to a high standard with low level lighting provided through central POS areas. Lighting scheme to be approved to minimise visual impact.

Soft Landscape

- A Landscape Maintenance and Management Plan should be produced and approved by the Council as part of this application for a maintenance contractor to work from. The Plan should include a detailed tabulated form for the long term maintenance of the hard and soft landscape of both the residential site and the POS for a period of 10 years.
- All boundary hedgerows around the site should be enhanced where necessary and maintained with regular trimming, according to the agreed Maintenance and Management Plan.

- I am concerned that the attractive character of the green lane may be compromised by the landscape proposals in this area and would encourage the retention of this asset as far as possible. A programme of restoration, removal and replanting of new native trees and herbaceous perennials should be agreed with the Council's Tree Officer and specialist ecologist to maintain and enhance the long term landscape value of the lane.
- Willow spp. should be included within the low lying waterside planting of the public open space. Species to be agreed with the Tree Officer.
- Beach areas should be indicated within the existing ponds for wildlife and to provide a safer environment. Ecological advice should be sought to ensure that the biological value of the pond is maximised, whilst achieving its landscape and visual potential.

NHS Fylde and Wyre CCG

No comments received.

Greater Manchester Ecology Unit

While I have no overall objections to this above application on nature conservation grounds I would recommend that further details be required for the planned SUDs drainage features to be incorporated into the site. It is unclear from the current plans whether these features will be designed to be open water pools, swales or simply hollows designed to fill at times of heavy rainfall. In addition to providing flood mitigation SUDs features can be valuable features for biodiversity if they are designed and managed appropriately, but they can also become management issues if designed inappropriately

Neighbour Observations

Neighbours notified:	17 November 2017
Amended plans notified:	13 April 2018
Site Notice Date:	29 November 2017
Press Notice Date:	30 November 2017
Number of Responses	Twelve letters of objection <ul style="list-style-type: none"> • Flooding area, concerns over drainage. • Archaeology issues. • Increase in traffic. • Highway safety. • Lack of infrastructure available. • Impact on biodiversity. • Contrary to Local Plan. • Homes not needed.

The above points have been dealt with in the outline application and do not need to be addressed by this application.

- Position of housing on eastern boundary creating loss of privacy.
- Design is more urban than rural adding to visual impact.
- Not in line with the parameter plan.
- Landscaping not wrapping around the north east corner.
- Loss of trees not on the site.
- Boundary treatments inappropriate.
- Question the development being constructed in one phase.

- Link to New Hey Lane removed.
- Matter of trespassers from the park. Security.
- Landscaping inappropriate.
- No pedestrian links through spaces.
- Substation behind our garden.

The above comments are material considerations when considering the scheme.

Relevant Planning Policy

Fylde Borough Local Plan:

HL02	Development control criteria for new housing proposals
HL06	Design of residential estates
TR01	Improving pedestrian facilities
TREC17	Public Open Space within New Housing Developments
EP10	Protection of important landscape and habitat features
EP11	Building design & landscape character
EP12	Conservation trees & woodland
EP14	Landscaping of new developments
TREC17	Public Open Space within New Housing Developments

Fylde Local Plan to 2032:

GD7	Achieving Good Design in Development
GD9	Contaminated Land
H1	Housing Delivery and the Allocation of Housing Land
H2	Density and Mix of New Residential Development
H4	Affordable Housing
T5	Parking Standards

Other Relevant Policy:

NPPF:	National Planning Policy Framework
NPPG:	National Planning Practice Guidance

Site Constraints

Within countryside area

Environmental Impact Assessment

This development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 as amended.

Comment and Analysis

Introduction

This application is a Reserved Matters submission considering the detailed matters of landscaping, appearance, layout and scale. The principle of development and the access to the site have been established through outline planning permission 15/0547 which was granted at appeal by the Planning Inspectorate.

Other matters such as the visual impact of the development, ecology, flood risk and drainage,

ground levels, highways, off-site highway works, archaeology, contamination, protection of existing trees, construction plan, and the phasing of the development were all considered at outline stage and conditions were placed on that permission that will need to be complied with and further information supplied to discharge some of those conditions prior to the commencement of development. The principle of developing the site and its access has therefore been established by the outline application and its designation within the Local Plan as open countryside is no longer a consideration. The main issues therefore when considering this application are;

Appearance/Layout/Scale

Landscaping

Internal roads and parking

Impact on residential amenity

Other issues

Appearance/Layout/Scale

The starting point for officers when considering this Reserved Matters application is the appeal decision which allowed the outline application for 170 dwellings. Condition 5 of that permission stated;

The details submitted as part of the Reserved Matters application shall be substantially in accordance with the illustrative Landscape Masterplan drawing 1956_02 Revision K and the Parameters Plan reference PAR001

Therefore it is important that officers assess the proposed scheme in relation to these plans, the Parameters Plan which showed the extent of development on the site and the Landscape masterplan which showed an illustrative layout with landscaping. The Inspector when allowing the appeal considered that this was a reasonable condition in order to achieve a satisfactory development. The main consideration therefore in relation to this condition is whether the proposed layout accords substantially with the extent of development on the Parameters plan and the layout structure on the Landscape master plan.

The plan presented to committee today is the latest amendment to that originally submitted as part of the application. The plan originally submitted exceeded the parameters plan approved and the layout was such that it could not be said to 'substantially accord' with the layout approved at outline. Following negotiations with the applicants Officers are satisfied that the layout presented today accords with the extent of the development approved and the road structure of the layout with the landscaping proposed is also more akin to that approved at outline. An element missing is the single storey zone however officers do not consider this critical. The layout of the site has been influenced by its constraints and shape that dictates that the site will be accessed solely from Dowbridge, and the topography of the site with it rising to a high point in its centre before falling way again to the north. Flood zones to the north and south-west also form constraints where development cannot be located. This has resulted in a development which is central to the site surrounded by generous areas of public open space.

The access road enters the application site through the access approved at outline stage with the main road meandering up the slope in a westerly direction, and then leading to several dwelling access roads. The majority of dwellings face out to overlooking public open space and overlook the main access points and the layout also seeks to provide focal points within the site. At the highest point of the site a central linear green is provided as per the outline plans, which sees the removal of poor quality hedgerow, retention of the quality trees and additional planting. During discussions

various amendments have been made including re-sited plots so they have a better relationship with other dwellings, the POS and highways, re-positioning garden walls so they don't dominate the street scene and there is room for landscaping in front of them and the positioning of dual aspect elevations at strategic plots. Whilst officers are generally happy with the structure of the layout, there are further improvements that could be made in particular to the location and grouping of house types and materials. And at the time of writing whilst the layout plan had been received, the updated landscaping plans and sectional plans of the central linear green had not been received, which are needed to fully assess the layout. As such the recommendation is to delegate to officers to approve subject to receiving a layout plan the Head of Planning considers acceptable. However the plan that will be approved will be largely as presented to members today. The layout of the houses follow the road pattern which has sufficient variety within it, including roads of varying lengths, designs and curves to create a varied layout.

With regard to scale and appearance the dwellings are all proposed to be two storey and the design of the dwellings are those from the housebuilder Story's range. These have been built at the Kirkham triangle site and are considered to be of good quality with a range of details and materials proposed. The houses have also been designed to overlook the main access points and areas of open space and the layout also seeks to provide focal points within the site. The layout is considered to be appropriate in this context and delivers 1, 2, 3, 4 and 5 bed roomed dwellings in a mix of detached, semi-detached and terraced dwellings. . The dwellings are proposed to be constructed in brick, stone and render, with pitched and hipped roofs, with gable frontages incorporated in some designs. The design and layout are considered to be appropriate and comply with the requirements of criteria 1 & 2 of Policy HL2 and Policy HL6 of the Fylde Borough Local Plan and the paragraphs in the design chapter of the NPPF which they relate to.

More recent policy controls under H2 of the Fylde Local Plan to 2032 seeks to ensure that new residential developments are focussed on providing smaller properties to meet the identified need for such in the borough. However as this application was considered at outline at a time when the Fylde Local Plan was being given only limited weight no condition was placed by the Inspector to ensure that a housing mix in line with that policy was provided at Reserved Matters Stage. The applicants have provided a legal opinion and evidence of appeals elsewhere in the country that outline that in order to secure a mix required by a policy a condition needs to be placed on an outline application. As such we cannot insist on the housing mix comprising 50% of the dwellings to be 3 bed or less. As currently presented the mix equates to 45% 3 bed or less including the affordable housing, it is anticipated that this will be reduced however given that the NPPF promotes a mix of house types and sustainable development would not comprise a scheme of this size dominated by 4 and 5 bedroom properties a significant reduction will not be accepted.

Landscaping

As landscaping was a reserved matter the application has been submitted with landscaping plans. A full suite was submitted originally however due to the amendments to the layout these will need to be amended and updated to reflect the scheme. Indeed on the most recent layout the landscaping has been revised so that the Central Linear Green has been formalised, existing trees retained and seating facilities to be added to provide a focus and reason for going to this area of the site. Sections of this area are still to be provided. Landscaping to the entrance to the site has also been formalised with a tree lined estate road carried through to the arrival green to the centre of the site. To the north side of the scheme this is less formal to reflect the more prominent rural aspect of this area of the site. Within the site a large number of trees are proposed, 635 in total with over 3000 shrubs and 9322 hedgerow plants with more plants.

The landscaping proposed for the site goes beyond that which is typical of a residential development of this nature and size, it has the ornamental trees in the majority of front gardens on public view, but it also provides significant tree planting including larger species within the built area and around it on the POS. This will help assimilate the development into the rural area which it is located. Landscaping within the site includes open plan garden fronted dwellings, the main access roads are tree planted. Subject to the receipt of the full plans, which may be received prior to Committee and the details supplied in the late observations, with conditions requiring the landscaping to be carried out in accordance with the submitted plans the landscaping proposed for this development is acceptable.

Internal roads and parking

Policy HL2 of the FBLP supports new residential development provided satisfactory access and parking arrangements are provided, and do not adversely affect the safe and efficient operation of the highway network, either individually or cumulatively with other permitted developments. Policy TR1 also encourages the improvement of facilities for pedestrians to encourage walking as an alternative means of travel. Policy GD7 and T5 of the submission version of the Fylde Local Plan to 2032 reiterate the above highway policy position.

With regard to the previous outline application (ref: 15/0547) which established the principle of the residential development and the access, the County Highway Authority raised no objection. They concluded there is adequate capacity on the existing highway network to safely accommodate the traffic that will be associated with the proposal and raised no objection, subject to the proposed highway improvements. They were of the opinion that there was sufficient capacity for the highway network to cope with the altered traffic flow. The internal layout of the development is considered acceptable with a satisfactory network of primary and secondary routes and car parking provision within the site. This route is designed to naturally restrict vehicle speeds. With regard to the internal garage spaces, the house types the officer refers to have been accepted by the Council at sites in Kirkham and Wrea Green, and these dwellings with an internal garage also have two off street parking spaces. The internal layout of the development is considered acceptable, the concerns raised by Lancashire County Council as the Highway Authority relating to some of the areas being adoptable is not an issue as the whole of the site does not need to be adoptable.

Impact on residential amenity

Policy HL2 of the FBLP and GD7 of the submission version of the Fylde Local Plan to 2032 supports new residential development that would have no adverse effect on the amenity and privacy of neighbouring properties. This amenity impact includes privacy, dominance, loss of light, over shadowing or disturbance resultant from the development itself on neighbours, or during the construction period.

There are conditions on the outline approval which will protect amenity with regard to demolition and construction. With regard to overlooking and loss of light the houses have been situated so they would not give undue rise to issues of loss of privacy at a level which would prejudice neighbouring residential amenity, resulting from overlooking as they are situated a satisfactory distance from existing and proposed dwellings. The nearest dwellings to the site are those on New Hey Lane, the dwellings on the site either back on or on side on to these dwellings and are an appropriate distance away, the nearest relationship is that between plot 8 and the nearest point of the dwelling known as Applecross which is 25m away. Some of the representations refer to trespassing and security as part of the brook is culverted, however it is also classed as a main river and as such the EA retain an 8m easement around it meaning no planting can take place in this area. The submitted landscaping

plans however show an area of tree planting adjacent to the easement which will act as a screen and a deterrent. This area is also a flood zone and likely to be boggy and as such will not be a desirable route when there is a footpath to the north.

Other issues

Affordable Housing

The legal agreement that accompanied the outline approval states no development shall commence until the Affordable Housing scheme has been approved in writing by the Council. The scheme being defined as a scheme to be submitted to the Council as part of any Reserved Matters Application which specifies;

- a) the number of dwellings to be Affordable Housing units, to be equal to be 30% of the number of dwellings in the RM application;
- b) the location, layout, size, type and tenure of the Affordable Housing units;
- c) whether any variation is proposed to the indicative housing mix and the justification for such a variation
- d) how the affordable housing will be transferred to a RP for allocation to Eligible persons
- e) the method of calculating the sale or rent price of each AH unit.
- f) how the Owner will ensure that they remain AH in perpetuity.

The trigger points for the delivery of affordable housing are outlined in the legal agreement and state that only 30% market dwellings can be occupied prior to the transfer of the affordable housing units with a RP on the terms set out in the scheme. Not to allow more than 75% of the market dwellings to be occupied until all of the affordable housing has been constructed. The application planning statement states that 50% (26 units) will be affordable rent and 50% discounted open market value however there was a lack of justification submitted with this with the housing officer initially objecting, but discussions have taken place and the Housing Services Manager is happy with 50% affordable rent, 25% shared ownership and 25% discount market sale. The application details the location and house types of the affordable housing but the other points need clarification. As such officers have requested a statement which details the above points and this should be received prior to the Committee, and this will be confirmed in the late observations.

Public Open Space

Condition 4 of the outline application stated that the RM application should include a strategy for developing the site in phases including the provision of POS and landscaping. The application states that Story will building the site in a continuous phase and a plan illustrating the route of build has been provided. With the change in layout this also will need to be updated. The landscaping plan provided shows the provision of a walking route with gym equipment to the north of the site. If members consider it appropriate this can be amended to include a LEAP either on the arrival green or in the north east corner of the site. The central linear green will also feature areas of seating to make better use of this area. The areas of open space are distributed through the site, are easily accessible and visible from a number of dwellings. The use of these areas of open space is an obvious benefit of the layout. As such, the level of on site, open space provision accords with policy TREC 17 of the Adopted Fylde Borough Local Plan. The Applicant proposes the management & maintenance of open space and play areas through the formation of a Management Company, therefore, a condition is required regarding the ongoing maintenance of the open space, to ensure the management of the open space continues in perpetuity.

Flood Risk and Ecology

There are no objections and conditions in the outline application ensures there are no flooding or ecology issues.

Conclusions

The application is for the approval of reserved matters on a residential development proposal on land at Brook Farm, Dowbridge. The scheme proposes 170 dwellings and the formation of areas of public open space following the approval of the outline application on appeal.

The scheme delivers the affordable houses, on site public open space, vehicular access and an appropriately designed layout. As such the proposal is in full accordance with the relevant policies of the Fylde Borough Local Plan and other material considerations. There are areas of the layout where officers wish to seek improvement and therefore it is recommended that the reserved matters application be delegated to the Head of Planning to be approved subject to the receipt of plans that he considers acceptable and a series of conditions relating to matters not included in the outline planning permission.

Recommendation

That authority to GRANT planning permission be delegated to the Head of Planning and Housing when he is satisfied that an acceptable layout and other updated plans have been received and be subject to the following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning & Housing believes is necessary to make otherwise unacceptable development acceptable):

1. This permission / consent relates to the following details:

Approved plans:

- **PLANS AND NUMBERS WILL BE INSERTED INTO THIS CONDITION PRIOR TO THE ISSUING OF THE DECISION AS A SERIES OF UPDATES ARE AWAITED**

Supporting Reports:

- Design and Access Statement

Reason: To provide clarity to the permission.

2. Notwithstanding any denotation on the approved plans samples of the roof treatment and wall cladding [both inclusive of colour] shall be submitted to and approved by the Local Planning Authority prior to the commencement of any built development works on site. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

Reason: Such details are not shown on the application and must be agreed to ensure a satisfactory standard of development.

3. A full specification of all proposed surface materials shall be submitted to the Local Planning Authority for approval prior to the commencement of the development; thereafter only those approved materials shall be used upon the development unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the overall quality of the finished development.

4. Tree, shrub & grass planting plans as approved under this planning permission shall be implemented during the first available planting season following the completion of the development, and subsequently maintained for a period of 10 years following the completion of the works. Maintenance shall comprise and include for the replacement of any trees, shrubs or hedges that are removed, dying, being seriously damaged or becoming seriously diseased within the above specified period, which shall be replaced by trees of a similar size and species. The whole of the planted areas shall be kept free of weeds, trees shall be pruned or thinned, at the appropriate times in accordance with current silvicultural practice. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary. Mulching is required to a minimum layer of 75mm of spent mushroom compost or farm yard manure which should be applied around all tree and shrub planting after the initial watering. Weed growth over the whole of the planted area should be minimised. Any grassed area shall be kept mown to the appropriate height and managed in accordance with the approved scheme and programme.

Reason: To ensure a satisfactory standard of development and in the interest of visual amenity in the locality.

5. Prior to the occupation of any dwelling hereby approved, details of the on-going maintenance of the communal areas of the site, the areas of public open space, the landscaped areas and any other areas that are not part of the domestic curtilage to any dwelling shall be submitted to and approved in writing by the Local Planning Authority. These details shall then be implemented and operated thereafter.

Reason: To ensure the on-going maintenance and management of these public areas in the interests of the character of the area and the amenity of the occupiers of the development.

6. Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), the proposed garages shall be retained solely for the housing of a private motor car, and at no time shall any works be undertaken that would prevent it from being used for that purpose.

Reason: The use of the garage for any other purpose would result in the loss of an off-street parking space and would therefore require consideration by the Local Planning Authority.

7. Obscure glazing shall be provided in the first floor side elevation windows that serve bathrooms and landings of the dwellings hereby approved and shall thereafter be retained.

Reason: To safeguard the privacy of adjoining residents in accordance with Policy HL2 of the Fylde Borough Local Plan

8. The new estate road for the approved development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level up to the entrance of the site compound before any development takes place within the site and shall be further extend before any development commences fronting the new access road.

Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative

9. No development shall be commenced until an estate street phasing and completion plan has been

submitted to and approved in writing by the local planning authority. The estate street phasing and completion plan shall set out the development phases and the standards that estate streets serving each phase of the development will be completed.

Reason: - To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential / highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway

10. No dwelling within phase each phase shall be occupied until the estate street(s) affording access to those dwelling(s) has been completed in accordance with the Estate Street Development Plan.

Reason: To ensure that the estate streets serving the development are completed and maintained to the approved standard, and are available for use by the occupants, and other users of the development, in the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

11. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority.

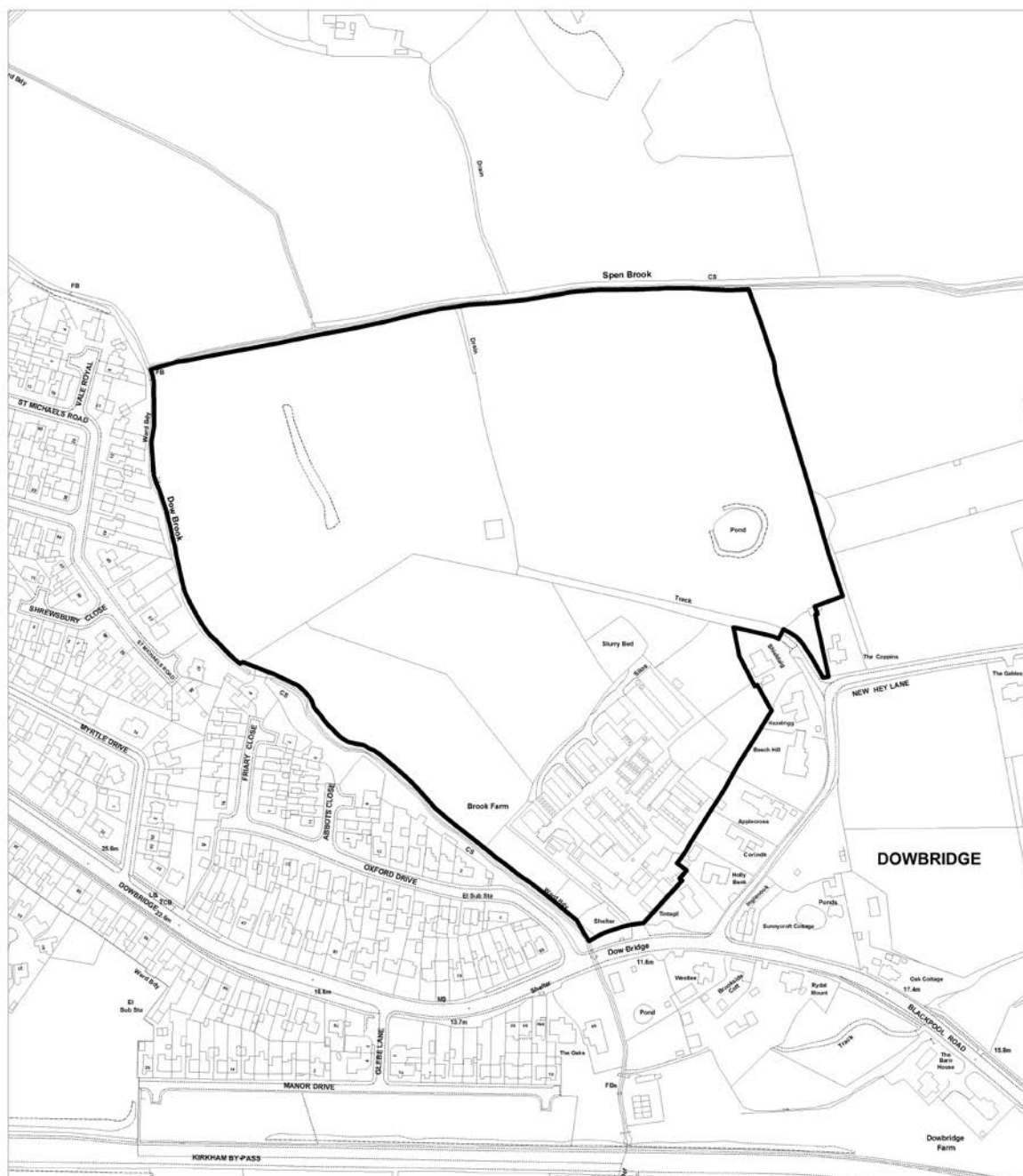
Reason: - In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway

12. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the local planning authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the local planning authority.

Reason: - In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

13. The private car parking and manoeuvring areas to be marked out in accordance with the approved plan, before occupation of the associated dwelling and permanently maintained thereafter.

Reason: To allow for the effective use of the parking areas.



Development Services Fylde Council		(c) Crown Copyright and database right (2018). Ordnance Survey (100006084).	
Application No. 5/17/0957	Address Brook Farm, Dowbridge, Kirkham	Grid Ref. E.3435 : N.4320	Scale 0 15 30 45 60 m

Item Number: 2

Committee Date: 27 June 2018

Application Reference:	18/0013	Type of Application:	Full Planning Permission
Applicant:	Mr Mills	Agent :	Firth Associates Ltd
Location:	25 SEYMOUR ROAD, LYTHAM ST ANNES, FY8 4DL		
Proposal:	ERECTION OF A TWO STOREY SIDE EXTENSION, THE CONSTRUCTION OF A SEMI-DETACHED DWELLING, AND ALTERATIONS TO BOUNDARY WALL		
Ward:	ANSDELL	Area Team:	Area Team 1
Weeks on Hand:	23	Case Officer:	Alan Pinder
Reason for Delay:	Design Improvements		

If viewing online this is a Google Maps link to the general site location:

<https://www.google.co.uk/maps/@53.7437852,-2.9896076,139m/data=!3m1!1e3?hl=en>

Summary of Recommended Decision: Grant

Summary of Officer Recommendation

The application site is the side garden area associated with a two storey dwelling that is located in Ansdell. The application proposes the construction of a new dwelling within this curtilage area along with a garage that will serve the existing dwelling.

The site is previously developed land that is in a location that has good accessibility to essential local services and public transport access points.

This is the third iteration of plans proposing a new dwelling at this site. The previous two were the subject of separate applications (refs 17/0294 and 17/0618) and sought permission for the construction of a two storey three bedroomed dwelling. Both applications were withdrawn, on the advice of the case officer, prior to being determined. This was due to the unacceptable impacts these two proposals would have had on the amenity of the immediate neighbour, No.16 Denmark Road.

This proposal reduces the scale of the building that is proposed in closest proximity to that dwelling and is considered to address the officers' concerns raised by the two previous applications. Accordingly it is felt that it accords with the relevant policies of both the adopted Fylde Borough Local Plan and the submission version of the emerging local plan to 2032. Members are therefore requested to approve the application.

Reason for Reporting to Committee

The application is of a scale and type that would normally be determined under delegated powers. However, the Vice Chairman of the Planning Committee, Cllr Redcliffe, has requested that it be presented to the Planning Committee for a decision.

Site Description and Location

This application relates to No.25 Seymour Road in the settlement of Lytham St Annes. The property is located on the north side of Seymour Road, approximately 27 metres back from the junction with Denmark Road. Its curtilage comprises an enclosed yard area to the rear and the small parcel of land that runs between the side of No.25 and Denmark Road. This contains a brick built garage associated with No.25, but which is attached onto No.16 Denmark Road.

Surrounding land uses are entirely residential in nature.

Details of Proposal

Full planning permission is sought for the construction of a two storey side extension to provide additional accommodation for No. 25 and for the construction of a two bedroomed semi-detached dwelling within the curtilage of No.25. The two storey side extension would feature a garage at ground floor and bedroom at first floor.

The proposed dwelling would adjoin onto this side extension and feature a matching two storey garage/bedroom combination before dropping down to single storey that would lie between No.16 Denmark Road and the boundary of Seymour Road. The two storey element of this proposal would feature a flat gable and roof profile to match that of No.25 Seymour Road. The single storey element would feature a hipped roof profile with a 3.8 metre high ridge and 2.4 metre eaves. The finished external materials for the elevations and roof are to be white render elevations and natural grey slate roof covering, both to match those of No.25.

As part of the proposal a 5.3 metre length of the wall along Seymour Road would be reduced in height from 2 metres down to 1 metre in order to allow a single window to be inserted on the south facing elevation. An existing garage associated with No.25 Seymour Road but which adjoins into No.16 Denmark Road would be demolished as. The vehicular access on Denmark Road that serves this garage would be blocked up to form part of the boundary wall and add privacy to the curtilage of the new dwelling.

This is the third iteration of a proposed new dwelling at this site. The previous two were the subject of separate applications (refs 17/0294 and 17/0618) and sought permission for the construction of a two storey three bedroomed dwelling. Both applications were withdrawn, on the advice of the case officer, prior to being determined. This was due to the unacceptable impacts these two proposals would have had on the amenity of the immediate neighbour, No.16 Denmark Road.

Relevant Planning History

Application No.	Development	Decision	Date
17/0618	ERECTION OF DETACHED 2 STOREY DWELLING AND DEMOLITION OF EXISTING GARAGE.	Withdrawn by Applicant	05/09/2017
17/0294	ERECTION OF TWO STOREY DWELLING WITH FIRST FLOOR BALCONY ELEMENT FOLLOWING DEMOLITION OF EXISTING GARAGE	Withdrawn by Applicant	25/05/2017

Relevant Planning Appeals History

None

Parish/Town Council Observations

N/A

Statutory Consultees and Observations of Other Interested Parties

Lancashire County Council - Highway Authority

County highways were consulted on the original application (17/0294) for a new three bedroomed dwelling at this site. In that instance they raised objections on the grounds that the scale of dwelling requires two off street parking spaces to accord with county parking standards and that the proposal included access gates that opened out onto the highway and thus would cause an obstruction within the highway.

The parking provision for the current proposal and existing property are discussed in the relevant section of the analysis to this report.

Neighbour Observations

Neighbours notified:	18 January 2018
Number of Responses	Three letters of objection
Summary of Comments	Summarised as follows:

- The development would further exacerbate on street parking and 'delivery vehicle' access problems that already exist along Seymour Road and Denmark Road
- Additional cars parked on street would further limit visibility and force pedestrians into the highway
- Cars manoeuvring into the proposed garages would cause obstruction of the highway
- The proposed two storey garages would cause significant overshadowing of the rear of No's 15 and 16 Denmark Road
- The construction of the dwelling would cause severe disruption and obstruction of the highway
- The design is out of keeping with the area
- The development would overshadow No.45 Blackpool Road and reduce the value of that property
- The single storey element would result in an overbearing and oppressive structure when viewed from No.16 Denmark Road's external amenity area. The rooflights in this element would create a feeling of loss of privacy and overlooking
- The proposed dwelling would provide limited internal space and insufficient external amenity area.
- The two storey element of the proposal would unacceptably impact on the first floor bedroom window of No.16 Denmark Road

Relevant Planning Policy

Fylde Borough Local Plan:

SP01	Development within settlements
HL02	Development control criteria for new housing proposals

Fylde Local Plan to 2032:

GD1	Settlement Boundaries
GD7	Achieving Good Design in Development
H2	Density and Mix of New Residential Development

Other Relevant Policy:

NPPF:	National Planning Policy Framework
NPPG:	National Planning Practice Guidance

Site Constraints

Environmental Impact Assessment

This development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 as amended.

Comment and Analysis

Policy considerations

The application site is located within a residential area of the settlement of Lytham St Annes. Policy SP1 of the adopted Fylde Borough Local Plan (ALP) and policy GD1 of the submission version of the emerging Fylde Local Plan to 2032 (ELP) both support the principle of residential development within settlements subject to compliance with criteria set out in other relevant policies of each plan.

Policy HL2 of the ALP sets out a number of criteria against which proposals for new dwellings are to be assessed and with which the proposal must be in accordance with in order to achieve policy support. Policy GD7 of the ELP also sets out similar criteria to those of HL2 and with which the proposal must accord. Finally policy H2 of the ELP refers to the residential development of garden land and is considered relevant to this proposal given that it seeks to erect a new dwelling within the curtilage of an existing dwelling. Policy H2 provides support for garden development subject to compliance with the relevant criteria of policy GD7. The relevant criteria of policy SP2 and GD7 are examined further as follows:

Design and Appearance in Streetscene

Concerns have been raised by neighbours that the development would result in a building that is visually out of keeping with the area and harmful to the streetscape of Seymour Road, and this is a key consideration in the assessment of the application. The two storey element of the development would adjoin onto the side of No.25 Seymour Road and replicate the profile of that neighbour. It would effectively extend the end gable of this terrace of dwellings by a further 7m. Given the extent of the existing terrace it is not considered that the appearance of this element of the development is out of keeping with, or harmful to, the existing character of Seymour Road.

The single storey element of the new dwelling would be constructed off this gable. This features a 3.8 metre high pitched roof with 2.4 metre eaves, but unlike the two storey element it would be constructed up to and along the existing 2 metre high boundary wall that abuts Seymour Road. The end of the single storey would be set approximately 7.5 metres away from the Seymour Road/Denmark Road junction and be lower in height than the garage it is to replace. Whilst it

would have a larger footprint than the garage and is closer to the site frontage, it would retain a low level of development at the end of this long Seymour Road terrace and so the open aspect at the road junction of Seymour Road and Denmark Road. The erection of a building forward of a well-established 'building line' is not a form of development that is often acceptable, but in this case the arrangement of the properties and the height of the existing boundary wall is such that it can be accommodated without appearing incongruous within its immediate locale or the wider streetscene.

Taking these points together it is not considered that there is a significant impact on the streetscene of the area and no conflict with the requirements of Policy HL2 or GD7 in this regard.

Neighbour Amenity

With the site being in a residential area there are neighbours on a number of sides that are potentially affected, with the key relationships being with the two properties abutting the rear of the site; namely No's 15 and 16 Denmark Road.

The occupiers of No.16 have raised amenity objections against the application on the grounds that the single storey element will appear oppressive and overbearing when viewed from their property, that the rooflights and high level windows will create a feeling of being overlooked, and that the two storey element will have an overbearing appearance and overshadowing effect on windows to the rear elevation and on the first floor bedroom window on the side elevation.

With regards to those impacts, the single storey element would be set 1 metre off the shared boundary with No.16 and project alongside that boundary to a point 4.5 metres beyond No.16's conservatory. The shared boundary is formed by 1.8 metre high timber fencing with trellis (supporting flora) atop to make a total boundary height of approximately 2.1 metres. Whilst the single storey would be readily visible from No.16's rear patio area, the combination of its 1 metre boundary offset together with the high boundary finish is such that it would not present an unduly overbearing or oppressive structure when viewed from the neighbouring dwelling.

With regard to the perception of overlooking, the lowest part of the rooflight would be 2.8 metres above floor level and thus not present views into No.16, and the height of the intervening boundary fence would adequately screen against views from the side facing window. This notwithstanding this window is a secondary window to a living area that is served by large floor to ceiling glazed bi-folding doors and so a condition requiring the side window to be obscurely glazed would adequately mitigate against any perceived overlooking. The rear elevation of No.16 features two small windows; one at ground floor and one at first floor. These windows would face directly onto the rear of the proposed two storey element. However the ground floor window is obscurely glazed, has a small opening fanlight and is very much a secondary window to the ground floor living area. As such it is not considered that the development would have any inappropriate impacts on this window. The first floor window is of matching size to ground floor window but is clearly glazed and fully opening. However this window serves a staircase and not a habitable room and hence whilst it would be overshadowed to some degree it would not be to an extent that occupier amenity would be unduly harmed or sufficient to justify a reason for the refusal of permission. No.16 does have a first floor window in its side elevation and which is the only window serving a small bedroom.

The previous two applications for a dwelling (refs. 17/0294 and 17/0618) were both withdrawn by the applicant on the advice of officers largely due to the unacceptable impact that both proposals would have on this bedroom window. Both previous applications proposed a two storey building directly to the front of this window, which would have resulted in a combination of harmful overshadowing and loss of privacy. This application has addressed these issues by proposing only a single storey structure to the front of this window, which is sufficiently low in height as to have no

detrimental impacts on the window. The two storey element would be visible from this bedroom window when viewed from an acute angle inside but the spatial relationship is otherwise acceptable and no overshadowing or overlooking would occur as a result. Accordingly the revisions made to reduce the scale of the development from that proposed in earlier applications have addressed the officer concerns that led to their withdrawal.

The occupier of No.45 Blackpool Road has also objected to the application on the grounds that the development would overshadow their property and reduce its value. However given that the single storey element would be approximately 32 metres distant from the rear of No.45, and that No.16 Denmark Road lies between the 2 storey element and No.45, it is not considered that these are realistic concerns.

Access and Parking

Seymour Road and Denmark Road are narrow roads that have the character of service roads to the rear of Blackpool Road and Commonsides. One of the main concerns raised by a number of neighbours is the impact the proposal would have on the existing access and parking arrangements along Seymour Road and Denmark Road. Neighbours opine that the provision of a new dwelling would serve to exacerbate the existing problem that residents have trying to park their vehicles on the street in the evenings, and cause further difficulty to vehicles negotiating the junction of Seymour Road and Denmark Road. To assess this the case officer has made additional visits to the site during the early evening (between 1800 and 1830 hours) to observe the parking situation, and on both occasions observations revealed that spaces were available for parking in a number of locations in the vicinity of the site.

County highways advise that off street parking provision should accord with county parking standards, which for a two bedroomed dwelling is two spaces. The application proposes one off street parking space (in the form of a garage) for the new dwelling and a similar arrangement for the existing property. This obviously falls below the level requested by the local highway authority, but the site has good accessibility to Woodlands Road local shopping (200 metres distant), Ansdell train station (400 metres), and bus stops 400 metres walk on Blackpool Road for main bus services serving the major settlements (Blackpool, Preston, Kirkham). This good access to local facilities and public transport accords with the overall ethos of both the NPPF and local plan policies which seek to reduce the reliance on the use of unsustainable transport methods. It is also noted that the application proposes to close off the existing vehicle access to the site from Denmark Road, which will effectively create one additional compensatory on-street parking space to help alleviate existing on-street parking problems.

Other related concerns raised by neighbours are that the use of the two proposed garages would cause obstruction of the highway. Whilst a vehicle manoeuvring into one of the garages would likely obstruct the highway it would be for a short period of time only and given that this is a lightly trafficked road that by its nature does not allow excessive speed, it is not considered to be a concern of sufficient weight to justify a refusal of permission. Neighbours have also opined that the development would lead to increased parking of vehicles on the footpath along the northern side of Seymour Road. However this appears to be an existing on-going situation from officer observations and there is no reason to think this proposal would make the situation any less acceptable. In fact the proposed garage associated with the new dwelling would prevent one car from parking on the footpath and so help to alleviate any existing problem to some degree.

Other matters

Concern has also been raised by one neighbour that the development would not provide adequate external amenity space for the occupiers of both No.25 Seymour Road and the proposed new

dwelling. Whilst the development would considerably reduce the existing garden area of No.25 there is no minimum standard set for associated garden area and in this instance it is considered that sufficient provision would be made to serve the reasonable needs of both No.25 and a new dwelling given the urban character of the area where small garden areas are a common feature.

Conclusions

This application proposes the construction of a new dwelling within the curtilage of an existing dwelling in a residential area of Lytham St Annes and extensions to that property. The proposal would be sustainably located with good accessibility to essential local services and public transport access points, and is not considered to unduly impact on neighbour amenity or the visual amenity and character of the wider area. It is considered to accord with the relevant policies of both the adopted Fylde Borough Local Plan and the submission version of the emerging local plan to 2032, and as such the application is recommended for approval.

Recommendation

That Planning Permission be GRANTED subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission / consent relates to the following details:

Approved plans:

- Location Plan - Dwg no. SEY/1/000 Rev A
- Proposed Elevations - Dwg no. SEY/3/310 Rev B
- Proposed Elevations - Dwg no. SEY/3/311 Rev B
- Proposed Elevations - Dwg no. SEY/3/312 Rev B
- Proposed Elevations - Dwg no. SEY/3/313 Rev B
- Proposed Ground Floor Plan - Dwg no. SEY/1/110 Rev B
- Proposed First Floor Plan - Dwg no. SEY/1/111 Rev B
- Proposed Roof Plan - Dwg no. SEY/1/112 Rev B

Reason: To provide clarity to the permission.

3. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of policy HL2 of the adopted Fylde Borough Local Plan, policy GD7 of the emerging local plan to 2032, and the National Planning Policy Framework.

4. The ground floor window facing towards the outside amenity area of No.16 Denmark Road shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) before the dwelling hereby approved is first occupied, and shall be retained as such thereafter.

Reason: To safeguard the privacy of occupiers of neighbouring dwellings and ensure satisfactory levels of amenity for adjoining residents in accordance with the requirements of Fylde Borough Local Plan policy HL2.

5. The garages hereby approved shall be used as private garages only and remain available for the parking of a motor vehicle at all times. These areas shall not be used as habitable rooms, and no trade or business shall be carried on, in or from the garages.

Reason: To safeguard the amenities of the neighbourhood and ensure off street parking provision is retained for both properties as required by Policy HL2 of the Fylde Borough Local Plan.

6. No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:

- (a) hours of work for site preparation, delivery of materials and construction;
- (b) arrangements for the parking of vehicles for site operatives and visitors;
- (c) details of areas designated for the loading, unloading and storage of plant and materials;
- (d) details of the siting, height and maintenance of security hoarding;
- (e) measures to control the emission of dust and dirt during construction;
- (f) a strategy to inform neighbouring occupiers (which as a minimum, shall include those adjoining the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.

Reason: In order to ensure that appropriate measures are put in place before any development commences to limit noise, nuisance and disturbance to the occupiers of neighbouring properties during the construction of the development in accordance with the requirements of Fylde Borough Local Plan policy EP27, and the National Planning Policy Framework.



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Application No. 5/18/0013	Address 25 Seymour Road, Lytham St Annes	Grid Ref. E.3348 : N.4279	Scale 0 5 10 15 20 m

Item Number: 3

Committee Date: 27 June 2018

Application Reference:	18/0155	Type of Application:	Full Planning Permission
Applicant:	KIERNAN CONSTRUCTION	Agent :	ML Planning Consultancy Ltd
Location:	197 KIRKHAM ROAD, NORTH OF BYPASS, FRECKLETON, PRESTON, PR4 1HU		
Proposal:	ERECTION OF 12 No NEW DWELLINGS, LANDSCAPING AND PROVISION OF COMMUNAL GREEN SPACE		
Ward:	FRECKLETON EAST	Area Team:	Area Team 1
Weeks on Hand:	18	Case Officer:	Kieran Birch
Reason for Delay:	Design Improvements		

If viewing online this is a Google Maps link to the general site location:

<https://www.google.co.uk/maps/@53.7619038,-2.8703928,554m/data=!3m1!1e3?hl=en>

Summary of Recommended Decision: Approve Subj 106

Summary of Officer Recommendation

This proposal is a full application for the development of 12 dwellings on a brownfield site designated as green belt in the Fylde Borough Local Plan that previously contained a residential building and a large light industrial building and a series of glasshouses. Residential development of such areas is contrary to Policy SP3 and the NPPF asides for partial or complete redevelopment of previously developed sites and when the development would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

This proposal constitutes the redevelopment of a brownfield site and is an exception allowed by the NPPF greenbelt policy as long as it does not have a greater impact on the openness of the greenbelt than the existing buildings. This proposal is considered to deliver a sustainable form of housing development as is required by NPPF. The scale of development and its context in relation to the site is considered acceptable given the background of the site which previously contained a considerable amount of built form within the greenbelt thus this scheme increases the openness, albeit those buildings have since been removed under an earlier permission for a similar form of redevelopment on the site. The proposal will have an acceptable impact on residential amenity and respects biodiversity. Planning conditions can be used to ensure this.

The proposal is considered to form sustainable development and so it is recommended that the application be supported by Committee and so assist in delivering the housing supply requirements of para 17 of NPPF. The authority to grant planning permission should be delegated to officers so that they can issue the decision on satisfactory conclusion of a s106 agreement that provides for contributions to off-site affordable housing.

Reason for Reporting to Committee

The application is before members because it constitutes a major application and as such needs to be determined by the Planning Committee due to the positive recommendation.

Site Description and Location

The application site is 2.45 hectares of developed land located on the western side of Kirkham Road leading north of the bypass and the settlement of Freckleton. The site is in the greenbelt and surrounded by open fields and some linear residential development. The site previously constituted a residential dwelling located at the front of the site split into 5 flats, behind which is a large industrial type warehouse building connected to which are glasshouses, the larger of which was used as a garden centre and smaller for growing. At the far end of the site is a fishing pond and an area of raised land which had been removed from below the buildings by the previous owners. There are hedgerows surrounding the site with some trees located within them.

The buildings have been demolished in the past year or so and what remains is hardstanding and rubble making the site brownfield.

Details of Proposal

The application proposes 12 two storey dwellings located over the footprint of the now demolished buildings and partly over hard standing adjacent to them. The access to the development site is to utilise an existing access from Kirkham Road which will run along the north side of the site to its rear and a shared amenity space. The dwellings are have a traditional appearance and are to be constructed in red brick and stonework with slate roofs and hardwood windows and doors. The layout of the proposal takes the form of a courtyard of 9 dwellings, with two more fronting Kirkham Road and one dwelling to the west of the site facing the open countryside. Each of the dwellings has two off street parking spaces plus a garage. Planting is proposed around the site.

Relevant Planning History

Application No.	Development	Decision	Date
14/0895	REMOVAL OF EXISTING FLATS, GLASS HOUSE BUILDINGS AND INDUSTRIAL BUILDINGS, ERECTION OF 12No NEW DWELLINGS, ERECTION OF A FISHING HUT, LANDSCAPING AND PROVISION OF COMMUNAL GREEN SPACE	Approved with 106 Agreement	03/12/2015
02/0483	CREATION OF CAR PARK AT REAR	Granted	21/10/2002
99/0425	REMOVAL OF AGRICULTURAL OCCUPANCY CONDITION ON APPLICATION 5/93/762	Granted	03/11/1999
93/0762	CHANGE OF USE FROM MICRO PROPAGATION UNIT TO 4 NO SINGLE BEDROOM FLATS FOR THE USE OF AGRICULTURAL WORKERS	Granted	30/03/1994
88/0769	TEMPORARY SITING OF PORTAKABIN FOR OFFICE USE	Granted	02/11/1988
88/0256	ERECTION OF GLASSHOUSES & GROWTH ROOMS	Granted	13/07/1988
88/0027	OFFICE & LABORATORY BUILDING & PARKING	Granted	23/03/1988
87/0237	EXTENSION TO EXISTING CAR PARK	Granted	17/06/1987
82/0436	CHANGE OF USE FROM BUNGALOW TO MICRO PROPOGATION UNIT FOR NURSERY.	Granted	18/08/1982

Relevant Planning Appeals History

None to report

Parish/Town Council Observations

Freckleton Parish Council notified on 26 February 2018 and comment:

The parish council are against this application.

- *The council believe this to be a flawed application as it is requesting the removal of existing flats, glass house buildings and Industrial buildings when these building have already been removed several years ago.*
- *Also the drawing states the erection of a fishing tackle shop but this is not on the application. The council are strongly against any kind of retail building being built on the green belt.*

Statutory Consultees and Observations of Other Interested Parties

BAE Systems

No objections to the proposal.

Ministry of Defence – Safeguarding

No objections to the proposal.

Lancashire County Council - Highway Authority

Initially objected to the proposal due to the lack of footpath at the front of the site. The plans were subsequently amended and LCC Highways consequently pose no objections to the scheme. They state that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site. They do not consider any s106 contributions to be appropriate, that the highway layout conforms to the Manual for Streets philosophy but is not to adoptable standard. They request conditions relating to a construction management plan and the site access and off site works.

Neighbour Observations

Neighbours notified:	26 February 2018
Site Notice Date:	07 March 2018
Press Notice Date:	08 March 2018
Number of Responses	None received.

Relevant Planning Policy

Fylde Borough Local Plan:

SP03	Development in green belt
HL01	New residential development
HL06	Design of residential estates
EP11	Building design & landscape character
EP14	Landscaping of new developments

Fylde Local Plan to 2032:

DLF1	Development Locations for Fylde
ENV1	Landscape
GD2	Green Belt
GD7	Achieving Good Design in Development
H1	Housing Delivery and the Allocation of Housing Land
H2	Density and Mix of New Residential Development
INF2	Developer Contributions

Other Relevant Policy:

NPPF:	National Planning Policy Framework
NPPG:	National Planning Practice Guidance

Site Constraints

Within Green Belt

Environmental Impact Assessment

This development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 as amended.

Comment and Analysis

The main issues when considering this proposal are;

- The principle of the development/impact of development on character of area
- Highways issues
- Impact on residential amenity
- Flooding/Drainage
- Trees/Ecology
- Other issues

The principle of the development

The application is identical to that approved by application 14/0895 asides that the fishing hut has been removed from the application. As such that permission has established the principle of the development, and this application was submitted prior to the expiration of that application in order to retain the permission to develop the site for 12 dwellings. The previous permission was for the demolition of an existing industrial building and glasshouses in the greenbelt and the redevelopment of the site to provide 12 dwellings. The application was made in full. Since that application was permitted the applicants have commenced development on the site by demolishing the buildings that were present, but have not commenced construction of the dwellings. However the fact that they submitted this application prior to the expiration of their previous permission is a material consideration to be given considerable weight. As such it is considered the principle has been established by the previous application and the assessment of this application should be made in the same way as that one.

Policy background

When considering the principle of development regard must be had to the Development Plan with

determination of the application in accordance with this plan unless material consideration indicate otherwise. The statutory development plan and material considerations in this case comprises the saved policies of the Fylde Borough Local Plan (2005) and the National Planning Policy Framework. In accordance with the NPPF 'due weight' should be given to the relevant saved policies within the Local Plan and the weight given to these policies depending upon the degree of consistency with the NPPF. The starting point for determining this applications therefore remains the saved polices of the Local Plan. If there is a conflict between these saved policies and the NPPF, the NPPF takes precedence, however it should be read as a whole and in context.

Both the adopted Fylde Borough Local Plan and emerging Fylde Local Plan to 2032 identify the site as being in the greenbelt. The FBLP policy test is Policy SP3 – Development in the greenbelt. This states that planning permission will not be given except in very special circumstances for the erection of new buildings other than for the purposes of agriculture, forestry, essential facilities for outdoor sport and recreation, for cemeteries and for other uses which preserve the openness of the green belt and which do not conflict with the purpose of including land within it. It allows the re-use and conversion of existing buildings subject to the proposal not having a materially greater impact than the present use on the openness of the green belt. It states that other forms of development than those referred to will not be permitted unless they maintain the openness of the greenbelt and do not conflict with the purpose of allocating land within it. Therefore the development proposed by this application would only comply with this policy if it is considered that it maintains the openness of the greenbelt, and approving the development would not conflict with the purpose of the greenbelt allocation.

The Fylde Local Plan to 2032 retains the sites greenbelt allocation under policy GD2, which simply states that the NPPF guidance for development in the Green belt will be applied.

With regard to development in the greenbelt section 9 of the NPPF – protecting greenbelt land states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, with its essential characteristics being openness and permanence. Paragraph 89 states that a LPA should regard the construction of new buildings as inappropriate in Green Belt but with one of the exceptions being *'limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.'* Therefore this proposal was permitted as it constituted the redevelopment of a brownfield site as an exception allowed by the NPPF greenbelt policy as long as it does not have a greater impact on the openness of the greenbelt than the existing buildings. Whilst the NPPF goes further in terms of development that could be permitted as an exception – complete redevelopment of previously developed sites which the Local Plan does not both state that forms of development will only be permitted if they don't impact on the openness of the greenbelt.

With regard to the development of housing at this site the sustainability of the development has to be considered as there is a presumption in favour of sustainable development and local planning authorities are urged to approve, without delay, development proposals that accord with the development plan. It advises that decision takers at every level should seek to approve applications for sustainable development where possible. With regard to new housing developments in section 6 'Delivering a wide choice of high quality homes' of the NPPF it requires the significant boosting of housing and local authorities should use their evidence base to meet the full objectively assessed needs for market and affordable housing in the housing market area. For market and affordable housing a five year supply should be maintained which Fylde Council currently does not have. Applying this policy context to the development requires considering the NPPF as a whole and

assessing the weight which should be applied to SP3 and also considering the sustainability of the development and the balance of any positive or adverse impacts, within the NPPF context of seeking to boost housing supply and economic growth. Proposals are to be considered against an economic, social and environmental role in this regard. Economically to ensure sufficient land of the right type is available in the right place to support growth and innovation. Socially by providing the supply of housing required with access to local services and environmentally by protecting and enhancing natural, built and the historic environment and improving biodiversity.

Accessibility of the site

The application site is within the Greenbelt approximately 250m north of the edge of the settlement of Freckleton which extends approximately 600m up Kirkham Road from Preston New Road which is the main distributor road for the area and provides links to the east towards Preston and west towards Lytham St Anne's. The site is located adjacent to existing housing to the south and east with further sporadic linear development to the north.

The site is located approximately 1km north of Freckleton's local shopping area as defined on the Local Plan proposals map where a range of services and facilities are available. Closer to the site Kirkham Road is a bus route which a number of school buses run along to take children to Carr Hill, Myerscough College and Bispham Campus. Also running along this route are the numbers 78 and 79 which carry passengers between St Anne's, Lytham, Freckleton and Kirkham and Wesham. This is a daily bus route with buses every half an hour Monday to Saturdays and hourly on Sundays. The nearest bus stops to use both the school buses and the public services are located approximately 100m to the south of the application site which is considered to be in close proximity. There is a large employment site at BAE in Warton, the nearest primary school is Freckleton Strike Lane Primary School which is 0.3 miles away, with Kirkham Carr Hill Secondary School 1.16 miles to the north.

Therefore whilst the application site is located within the greenbelt outside of any settlement it is considered to be located in close proximity to the main roads in the area, near to the settlement of Freckleton and the wider area can be accessed by bus services. The site can therefore be seen to be in a sustainable position and comply with the NPPF requirement that housing applications should be considered in the context of the presumption in favour of sustainable development (paragraph 49) and that to promote sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural areas and that Local Planning Authorities should avoid new isolated homes in the countryside (paragraph 55). Clearly the development of the site if it has been a Greenfield site would be unacceptable because of the harm it would have to the openness of the greenbelt, but it can be considered sustainable in terms of the accessibility dimension due to the proximity to services and accessibility of the site.

Impact of development on character of the area

The site prior to its clearance had a large amount of development upon it: at the front of the site adjacent to Kirkham road are two vehicular accesses and there was a detached building containing 5 self-contained flats, a large warehouse and garden centre building and an extensive range of glass houses at the rear western end of the site. The footprint of the built structures on the site was 10,781 square metres and the volume was 55,038 cubic metres. The history of the site is varied, the most recent use of the site was its use for growing illegal substances which was obviously unauthorised by the planning system but prior to that the main building has been used as a hydroponic research facility and offices, and there has been a garden centre at the site as well. These buildings have been demolished and what remains is areas of hardstanding and rubble where

there footprint were.

The previous proposal was to demolish all these structures and the erection of 12 dwellings with a footprint of 1.356 square metres and a volume of 7304 cubic metres, so bringing a reduction in footprint of 9.425 square metres and 47,734 cubic metres. This application proposes the same amount of development and as such will have the same impact as the previously approval. This was a significant reduction and the demolition has resulted in a large amount of massing being removed from the greenbelt. The application has been submitted with sections through the site which show the outline of the previous buildings which are up to 11m high and extend along large parts of the site. The NPPF allows redevelopment of brownfield land where the development does not have a greater impact on the openness of the greenbelt, as does the Local Plan where the openness of the greenbelt it maintained.

Whilst the development of dwellings in the greenbelt would normally, and correctly, be considered inappropriate and harmful to the greenbelt it is officer's opinion that in this case the removal of this substantial warehouse, garden centre and array of glasshouses from it and the erection of 12 dwellings with a considerable less footprint, volume and height, together with the landscaping and amenity area proposed would be in compliance with the NPPF and Local Plan and therefore acceptable in principle. The removal of the existing buildings has brought a number of benefits to the immediate area as well as providing 12 dwellings to the Council's housing supply. Whilst the buildings have now been demolished as stated previously the submission of this application prior to the expiration of the application is a material consideration.

The benefits are the removal of a building that was considered incongruous to the countryside setting, the increase in the openness of the site when viewed from all directions which would benefit the visual amenities of the area. The opening up of the area to the south of the site for a green space and amenity area together with a more defined access to it will increase the attractiveness of the existing fishing lakes at the south of the site which would bring an outdoor recreation benefit to the site and residents of the area; an open space close to the settlement which residents will be able to access. The removal of the glass buildings and extensive footprint of the site also allow a greater area for wildlife and biodiversity to establish themselves. It is officers opinion therefore that the proposed development would comply with the NPPF and Local Plan and would bring benefits from a social, environmental and economic point of view and is therefore sustainable development and constitutes a 'special circumstance' by which development in the green belt is permissible. The removal of the buildings and the addition of the dwellings would therefore have a positive impact on the character of the area.

Principle of development - summary

Whilst the provision of new dwellings in the green belt would be contrary to Policy SP3 of the Local Plan in this instance there is greater weight to be given to the NPPF guidance on redevelopment of sites in these areas and the site's sustainable location and the NPPF's housing objectives and presumption in favour of sustainable development.

Design/layout

The proposed layout and design of the buildings is a result of considerable work by officers and the applicants at the time of the last submission to create a scheme that would be low impact on the greenbelt therefore increasing its openness when considering the existing state of the site, be of acceptable character given the countryside location within which it is set, and would create a high quality residential development.. The number of dwellings proposed at the site is a consequence of

the site area previously taken up by buildings at the site and the desire to create a sense of place at the site. The dwellings have been arranged with two at the north east fronting Kirkham Road, these have been set back further from the road than the existing flats to open up the views through the site and also face out towards the road. Moving into the site an access road is located along the northern boundary which leads to a courtyard of 9 dwellings, these are arranged around a central parking and green area. A further dwelling is located at the southern end of the site facing out towards the amenity area.

The dwellings are individually designed, they have traditional features such as chimneys, varying roof heights, hard wood windows and doors, archways and stone detailing. The design of the dwellings is considered good quality and appropriate for the area. Different hard surface materials are proposed including cobbles and block paving with feature dwarf brick walls and reclaimed brick walls forming boundaries around the site. The use of such materials adds variety, depth and visual interest to the development. The layout includes landscaped amenity area and planting, the details of this will need to be subject to a condition to ensure a high quality landscaping scheme is implemented.

Highways issues

The re-development of the site for 12 dwellings would not create any unacceptable impact on highway safety or capacity. LCC Highways have been consulted and have no objections stating that the traffic generated by this development is not of a level that will have a material impact on capacity or safety. They state in order for the development to be acceptable the footway to the Kirkham Road frontage of the site must be widened to 2m which can be achieved by reducing the width of the verge. The layout does not meet with the standard that would be expected for the roads/footways to be offered for adoption and therefore would need to remain a private road, however the LCC officer states that the layout as proposed will operate safely and he raises no objections to the layout. He requests conditions relating to a construction management plan and the construction of the site access and off site works of highway improvement. With these in place there are no highway issues with the application.

Impact on residential amenity

The proposal would not have an unacceptable impact on the residential amenity of surrounding dwellings, the proposals are sited at such distance so as not to create any unacceptable overlooking or loss of light. The amenity of the dwellings nearest the application site has improved in terms of outlook with the removal of the previous structure, and the development here will not re-introduce any adverse relationships. There are no residential amenity issues with the application.

Flooding/Drainage

The proposal is located outside of flood zone and therefore is an appropriate location for residential development. The site is over a hectare and therefore a Flood Risk Assessment and drainage plan have been submitted with the application. These documents propose that foul water will be discharged into the foul sewer on Kirkham Road which will be extended up to the application site, and surface water will be discharged into existing soakaways on the site with the final outfall being into the existing lake. The existing site levels will remain unchanged. No responses have been received from any drainage consultee however none had any objections to the previous application and the situation has not changed. Conditions were requested in relation to drainage and contaminated land and these conditions will be repeated on this application. Conditions requiring full details of both foul and surface water drainage to be submitted can be placed on any permission granted with the surface water scheme being restricted to existing greenfield run-off rates so that

there is no additional surface water run-off as a result of the development. With such conditions in place surface water at the site will be dealt with satisfactorily.

Trees/Ecology

No trees are to be removed as a consequence of the development and as shown on the proposed layout a large amount of new trees will be planted on the periphery of the development and within the site. This will result in encouraging biodiversity and also soften the appearance of the development. The removal of the buildings and then the remaining hard standing and buildings will also assist ecology in the area. The application has been submitted with an Ecological appraisal by Envirotech. This survey includes a phase 1 habitat survey of the site and surrounding area, survey and assessment of habitats for protected species and an evaluation of the ecological significance of the site. The methods used for survey at the site are standard practice and were carried out by suitably qualified persons. Since the application was previously approved the buildings have been demolished and therefore some of the issues have been removed.

Habitat/vegetation

The survey found that the sites grassland has low species diversity and ecological value and nowhere on the site constituted priority habitat. The impact on the existing grassland is minimal. The hedge on the northern boundary of the site is species poor but all hedgerows are a UK BAP habitat and it should therefore be retained and bolstered. The trees within the site should be retained, but selective tree removal around the ponds could be undertaken to reduce the shading of the ponds. There was no evidence of invasive species at the site.

Amphibians

The ponds, hedgerow and scrub areas around them have some potential value to amphibians in their terrestrial phase as refugia/hibernacula. The rest of the site was open and exposed comprising buildings and hard standing which has been frequently disturbed and has little potential for use by amphibians. Amphibians would be unlikely to attempt to cross the site as it comprises an area that is mostly open hard-standing. Whilst not a physical barrier to the dispersal of amphibians, the site is regarded as being a potentially hostile environment to them. The two ponds on and adjacent to the site resulted in a score of 0.54 habitat suitability index (HIS) which is below average. Both ponds are well stocked with fish and are used as fishing ponds which reduces the suitability of ponds for great crested newts. Toads are more likely to use the pond. The ponds are to be retained during the proposed development and measures will be taken to ensure that the ponds and amphibians which may use them are not impacted by the works.

Badgers

No records of badgers within 2km of the site and no evidence found of badgers on the site. The site is of low suitability for this species.

Bats/barn owls

All of the buildings on the site were assessed for the presence of and suitability for bats and barn owls as well as the surrounding habitat. There was no past or current evidence of bats roosting found at the site during the survey. Barn owls are currently considered to be absent. There was indication of current use of the site by nesting Starlings. The Tawny owl observed on site does not nest within the buildings, though is likely to use them as a feeding roost. Whilst the site itself is

unlikely to be used as a roost by a significant number of bats, there is use of the adjacent landscape. Bats are likely to rely on a number of roost sites in buildings and trees in the local area. It is therefore likely that the site has a low significance for bats.

Birds

The hedgerow to the North and the ponds and scattered trees to the North-west of the site would offer high foraging potential for birds. The main site however comprises an area which is open, exposed and structurally poor, it has a very low potential for use by birds.

Brown Hare

No indication of Brown hares was recorded on the site. The boundary hedges and poor semi-improved grassland provide suitable habitat for this species. Suitable habitat also occurs in the wider landscape and the site is not considered to be exceptionally high quality for the species. A risk assessment of the site in respect of its future potential for and value to Brown hares could be adequately made. The risk to Brown hares is very low.

Reptiles

The site has some potential for reptiles with areas of dense scrub which provide refugia and less vegetated areas which provide areas for basking. Slow worm will undoubtedly occur in the local area as there are records within 2km but they are unlikely to be using the site in significant numbers. Reptiles are protected in so much as they cannot be deliberately killed, as a consequence, precautionary mitigation would be appropriate in respect of construction activities so as to ensure reasonable avoidance measures are taken to avoid the killing or injury of these species.

Mitigation and recommendations

The ecology report as a result of the above findings makes the following mitigation recommendations;

Compensatory planting and habitat enhancement

Trees should be protected during construction, landscaping scheme should utilise native species and be subject to a relaxed mowing regime with large sward heights around the periphery. Hedgerows should be retained.

Amphibians

- All work must take place during daylight hours as amphibians are more likely to be commuting over night and this will ensure the risk to any amphibians commuting through the site will be minimised.
- During the development, measures should be put in place to discourage amphibians from using the development area, the creation of any piles of earth, materials and rubble which could form potential artificial hibernacula and refuge should be avoided at all times. It is recommended that any spoil or rubble will be removed immediately to skips, or on hard standing or short grass. This will ensure that no potential amphibian hibernation or resting sites are created.
- The storage of all loose materials must be palletised or similar so they are off the ground whenever possible.
- Should any trenches and excavations be required, an escape route for animals that enter the trench must be provided, especially if left open overnight. Ramps should be no greater than

of 45 degrees in angle. Ideally, any holes should be securely covered. This will ensure amphibians are not trapped during work.

- All excavations left open overnight or longer should be checked for animals prior to the continuation of works or infilling. Back filling should be completed immediately after any

Badgers

- All work must take place during daylight hours as Badgers are more likely to be commuting over the site at night and this will ensure the risk to any badgers passing through the site will be minimised.
- Should any trenches and excavations be required, an escape route for animals that enter the trench must be provided, especially if left open overnight. Ramps should be no greater than of 45 degrees in angle. Ideally, any holes should be securely covered. This will ensure badgers are not trapped during work.
- All excavations left open overnight or longer should be checked for animals prior to the continuation of works or infilling. Back filling should be completed immediately after any excavations, ideally back filling as an on-going process to the work in hand.
- Boundary fences/ walls should incorporate gaps at their base to facilitate the passage of Badgers across the site.

Birds –

- Any vegetation to be trimmed or cleared should be checked for nesting birds before it is removed. Ideally this should occur outside the bird nesting period March- September. If vegetation clearance is to occur in the March-September period a check for nesting birds should be conducted first by a suitably qualified individual. New planting within the site and the retention of trees and shrubs on the site boundary will maintain the ecological functionality of the site for breeding birds. Artificial bird nesting sites for swallow could be incorporated into the new buildings under the eaves in suitable locations. If nesting birds are found at the site all site works shall cease and further ecological advice shall be sought with a view to a detailed method statement and programme of mitigation measures being prepared and implemented.

Bats –

- All contractors on the site will be made aware of the possible presence of bats prior to the commencement of work.
- Contractors will be provided with the contact details of an appropriately qualified individual who can provide advice in relation to bats at any time during work. In the event that bats are found during work, unless the action has already been cleared by a suitably qualified individual, all work will cease and an appropriately qualified individual will be contacted for further advice.
- If bats or bat roosts are found during work, all work should cease. The site will need to be re-assessed in regard to its use by bats. A Natural England licence may be required if continuing work is, on balance, likely to result in the disturbance, killing or injury of bats or the alteration, destruction or obstruction of roost site.

Ecology summary

The application site is not designated for its nature conservation value and it is not adjacent to any designated sites. The surveys undertaken have been conducted to appropriate standards and proportionate to the potential of the site to support protected species. It is not considered that further ecological surveys need to be conducted prior to determining of the application. The development has resulted in the removal of a large amount of buildings and therefore provides an

opportunity to increase biodiversity in the area.

It is not considered that the development will cause substantive harm to nature conservation interests. There will be some minor impacts on local nature and precautions to protect these interests including no vegetation clearance during bird nesting season, protection of trees and hedgerow during construction and biodiversity enhancements to be incorporated into the scheme can be subject to planning conditions. Therefore with these conditions in place a scheme some degree of biodiversity enhancement will be possible in the development of the site. The report submitted shows there will not be any unacceptable effect on protected species or priority habitat and conditions will be used to ensure this. It is considered that with mitigation the development of the site is acceptable.

Other issues

Affordable housing

As the application is for 12 dwellings it is appropriate that 30% affordable housing is provided. For the previous application Local Registered Providers were approached by officers to see whether or not they would be interested in taking on 4 affordable dwellings in this location and they confirmed then they would not as it would not be practical to do so. Whilst this may be the case again it is Local Policy to have 30% affordable housing on site, and as such this should be the starting point, but then if an RP cannot be found it would be considered acceptable that the development makes a contribution of £50,000 per dwelling to provide affordable housing elsewhere in the area. This can be worded in the 106 legal agreement.

Education

The original application resulted in a request for two secondary school place contributions. This application has not resulted in any request for any contributions.

Conclusions

This proposal is a full application for the development of 12 dwellings on a brownfield site designated as green belt in the Fylde Borough Local Plan that currently contains a residential building and a large light industrial building and a series of glasshouses. Residential development of such areas is contrary to Policy SP3 and the NPPF asides for partial or complete redevelopment of previously developed sites and when the development would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

This proposal constitutes the redevelopment of a brownfield site and is an exception allowed by the NPPF greenbelt policy as long as it does not have a greater impact on the openness of the greenbelt than the existing buildings. This proposal is considered to deliver a sustainable form of housing development as is required by NPPF. The scale of development and its context in relation to the site is considered acceptable and has resulted in removing a considerable amount of built form from the greenbelt thus increasing its openness. These buildings wouldn't have been removed if planning hadn't been granted for dwellings at the site. The proposal will have an acceptable impact on residential amenity and respects biodiversity. Planning conditions can be used to ensure this.

The proposal is considered to form sustainable development and so it is recommended that the application be supported by Committee and so assist in delivering the housing supply requirements

of para 17 of NPPF. The authority to grant planning permission should be delegated to officers so that they can issue the decision on satisfactory conclusion of a s106 agreement that provides for contributions to off-site affordable housing and potential funding for investment in local education capacity.

Recommendation

1) As the application relates to development in excess of 1,000 sq m in the greenbelt it has to be referred to the Secretary of State in line with the Town & Country Planning (Consultation)(England) Direction 2009 in order to determine whether the Secretary of State wishes to recover the application for his own consideration, or if the application should continue to be determined by this authority.

2) Subject to the SoS determining Fylde can determine the application the recommendation is that Planning Permission be GRANTED on the completion of a Section 106 agreement in order to secure:

- provision, retention and operational details for 30% of the proposed dwellings to be affordable properties, and should a Registered Provider for the dwellings not be found a financial contribution towards securing off site affordable housing

(The agreement will be expected to meet the full amounts quoted above in all cases, unless a viability appraisal has been agreed with the Local Planning Authority.)

3) With the planning permission including the following conditions (or any minor amendment to the wording of these conditions or additional conditions that the Head of Planning & Housing is necessary to make otherwise unacceptable development acceptable):

1. The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

2. This permission / consent relates to the following details:

Approved plans:

- Location Plan
- Existing Site Plan - LF/KD/2901
- Proposed Layout Plan - LF/KD/3007aa
- Proposed Section - LF/KD/300
- House Type A - LF/KD/3001
- House Type B - LF/KD/3002A
- House Type C - LF/KD/3003
- House Type D - LF/KD/3004
- House Type E - LF/KD/3005
- House Type F - LF/KD/3006
- Drainage Plan - LF/KD/3018

Supporting Reports:

- Design and Access Statement
- Ecology Survey
- Flood Risk Assessment

Reason: To provide clarity to the permission.

3. Notwithstanding any denotation on the approved plans Samples of facing brickwork [including details of mortar colour], and roof treatment, including colour, shall be submitted to and approved by the Local Planning Authority no later than 21 days prior to the commencement of any built development works on site. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

In the interest of securing a satisfactory overall standard of development.

4. No development shall take place until details of a Construction Management Plan for the highway construction and future maintenance within the site shall be submitted to and approved in writing by the Local Planning Authority and be adhered to throughout the construction period. The Plan shall provide for:
- a. The parking of vehicles of site operatives and visitors;
 - b. Loading and unloading of plant and materials used in the construction of the development;
 - c. Storage of such plant and materials;
 - d. Wheel washing and road sweeping facilities, including details of how, when and where the facilities are to be used.
 - e. Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made).
 - f. Routes to be used by vehicles carrying plant and materials to and from the site;
 - g. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
 - h. Set out procedures for a pre commencement survey to determine the condition of Kirkham Road for a distance of 100m either side of the site access. The procedures to include time scale for repeat surveys; time scale for final inspections; and procedures for rectifying defects at each survey stage.
 - i. Hours of construction activity at the site which is likely to generate noise at the site boundary

Reasons: In the interest of highway safety; to reduce the impact of development on the surrounding highway; to ensure a satisfactory appearance and safety of the highways infrastructure serving the approved development; and safeguarding the amenities of the locality.

5. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority. The off-site highway works to include:
- a. 2m wide footpath for the full frontage of the site with Kirkham Road
 - b. Relocation of the speed limit locations.

Reasons: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

6. No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of programmed landscaping for the area of residential development. The scheme shall include details of: all existing trees and hedgerows and those that are to be retained, together with measures for their protection during the course of the development; all planting and seeding; hard surfacing and the materials to be used; and, means of enclosure. All hard and soft landscape works shall be carried out in accordance with the approved programme and details. Any trees or plants which within a period of 5 years commencing with the date of their planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure a satisfactory form of development and to enhance the visual amenities of the locality, and in order to comply with saved Policy EP14 of the Fylde Borough Local Plan.

7. No development shall take place until there has been submitted to and approved in writing by the local planning authority a fully detailed scheme for habitat creation and management. The scheme shall include details of mitigation and compensation measures, the management of public access, and on-going monitoring regimes, and follow the principles established in section 6 of the Ecological Assessment of the Proposed Development Site, Envirotech reference 2335, dated November 2014. The development shall be phased, implemented, monitored and managed in accordance with the approved scheme for habitat creation and management.

Reason: In the interests of enhancing opportunities for wildlife and biodiversity as required by Policy EP18 of the Fylde Borough Local Plan

8. Prior to commencement of works a fully detailed method statement to demonstrate that impacts on amphibians (including Common Toad) will be avoided both during the site clearance and development works and during the operational phase shall be submitted for approval in writing by Fylde Borough Council. Any approved details shall be implemented in full. If the presence of Great Crested Newt is detected at any point then all works shall cease until advice has been sought from an appropriately qualified person including regarding the need for a Natural England licence.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

9. A tree protection scheme for all trees and retained hedges on the site shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. No work of any kind shall take place until the protective fences are erected around the retained trees in the position and to the specification agreed by the local planning authority. Such fencing shall be retained throughout the development where work of any kind is undertaken in proximity to trees and hedging.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework

10. Tree felling, vegetation clearance works, or other works that may affect nesting birds shall not be carried out between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

11. Prior to the first occupation of any of the dwellings hereby approved all of the existing buildings on site including the residential flats, warehouse, garden centre buildings and glass houses as shown on the existing site plan reference LF/KD/290 shall be demolished and all waste removed from the site.

Reason: In the interests of the visual amenity of the area and openness of the greenbelt

12. Prior to the commencement of any development, full details of a 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 that building, in accordance with the approved details. This development shall be completed maintained and managed in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run off and to reduce the risk of flooding

13. Prior to the commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run off and to reduce the risk of flooding

14. Notwithstanding the provision of Article 3, Schedule 2, Part 1, Class(es) A, B, C, D, E, F and G of the Town and Country Planning (General Permitted Development)(England) Order 2015 [or any Order revoking or re-enacting that Order], no further development of the dwelling[s] or curtilage(s) relevant to those classes shall be carried out without Planning Permission.

[CLASS VARIABLES

A	House Extensions.
B&C	Roof Extensions/alterations
D	Porches
E	Curtilage buildings
F	Hardstanding
G	Flues and Chimneys
H	Satellite antenna]

Reason: To ensure that the Local Planning Authority has control over any future development of the dwelling[s] which may adversely affect the character and appearance of the dwelling[s] and the surrounding area.



Development Services Fylde Council		(c) Crown Copyright and database right (2018). Ordnance Survey (100006084).	
Application No. 5/18/0155	Address 197 Kirkham Road, North of Bypass, Freckleton	Grid Ref. E.3424 : N.4298	Scale 0 15 30 45 60 m

Item Number: 4

Committee Date: 27 June 2018

Application Reference:	18/0200	Type of Application:	Full Planning Permission
Applicant:	Mr Wareing	Agent :	Firth Associates Ltd
Location:	PENNARD, 4 ISLAY ROAD, LYTHAM ST ANNES, FY8 4AD		
Proposal:	DEMOLITION OF EXISTING SINGLE STOREY DWELLING AND ERECTION OF DETACHED TWO STOREY DWELLING WITH INTERNAL DOUBLE GARAGE. ALTERATION OF FRONT BOUNDARY WALL TO PROVIDE NEW VEHICULAR ACCESS, LANDSCAPING WITH HARD STANDING TO FRONT DRIVEWAY AND REAR PATIO.		
Ward:	PARK	Area Team:	Area Team 1
Weeks on Hand:	16	Case Officer:	Ruth Thow
Reason for Delay:	Design Improvements		

If viewing online this is a Google Maps link to the general site location:

<https://www.google.co.uk/maps/@53.7511652,-2.9884639,139m/data=!3m1!1e3?hl=en>

Summary of Recommended Decision: Grant

Summary of Officer Recommendation

This application site is a detached dwelling with double garage to the site that is located on Islay Road in Lytham. The proposal is to demolish this dwelling and erect a replacement two storey property of a bespoke design.

The application has seen revisions since first submission, with these including a repositioning of the property on the site, a reduction in its width, the removal of a roof terrace feature that was originally proposed, and a re-alignment of the vehicular and pedestrian access.

It is considered that the development as revised address concerns over the impact of the initial proposal on the character of Islay Road and the relationships to some neighbours, although it is noted that a number of neighbour objections remain. Notwithstanding that, the scheme is now considered to provide an appropriate redevelopment of the site that is in accordance with the requirements of Policy HL2 and Policy GD7 of the adopted and emerging development plans.

Accordingly the scheme is recommended for approval subject to conditions.

Reason for Reporting to Committee

The Head of Planning and Housing agreed to a request from the ward councillor, Councillor Sandra Pitman, for the application to be presented to Committee for a decision.

Site Description and Location

The application site is 'Pennard', 4 Islay Road, Lytham St. Annes. The existing property is situated to the south side of Islay Road and is a large, detached, hipped roof single storey dwelling located in an 'off-set' location on the plot. The plot has a low boundary wall with brick piers and solid timber, inset fence panels to the highway edge with a mix of mature landscaping to all boundaries.

The area is characterized by large dwellings of a varied mix of styles and types with no overriding design but with commonalities in the use of materials, size of plots and significant amounts of mature landscaping a feature.

The site is designated as within the settlement of Lytham St. Annes on the Fylde Borough Local Plan, as altered (October 2005) and this designation is carried forward in the Submission Version of the Local Plan to 2032. There are no tree preservation orders in the site, although a tree to the rear has recently been protected, and the site is not within a conservation area or subject to any other such designation. The boundary wall between the property and those to the rear on Belgrave Close and Mayfair Close is listed as the former boundary to the Clifton Hall estate, but this is not impacted by the development either structurally or in a change to its setting.

Details of Proposal

This application seeks permission for the erection of a replacement dwelling following the demolition of the existing, and has been the subject of some revisions during consideration. The latest revisions were received in late May and have been the subject of a further neighbour notification. The description in this section relates to those revised plans as they are the ones to be determined.

The replacement dwelling is sited off-set on the plot 10.6 metres from the boundary with 'Silver Birches' to the east, 3 metres from the boundary with 'Arosa' to the east, 10 metres from the boundary with the highway and 12.4 metres from the rear boundary.

The overall measurements of the new dwelling are 22.2 metres in width at the widest point by 22.8 metres at the deepest projection and is of an irregular shape with the greatest depth to the east 'wing' with this reducing across the width of the property. The dwelling provides two floors of accommodation with eaves at a height of 5.9 metres with an overall height of 8.9 metres at the highest point. The roof is flat in the centre with a monopich element over each of the side 'wings'.

The accommodation provided at ground floor is a double integral garage, a kitchen / dining / lounge room, and two other lounges at ground floor. At first floor there are four bedrooms and a lounge (which could equally provide a fifth bedroom), and a gym. Access is available to the central flat roof area via a loft ladder to be inserted to the gym area through the attic space under the monopitch roof. The initial iteration of the dwelling indicated that this roof area would provide a terrace and be accessed via a lift that runs through the property, but this reference has now been removed from the scheme.

The dwelling is designed to be constructed with a render finish in a mix of white and grey colours with powder coated aluminium window frames and doors under a natural grey slate roof.

The existing boundary wall is also to be render finished with access via new pedestrian and vehicular access points. New hard surfaced parking areas are provided to the front of the dwelling with hard surfacing continued around the sides and rear. The existing landscaping is to be retained,

where possible with new landscaping provided to the north eastern corner at the front of the plot.

Relevant Planning History

Application No.	Development	Decision	Date
84/0712	ALTERATIONS AND EXTENSIONS.	Granted	05/12/1984

Relevant Planning Appeals History

None

Parish/Town Council Observations

Not in a parished area.

Statutory Consultees and Observations of Other Interested Parties

Regeneration Team (Trees)

Confirms that there are no protected trees within the site, and that a tree on the property to the rear has recently been protected.

He refers to a Blue Cedar tree within the application site which is not affected by the scheme, but would be worthy of protection by condition during construction work as it has amenity value.

He expresses regret that some frontage vegetation has recently been removed as this contributed to the overall quality of the Islay Road character, and asks for some judicious replanting as part of the redevelopment to assist with the visual impact of the proposal and help it accord with the streetscene.

Lancashire County Council - Highway Authority

Raise no objection to the development as they do not believe it will have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

They recommend that the verge is reinstated where the existing access is being removed and where there are no openings into the property.

United Utilities

Raise no objection to the development subject to their standard condition that requires details of the drainage arrangements to be agreed, and that this follows the drainage hierarchy.

Neighbour Observations - on revised plans received 25th May 2018

Neighbours notified:	13 March 2018
Amended plans notified:	25 May 2018
Site Notice Date:	23 March 2018
Press Notice Date:	
Number of Responses	5 letters received
Summary of Comments	<ul style="list-style-type: none">• comments on application process

- concerns that the development retains a roof terrace
- reference to S106 on application 09/0524
- comments on site meeting with client & architect
- comment on officer meeting with neighbours
- questions on planning guidance
- questions on date for committee
- question on format of neighbour consultation
- why does roof have balustrade and patio doors
- approval of application has implications for the community, set precedent
- adverse effect on privacy and amenities as result of roof design
- moving building makes it more critical to retain trees
- roof of new building out of character to neighbourhood
- no mention of frosted glass discussed with applicants
- road surface on Islay Road very fragile - condition should be inserted for resurfacing
- roof remains a viewing platform and so will impact on privacy in dwellings to all sides, but particularly the front and rear
- Neighbours value privacy in gardens and it would be lost with roof terrace use
- residential use of roof would create noise disturbance in surrounding area
- use of roof as a terrace would impact on Human Right of peaceful enjoyment of property
- no need for access for maintenance
- access can be performed using ladders
- family has access to cherry pickers - no need for access
- maintaining screening helps privacy issues
- building remains imposing
- applicants may not abide by planning conditions
- applicant has started work

Relevant Planning Policy

Fylde Borough Local Plan:

SP01	Development within settlements
HL02	Development control criteria for new housing proposals
EP12	Conservation trees and woodland
EP14	Landscaping of new developments
EP19	Protected species
EP25	Development and waste water

Fylde Local Plan to 2032:

GD1	Settlement Boundaries
H1	Housing Delivery and the Allocation of Housing Land
H2	Density and Mix of New Residential Development
GD7	Achieving Good Design in Development
ENV1	Landscape
ENV2	Biodiversity

T5	Parking Standards
CL2	Surface Water Run-Off and Sustainable Drainage

Other Relevant Policy:

NPPF:	National Planning Policy Framework
NPPG:	National Planning Practice Guidance

Environmental Impact Assessment

This development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 as amended.

Comment and Analysis

This application seeks permission for the erection of a replacement two storey dwelling following the demolition of the existing single storey dwelling currently on site.

Policies

Paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that development proposals are determined in accordance with the development plan unless material considerations indicate otherwise. At present, the statutory adopted development plan for Fylde comprises the saved policies of the Fylde Borough Local Plan, as altered (October 2005) and the submission version of the Local Plan to 2032 should also be afforded significant weight in the decision making process due to its advanced stage of preparation and the expectation of Inspector's final report due shortly. The development plan policies relevant to this application are listed above.

The main issues for consideration in this application are the principle of a replacement dwelling, the scale and design of that dwelling, the relationship of the dwelling to its neighbours, and the implications of the development for the streetscene. These are assessed in the following sections of the report with other considerations and reference to the policy tests that are applicable.

Principle of Replacement Dwelling

The site is located in the settlement area of Lytham where policy SP1 and GD1 apply. These are both accepting of the replacement of existing properties and indeed the redevelopment of their sites subject to other planning considerations being acceptable. The existing dwelling on this site is in a habitable condition and is of a scale and design that is sympathetic to its neighbours, albeit there is a great variety of house scale and type in the Islay Road / Regent Road / Kintour Road area.

The property is not listed, not locally listed and is not in a conservation area, and as such there is no objection in principle to its demolition and the erection of a replacement dwelling. With the site being in the settlement area the considerations that are applicable in countryside areas regarding the scale of a replacement dwelling under Policy HL4 and Policy H7 do not apply.

Character and appearance

Criterion 2 of Policy HL2 advises that applications for housing will be permitted where they would be in-keeping with the character of the locality in terms of scale, space around buildings, materials and design.

Policy GD7 of the submission version of the plan sets out a series of guiding principles for good design intended to ensure that developments achieve a high standard of design and take account of the character and appearance of the area. Similarly, paragraph 58 of the NPPF identifies six principles that developments should follow in order to achieve good design and paragraph 64 of the Framework indicates that permission should be refused for development of a poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The application site sits within the broader enclave of development that includes other properties on Islay Road, extending up to Regent Avenue and Kintour Road. To a large extent the character of the properties in the wider area to the application site are large, detached dwellings that have been afforded architectural freedom to adopt a range of forms and styles. Islay Road throughout its length, also contains a variety of dwelling styles with subtle changes in orientation and building line frontages. Notwithstanding this eclectic mix, key parameters relating to building lines, overall scale, hard and soft landscaping and space between building plots are consistent. Individually the dwellings are framed on the plots by tree cover, soft landscaping and low boundary walls providing an overall sylvan character to the area.

In regards to this particular plot and the existing dwelling again there is mature landscaping along the boundaries although views of the dwelling on the site are somewhat limited due to the curve of the road and the landscaping, with the wall and fence to around 2m in height across the frontage also having a significant impact in restricting views of the property other than its roof.

The proposed new dwelling retains the approximate siting of the existing dwelling, albeit positioned slightly more central on the plot and having a projecting leg extending further rearwards into the plot, but has a greater scale and more prominent design. The design of the new dwelling is individual with a varied roof form, but the eaves are kept low to respect the height of the properties either side with the lack of a ridge providing open views through the dwelling to the tree line beyond. The position of the property on site respects that of the existing and others in the area and allows for additional landscaping to the front of the plot to be introduced to retain the sylvan character of the wider streetscene.

Paragraph 60 of the National Planning Policy Framework (NPPF) advises "*Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness*".

The design is markedly modern and as such contrasts with the existing and its immediate neighbours. Whilst these are not unattractive, neither are they recognised formally for their quality. The wider character of the area is one of individuality in the design and so the design approach taken in this scheme is not considered to be harmful in that context, with the reduction in the property's width and slight set back assisting form first submission. Moreover, the scheme retains the established spacing pattern of the dwellings in the area and the landscaped approach.

Taking this together it is considered that the proposal is in accordance with the criteria of Policy HL2 and GD7 relating to its impact on the character and appearance of the area, and this conclusion reflects the guidance in para 60. Conditions are appropriate to ensure that the design and landscaping are implemented and maintained.

Impact on residential amenity

Criterion 4 of Policy HL2 of the adopted plan requires that new residential development does not adversely affect the privacy and amenity of neighbouring residents. This is carried forward in criteria b of Policy GD7 to the emerging Local Plan. As such it is necessary to establish if the proposal will allow any undue overlooking and so privacy loss to neighbouring residents, or cause any other harm to their amenity.

The potential for privacy loss is an issue that has generated significant public representation, particularly to the initial proposal in regards to the proposed roof terrace and the potential for loss of privacy. Comments have referred to the use of this area also creating a noise nuisance. The application has since been revised to remove the previously proposed lift access to the roof and use of this area as an outdoor terrace. Access to the roof from the double doors in the side elevation of the east facing wing would still be provided, with this area accessed via a loft ladder.

The height of the roof terrace and its open nature is such that it would allow views into neighbouring properties and their gardens, albeit at a distance. However, as it is now been removed from the proposed dwelling this is no longer an area of concern to officers, with a condition appropriate to prevent use of the roof area as an additional amenity space. The roof access is shown to allow maintenance access and this is a matter that can be reflected in the condition.

Neighbour amenity can also be impacted by the scale of the building, particularly with reference to the dwellings to either side. The design of the roof presents its eaves to the side boundary with the effect that the impact on these neighbours is lessened, and the higher ridge elements to the roof set towards the centre of the dwelling and so away from the neighbours.

Windows are featured at ground and first floor levels in the side elevation facing 'Silver Birches', with the nearest at first floor level being 17.4 metres from the boundary with this property. This neighbouring property has a garage alongside the boundary with the application property with their dwelling beyond. Given this separation distance and the landscaping along this side boundary there would be no loss of privacy for the occupiers of this dwelling as a result of the proposed development.

To the west side of the site is 'Arosa' and the proposed dwelling is nearer to this property than that at 'Silver Birches'. The new dwelling is designed with windows at ground and first floor levels facing this neighbouring property. Notwithstanding this these windows serve non habitable rooms and in addition there is a solid high hedge along the boundary, and whilst this hedge is a little more open alongside the side elevation of 'Arosa' there would be no loss of privacy from the proposed windows due to the nature of the rooms they serve.

As a summary position on the various neighbouring relationships:

- 'Arosa' – This is the dwelling to the west of the proposed dwelling and so is the closest to it. The new dwelling is higher than the existing bungalow on the application site and has a deeper projection than the existing, but is sited further from the shared boundary. The relationship to this property is considered to be acceptable due to the design of the dwelling with the lowered eaves and the use of obscured glazing in the side facing utility and other non-habitable rooms that are located on that side of the property.
- 'Silver Birches' – This is the other side and will have a reduced separation compared to the existing. However, at around 13m this is considered to be acceptable to avoid any massing or light loss implications. The facing windows are further separated and with the vegetation that

is retained on the boundary it is not considered that there is any harm caused by this relationship.

- 1 Islay Road / 6 Regent Road – These are the properties that stand across Islay Road from the site. These are separate by over 30m from the new dwelling, and at this separation they will not suffer any undue privacy loss or massing from its development, with the intervening planting that is characteristic of the area assisting with this relationship further.
- 4 Belgrave Close - This is the property that is directly to the rear of the existing and proposed dwelling, and would have been most affected from the roof terrace element prior to its removal from the scheme. It is a bungalow type dwelling but has a rear facing first floor room served with patio doors and a Juliet balcony and a second (presumed) bathroom window. At the closest point the new dwelling retains around 13m to the boundary, with a similar distance between No. 4 and its side of the boundary. This gives a separation distance of at least 26m between the two storey dwellings with a line of landscaping forming a dense hedge on this boundary. With this hedge in position there is no inter-visibility between the properties, but even if it were to be removed, the separation distance would be sufficient to avoid undue privacy impacts between the dwellings. The separation is also sufficient to avoid the dwelling that is proposed, which is to the north of this neighbour, causing any loss of light or massing impacts.
- 3 Belgrave Close - This property is to the rear and off-set from the rear boundary of the application site with only 5 metres to the boundary between plots. Whilst the separation distances here are less than that at no. 4, the corner of the application plot is well screened with tall mature trees whilst will prevent loss of privacy for the neighbours.
- 2 Mayfair Close – This is also off-set and located to the south east of the application plot with the side elevation of this dwelling facing the rear boundary and located at a distance of 13.5 metres from application site boundary. The separation distance between the proposed dwelling and these neighbours would be 37.5 metres and whilst there is less tree coverage in the south eastern corner and more facing windows in the proposed dwelling, the separation distances are such that there will be no loss of amenity for the occupiers of this property.

Neighbour comments also make reference to a Section 106 agreement applicable to application 09/0524 which sought approval for the change of use of an agricultural barn to a dwelling. The agreement related to the payment of a financial contribution to the council for affordable housing as a consequence of compliance with the council's 'Interim Housing Policy' that was in effect at that time. This agreement has been complied with, albeit in a varied form, and the money paid to the council.

Having assessed the various neighbour relationships carefully through assessment from within the application site and key neighbouring gardens officers are of the view that the revised scheme will not be harmful to neighbouring residential amenity though any loss of privacy or massing reasons. As such it accords with the requirements of the relevant criteria of Policy HL2 and GD7.

Access and parking

The existing property at 'Pennard' is served by a double garage and a driveway to the west side of the property, adjacent to the boundary with 'Arosa'. The new dwelling proposes to re-site the vehicular access to a less off-set location with a central pedestrian access. The hard surfacing in front of the dwelling has been increased which provides additional off street parking to the two spaces provided within the garage which is sufficient off street parking to serve a dwelling of the scale proposed in this application.

LCC Highway Engineers have been consulted as part of this application who have not objected to the scheme subject to a condition to re-instate the verge at the point where the existing access is closed

off. This will be imposed as a condition of this recommendation.

Neighbour comments also refer to the poor condition of Islay Road and that additional contractor's vehicles visiting the site as a result of the development works will result in further damage to the road surface.

Islay Road is not part of the adopted highway network and therefore the land owner(s) are responsible for its up-keep. As a consequence objectors should check their deeds for ownership and if necessary raise the matter with a Solicitor to ensure maintenance of the highway is carried out by the appropriate landowner(s).

Landscaping

As referred to elsewhere in this report the plot has mature landscaping in and around the site which makes an important contribution to the character of the area.

During the course of the application a Tree Preservation Order has been made by the council's Tree Officer in respect of a mature Beech tree located within the premises of 4 Belgrave Close, at the request of the occupier. Discussions have also been held with the occupier of 'Arosa' in regard to trees on this property. In both instances it was considered that the trees were not at risk from the proposed development, with a condition appropriate to ensure they are protected.

Whilst the site plans indicate the retention of the existing planting together with the provision of an area of additional landscaping to the front of the property, no specific landscaping scheme and schedule have been submitted to support the application. As such a comprehensive landscaping scheme is required prior to the commencement of any development on site to ensure that the character of the street scene and amenity for neighbours is not harmed.

Accordingly, it is considered the development complies with Policies EP12/ENV1 of the local plan.

Drainage

The replacement dwelling is to utilize the existing main sewer for foul drainage, and sustainable drainage principles will be applied in regards to surface water drainage on hard surfaced areas and this is a condition of this recommendation.

Biodiversity and protected species

Policy EP19 and criterion 5 of Policy HL2 together with Policy ENV2 (submission version of the Local Plan to 2032) refer to biodiversity and protected species.

The application proposes the demolition of the existing dwelling on a site which is provided with mature trees. The application has not been submitted with any habitats survey as such a precautionary approach to avoid any harm to protected species is required and approval of the scheme will be with conditions to ensure no harm to any protected species is incurred as a result of this development. In addition the retention and addition of further landscaping of the site will improve biodiversity in the area.

As a result, the proposal is considered to comply with Policy EP19 and Criterion 5 of Policy HL2 of the Fylde Borough Local Plan, as altered (October 2005), Policy ENV2 of the submission version of the plan and Paragraph 118 of the NPPF.

Other matters

There are no other matters relevant to this application.

Conclusions

This scheme proposes a replacement dwelling within the settlement of Lytham St. Annes. Policies SP1/GD1 direct development to settlement areas and so the proposal is acceptable in regards to the principle of development, subject to compliance with other policies of the plan.

The National Planning Policy Framework is supportive of sustainable development which is described as a 'golden thread to the document'. This is articulated in paragraph 14 which states that councils should grant planning permission for such proposals where the development plan is silent on their subject unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or there are conflicts with other material planning considerations.

Taking all matters into account it is considered that the proposal delivers 'sustainable' development as set out by the NPPF and that the balance is firmly in favour of granting planning permission for a scheme which will not have any harmful impacts on the character and appearance of the area and will not result in any harm to the residential amenity for the occupiers of nearby properties.

Accordingly the proposal is considered to comply with the policies of the local plan, as set out above, and is recommended for approval subject to conditions.

Recommendation

That Planning Permission be GRANTED subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission / consent relates to the following details:

Approved plans:

- Location Plan - drawing no. PEN/1/000
- Proposed site plan - drawing no. PEN/1/010 REV. C
- Proposed street scene elevation - drawing no. PEN/3/312 REV. B
- Proposed ground floor plan - drawing no. PEN/1/110 REV. A
- Proposed first floor plan - drawing no. PEN/1/111 REV. C
- Proposed roof plan - drawing no. PEN/1/112 REV. D
- Proposed front/rear elevation plans - drawing no. PEN/3/313 REV. B
- Proposed side elevation plans - drawing no. PEN/3/314 REV. A

Supporting Reports:

- Design and Access Statement - Firth

Reason: To provide clarity to the permission.

3. Prior to the commencement of any construction work on the dwelling hereby approved a schedule of the materials for the walls, roofs, windows and doors (supported by samples where appropriate) shall be submitted to and approved in writing by the Local Planning Authority. The dwelling shall be constructed in accordance with the approved schedule of materials.

Reason: In order to secure a satisfactory appearance to the development as required by criteria 1 and 2 of Policy HL2 of the Fylde Borough Local Plan, as altered (October 2005), Policy GD7 of the submission version of the Local Plan to 2032 and the aims of the National Planning Policy Framework.

4. Prior to the commencement of development a scheme for landscaping, including hard surface landscaping, shall be submitted to and approved in writing by the Local Planning Authority. Specific details shall include finished levels, means of enclosures, car parking [as applicable] hard surfacing materials, minor artifacts and street furniture, play equipment, refuse receptacles, lighting and services (as applicable); soft landscape works shall include plans and written specifications noting species, plant size, number and densities and an implementation programme. The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

Reason: To enhance the quality of the development in the interests of the amenities of the locality in accordance with Policies HL2 and EP14 of the Fylde Borough Local Plan as altered (October 2005), Policy GD7 and ENV1 of the submission version of the Local Plan to 2032 and the aims of the NPPF.

5. The whole of the landscape works, as approved shall be implemented and subsequently maintained for a period of 10 years following the completion of the works. Maintenance shall comprise and include for the replacement of any trees, shrubs or hedges that are removed, dying, being seriously damaged or becoming seriously diseased within the above specified period, which shall be replaced by trees of a similar size and species. The whole of the planted areas shall be kept free of weeds, trees shall be pruned or thinned, at the appropriate times in accordance with current arboricultural practice. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary. Mulching is required to a minimum layer of 75mm of spent mushroom compost or farm yard manure which should be applied around all tree and shrub planting after the initial watering. Weed growth over the whole of the planted area should be minimised. Any grassed area shall be kept mown to the appropriate height and managed in accordance with the approved scheme and programme.

Reason: To ensure a satisfactory standard of development and in the interest of visual amenity in the locality.

6. Notwithstanding the details indicated on the proposed streetscene drawing listed in condition 2 of this permission, prior to the commencement of any development details of the boundary treatments to the site including their materials, colour and heights shall be submitted to and approved in writing by the Local Planning Authority. These treatments shall be erected prior to first occupation of the dwelling hereby approved.

Reason: In the interests of visual amenity and to protect the character of the area and the

relationship with neighbouring land uses in accordance with Policies HL2 and SP14 of the Fylde Borough Local Plan, as altered (October 2005), Policy GD7 of the submission version of the Local Plan to 2032 and the aims of the National Planning Policy Framework.

7. Prior to the commencement of development, details of the foul and surface water drainage shall be submitted to and approved in writing by the local planning authority. These details shall confirm that foul and surface water is to be drained on separate systems, and that in the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be specified in the details that are submitted. The development shall be implemented in accordance with the subsequently approved scheme.

Reason: To secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy HL2 and EP25 of the Fylde Borough Local Plan, as altered (October 2005), Policies GD7 and INF1 of the submission version of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

8. Prior to the commencement of any development a survey of the existing ground levels and the existing and proposed ground and Finished Floor Level for the proposed dwelling shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with these approved levels.

Reason: To ensure that the development has an appropriate scale and relationship to the neighbouring dwellings as required by Policy HL2 of the Fylde Borough Local Plan.

9. The roof area of the dwelling hereby approved shall not be used for any form of domestic enjoyment or recreational use as part of the occupation of the dwelling, with access to this roof area to only be undertaken for the purposes of its maintenance.

Reason: In the interests of protecting the amenity of occupiers of nearby residential properties from undue overlooking and loss of privacy as required by Policy HL2 of the Fylde Borough Local Plan, as altered (October 2005) and Policy GD7 of the submission version of the Local Plan to 2032.

10. Notwithstanding the indication on the site plan hereby approved in condition 2 of this permission the existing highway access between the property and the carriageway of Islay Road shall be closed up and the resultant area reinstated as highway verge to match the existing verges elsewhere on Islay Road prior to the first occupation of the dwelling.

Reason: In the interests of visual amenity in accordance with Policy HL2 of the Fylde Borough Local Plan, as altered (October 2005), Policy GD7 of the submission version of the Local Plan to 2032 and the aims of the National Planning Policy Framework.

11. That all windows to be inserted into the west facing elevation of the new dwelling at first floor shall be fitted with obscured glazing, and that this style of glazing shall be retained at all times thereafter.

Reason: To prevent undue overlooking and loss of privacy between this dwelling and the neighbouring property to that side in accordance with Policy HL2 of the Fylde Borough Local Plan and Policy GD7 of the Fylde Local Plan to 2032.

12. Should any protected species be found during demolition, clearing or construction works all site works shall cease and ecological advice shall be sought from a suitably qualified person and a detailed method statement and programme of mitigation measures submitted to and agreed in writing with the Local Planning Authority. Thereafter those agreed measures shall be implemented.

Reason: In accordance with Policy EP19 of Fylde Borough Local Plan, as altered (October 2005), Policy ENV2 of the submission version of the Local Plan to 2032, the aims of the National Planning

Policy Framework, the Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

13. No development shall take place, nor any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- a. the identification of the site access for construction traffic and its construction design,
 - b. the timing of the provision, and standard of construction, of the site access for construction traffic,
 - c. times of construction activity at the site,
 - d. times and routes of deliveries to the site,
 - e. the parking of vehicles of site operatives and visitors,
 - f. loading and unloading of plant and materials,
 - g. storage of plant and materials used in constructing the development,
 - h. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
 - i. wheel washing facilities, including details of how, when and where the facilities are to be used'
 - j. measures to control the emission of dust and dirt during construction,
 - k. measures to control the generation of noise and vibration during construction to comply with BS5228:2009
 - l. a scheme for recycling/disposing of waste resulting from demolition and construction works,

Reason: To ensure the development is implemented without compromising residential amenity or highway / pedestrian safety.

14. Prior to any development activity commencing, the retained trees to the southern and eastern boundaries and the Blue Cedar tree located within the site shall be protected by erecting HERAS fencing at their Root Protection Area.

Within, or at the perimeter of, these root protection areas, all of the following activities are prohibited:

- Lighting of fires;
- Storage of site equipment, vehicles, or materials of any kind;
- The disposal of arisings or any site waste;
- Any excavation;
- The washing out of any containers used on site.

HERAS fencing must not be removed or relocated to shorter distances from the tree without the prior agreement of the Local Planning Authority. Any work to retained trees to facilitate development or site activity must (a) be agreed in advance with the Local Planning Authority and (b) must meet the requirements of BS3998:2010 Tree Work - recommendations.

Reason: To ensure that tree root damage and damage to the aerial parts of retained trees is avoided so that the trees' health and visual amenity is not diminished by development activity.



Development Services Fylde Council		(c) Crown Copyright and database right (2018). Ordnance Survey (100006084).	
Application No. 5/18/0200	Address Pennard, 4 Islay Road, Lytham St Annes	Grid Ref. E.3348 : N.4287	Scale 0 6 12 18 24 m

Item Number: 5

Committee Date: 27 June 2018

Application Reference:	18/0203	Type of Application:	Full Planning Permission
Applicant:	Mr Hanley	Agent :	Graham Anthony Associates
Location:	POOLBROW LEISURE PARK, POOL FOOT LANE, SINGLETON, POULTON-LE-FYLDE, FY6 8LY		
Proposal:	RECONFIGURATION OF GROUND LEVELS ON EXISTING CARAVAN SITE AND ASSOCIATED RE-LOCATION OF PITCHES, RE-ROUTING OF INTERNAL ROAD, AND REVISED SITE DRAINAGE DETAILS. (PART RETROSPECTIVE)		
Ward:		Area Team:	Area Team 2
Weeks on Hand:	16	Case Officer:	Alan Pinder
Reason for Delay:	Negotiations to resolve difficulties		

If viewing online this is a Google Maps link to the general site location:

<https://www.google.co.uk/maps/@53.8493836,-2.9471708,138m/data=!3m1!1e3?hl=en>

Summary of Recommended Decision: Grant

Summary of Officer Recommendation

The application relates to development works that have been undertaken to the Pool Brow Caravan Park which is a caravan site located between other such land uses off Pool Foot Lane in Little Singleton.

The site has changed ownership relatively recently and the new owners have instigated a programme of refurbishment of the site. One element of this has been the establishment of 3 raised pitches in close proximity to the boundary with the adjoining Wyre Chalet Park with the intention of siting static caravans on them. The siting of the caravans would be lawful, but the engineering works involved in forming the raised pitches is development that requires planning permission. An earlier application was refused due to concerns that their height and proximity to the neighbouring site would cause unacceptable amenity impacts to the occupiers of the nearest caravans on that site. This proposal relocates the caravans and introduces other measures to mitigate that and it is considered that collectively these are sufficient to resolve the concerns which led to that application being refused. As such this application is considered to comply with Policy TREC 6 of the Fylde Borough Local Plan and Policy EC7 and GD 7 of the emerging Fylde Local Plan to 2032 and is recommended for approval subject to a series of conditions.

Reason for Reporting to Committee

The application is recommended for approval and this is in conflict with recommendations of the Parish Council. As such the scheme of officer delegation requires that the decision is made by the Planning Committee.

Site Description and Location

The application site is Pool brow Caravan Park which is a caravan site located in the area of Little Singleton. It is between Riverside Chalet Park to the west and Wyre Chalet Park to the east and is in close proximity to the River Wyre.

Pool brow Caravan Park was issued a certificate of lawfulness in 2015 for use of the land as a caravan park with unrestricted use in terms of caravan numbers, their residential/holiday occupation, and to allow year round use. It is located within an area allocated as countryside on the Fylde Borough Local Plan.

Details of Proposal

When first submitted the application related to the alteration of the levels and position of 3 pitches located to the north east corner of the site. Since submission the proposals in request of those pitches have been revised, and the scope of the application extended to include alterations to the internal road network. The details of these two elements of the application are provide below:

The alterations to the pitches is made retrospectively. Previously the north east corner of the site featured a number of pitches at the same ground level as those of the adjacent site, with a vehicle access track alongside the inside of the Pool brown boundary providing separation. In recent months this situation has been changed with the track removed and the land levels in this area raised by around 2m and 3 pitches extended onto this raised area in close proximity to the boundary. An application was made to retain the pitches in this location, and was refused, under reference 17/0891. This application now proposes the retention of the land level at this new height, but the relocation of the pitches so that they are separated from the boundary with the adjoining site, and that a fence and hedge are provided on the end of the pitches to minimise the opportunity of the retained elevated area to be used as a 'garden' to the pitches and so allow overlooking of then neighbouring pitches.

The road network has also been altered within the site and has been tarmac surfaced to provide access to all the pitches. The access to the highway remains in the same location as previously, although it has been upgraded in its quality.

Relevant Planning History

Application No.	Development	Decision	Date
17/0891	APPLICATION 17/0891 FOR APPLICATION FOR RECONFIGURATION OF GROUND LEVELS ON EXISTING CARAVAN SITE (RETROSPECTIVE)	Refused	21/12/2017
15/0155	CERTIFICATE OF LAWFULNESS FOR EXISTING USE OF LAND AS A CARAVAN PARK WITH UNRESTRICTED USE IN TERMS OF CARAVAN NUMBERS, THEIR RESIDENTIAL/HOLIDAY OCCUPATION, AND TO ALLOW YEAR ROUND USE	Approve Certificate	21/05/2015
14/0496	PROPOSED FORMATION OF TWO DORMERS TO FRONT TO REPLACE EXISTING, SINGLE STOREY EXTENSIONS TO FRONT AND ERECTION OF DETACHED GARAGE TO REPLACE EXISTING	Granted	09/09/2014
95/0194	SITING OF MOBILE HOME & 2 NO HOLIDAY VANS	Granted	26/04/1995

89/0958	REPLACE EXISTING CHALET WITH MOBILE HOME	Granted	31/01/1990
77/0606	2 RESIDENTIAL CARAVANS TO REPLACE EXISTING CHALETs.	Granted	07/12/1977

Relevant Planning Appeals History

None

Parish/Town Council Observations

Singleton Parish Council were consulted on the application as original presented for the retention of the pitch levels as altered and commented:

"The Parish Council OBJECTS to the proposal because of numerous complaints from nearby residents. The complaints are as follows:

- 1) Higher ground levels has caused overlooking to adjacent park homes on the next site;*
- 2) A serious lack of surface water drainage;*
- 3) One resident has complained that he has difficulty accessing his home and is not able to take his refuse bins to the collection point because of the raised land levels."*

They have also been consulted on the revision to these pitches and the inclusion of the road network changes and comment:

"The Parish Council has previously received complaints about this and is conscious of amended plans. However the Parish Council still has concerns and would not agree to any overlooking or loss of privacy or light and any problems caused to neighbouring properties. The Parish Council would appreciate a watchful eye being kept on this development."

Statutory Consultees and Observations of Other Interested Parties

Commercial & Licensing (Caravans)

They refer to the site licence in place for Pool Brown Caravan Park, and specifically that:

- It confirms that the units on the pitches subject of this application are only to be occupied on a holiday basis.
- That the distance of the pitches to their neighbours is too close to allow residential use without breaching the minimum separation distances under the licensing legislation
- That there is a requirement in the licence for any residential uses to be brought to the council's licensing and Council Tax departments attention by 31 March each year

Environmental Protection (Pollution)

They highlight that they have received several neighbour contacts regarding flooding and are looking to address these through discussion with the relevant bodies.

Ward Councillor (Cllr Chew)

"I am extremely concerned about this application. There have been many objections to the realignment of some of the pitches especially where bankings have been made. The

moving of all the soil to make the bankings has caused problems with drainage and overlooking for the next door neighbour at Breach Candy and also for residents at the back who cannot get their refuse bins out or drive up to their homes.

Residents have also attended a parish council meeting to explain to parish councillors what a problem has been caused and wanting the PC to object on their behalf. Please look at this application very carefully to ensure that all the difficulties of overlooking, drainage and inconvenience have been overcome."

Neighbour Observations

Neighbours notified:	09 March 2018
Amended plans notified:	07 June 2018
Number of Responses	3
Summary of Comments	<p>The representations have been received from 2 neighbouring residential units on the Wyre Caravan Park. Their concerns are summarised as:</p> <ul style="list-style-type: none">• The raising of the ground levels will mean that they suffer a loss of light from the caravans sited on the raised pitches• The raising of the ground levels has led to surface water from that site draining into the adjacent property and causing flooding.• The raised level of the pitches will lead to overlooking of the neighbouring Wyre Park properties from the caravans on these pitches• They request that the land levels are lowered to their previous level so that the harm caused by raising them is removed.

Relevant Planning Policy

Fylde Borough Local Plan:

SP02	Development in countryside areas
TREC06	Static Caravans and Chalets

Fylde Local Plan to 2032:

GD4	Development in the Countryside
GD7	Achieving Good Design in Development
EC7	Tourism Accommodation

Other Relevant Policy:

NPPF:	National Planning Policy Framework
NPPG:	National Planning Practice Guidance

Site Constraints

Within countryside area

Environmental Impact Assessment

This development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 as amended.

Comment and Analysis

Policy Background

Policy TREC6 of the adopted local plan relates to development within static caravan and chalet parks and hence is considered the relevant policy against which the application should be considered. TREC6 requires such development to not have a detrimental impact on the amenities of adjacent or nearby dwellings. It also requires satisfactory surface water drainage disposal arrangements to be provided.

The emerging Fylde Local Plan to 2032 addresses caravan sites in Policy EC7 which refers to them being protected for holiday purposes. General development of the countryside criteria area also relevant from Policy GD4 and design criteria from Policy GD7.

Overall Use of Site

The grant of the lawful development certificate in 2015 confirmed that there were no restrictions prevailing under planning legislation with regards to the site. Accordingly it would be possible for the pitches to be utilised as residential or holiday pitches at that time without the council having any prospect of pursuing enforcement action under the plangent legislation.

This application does not relate to the use of the site, but does refer to engineering works that alter the character of some of the pitches within the site. It is considered that this allows their use to be assessed, and in this regard the obligations of the site licence are relevant. This requires that the 3 pitches in question are to be used for holiday purposes only, and the comments of the licensing officer confirm that their proximity ensures that they cannot be utilised for residential occupation as their proximity to each other would breach the minimum separation required for residential caravans. Accordingly it is considered appropriate to ensure that the 3 pitches involved in this application are utilised for holiday purposes only, with a planning condition appropriate to secure that. This would also ensure compliance with Policy SP2 of the adopted Fylde Borough Local Plan which seeks to resist the establishment of new residential units in unsustainable countryside locations such as this, and is carried through to the emerging Fylde Local Plan to 2032 in Policy GD4.

Residential amenity issues from raising of pitches

The intention of the raised land level is to provide a level platform to facilitate the siting of three static caravans adjacent to the boundary with Wyre Chalet Park. Under the original proposal these pitches would be located around 3 metres from the boundary of the site and 5 metres from two residential static homes of Wyre Chalet Park, these being No's 21 and 23 Wyre Chalet Park. The pitches would be around 2m higher than those on the Wyre Chalet Park site and so allow a clear overlooking into their side facing windows and garden areas. This relationship was considered unacceptable in the determination of the earlier application that sought retrospective permission for the current situation (17/0891) and so lead to a reason for refusal of that application.

This application does not propose to alter the raised land levels back to their original height or indeed make any change to them. However, it does seek to revise that relationship in two ways. Firstly the position of the pitches is altered to set them further back from the site boundary compared to that previously proposed. This increases the boundary separation to between 4.5 and 7.5m compared to the previous 3m. Secondly, a fence and hedge is proposed across the end of the pitches to provide a barrier that will render the area of the retained elevated land inaccessible. A third measure can be imposed by condition and would prevent the siting of caravans of a design that featured windows in its gable so as to eliminate the potential for views out of the units towards the Wyre Chalet Park site.

It is considered that these measures combined are sufficient to address the potential overlooking and overbearing concerns that lead to the refusal of the earlier application. A series of conditions would be required to implement this and should be triggered to ensure the works are undertaken prior to the first use of the pitches for siting of caravans.

This allows the scheme to comply with criterion 6 of policy TREC6 of the adopted Fylde Borough Local Plan which requires that the development does not harm the amenity of neighbouring dwellings, and to Policy GD7 which deals with this issue in the emerging Fylde Local Plan to 2032.

Surface water drainage issues from raising of pitches

Residents of Wyre Chalet Park have raised an objection to the development on the grounds that the increased land level has resulted in surface water from Poolbrow running off into Wyre Park where it is creating areas of standing water.

The revised details provided with this application indicate that a series of land drains are provided between the elevated pitches and along the toe of the slope towards the Wyre Chalet Park boundary to catch surface water. This is then fed into an existing combined drain that runs along the Pool Brow side of this boundary before connecting to the main sewer on Pool Foot Lane. The applicant's agent advises that there was an existing drain in this area that proved inadequate and led to the complaints. He advises that a replacement drain with a larger capacity has been installed in recent months to address this issue. A condition is appropriate to ensure that is the case and to require its retention and maintenance.

Criterion 10 of policy TREC6 requires the provision of adequate surface water drainage disposal arrangements and given this information it is considered that the revised application accords with that requirement.

Alterations to Road layout

Unlike normal built development a caravan site is a use of land, and so historic sites such as this one do not include any controls over where the pitches are to be located although in this case there is a control over the overall number of pitches. As a consequence the operators have been able to relocate pitches within the site with this largely driven by their desire to provide for those wanting larger caravans on the pitches. This has led to an alteration and extension of the internal road layout to service those pitches.

This has little material impact as the access point to Pool Foot Lane is unchanged, and does not alter the visual impact of the development in the wider area as the new road layout is not lit or visible from off site due to the enclosed nature of the site.

As such there are no planning issues raised by this element of the proposal beyond the requirement to condition that it is also connected to the drainage system to ensure that water runoff to the Wyre Chalet Park does not occur.

Conclusions

The application relates to development works that have been undertaken to the Pool Brow Caravan Park which is a caravan site located between other such land uses off Pool Foot Lane in Little Singleton.

The site has changed ownership relatively recently and the new owners have instigated a

programme of refurbishment of the site. One element of this has been the establishment of 3 raised pitches in close proximity to the boundary with the adjoining Wyre Chalet Park with the intention of siting static caravans on them. The siting of the caravans would be lawful, but the engineering works involved in forming the raised pitches is development that requires planning permission. An earlier application was refused due to concerns that their height and proximity to the neighbouring site would cause unacceptable amenity impacts to the occupiers of the nearest caravans on that site. This proposal relocates the caravans and introduces other measures to mitigate that and it is considered that collectively these are sufficient to resolve the concerns which led to that application being refused. As such this application is considered to comply with Policy TREC 6 of the Fylde Borough Local Plan and Policy EC7 and GD 7 of the emerging Fylde Local Plan to 2032 and is recommended for approval subject to a series of conditions.

Recommendation

That Planning Permission be GRANTED subject to the following conditions:

1. This permission / consent relates to the following details:

- Location Plan - GA Associates Plan GA2072-LP-01-A
- Proposed Access Track - GA Associates Plan GA2072-PAT-01-B
- Proposed Site Plan - GA Associates Plan GA2072-PSP-01-C

Reason: To provide clarity to the permission.

2. That prior to the first use of the pitches indicated 1, 2 or 3 on the Proposed Site Plan drawing approved under condition 1 of this planning permission a post and wire fence of a height between 1m and 1.2m above ground level shall be erected along a line that is no more than 1m from the eastern elevation of the caravans on the respective pitches. This fence shall be retained in this location at all times thereafter.

Reason: To restrict access to the easternmost element of the pitch and so to minimise the potential for overlooking from this area to the neighbouring Wyre Chalet Park site in the interests of the residential amenity of the occupiers of that site. This is to accord with criterion 6 of Policy TREC6 of the Fylde Borough Local Plan,

3. That prior to the first use of the pitches indicated 1, 2 or 3 on the Proposed Site Plan drawing approved under condition 1 of this planning permission a native species hedgerow of a specification that has previously been submitted to and approved in writing by the Local Planning Authority shall be planted and subsequently maintained at a height between 1m and 1.2m above ground level as shown on that plan.

Reason: To minimise the visual impact of the caravans to be sited on these pitches as a consequence of their elevated position when viewed from the neighbouring Wyre Chalet Park site in the interests of the residential amenity of the occupiers of that site.

4. That the accommodation provided on pitches 1, 2 or 3 on the Proposed Site Plan drawing approved under condition 1 of this planning permission shall not be occupied as a persons permanent, sole or main place of residence.

Reason: The site is located in the countryside and the establishment of residential units on caravans sites in such locations would both accord with Policy TREC6 of the Fylde Borough Local Plan or Policy EP7 of the Submission Version Fylde Local Plan to 2032.

5. That any caravan to be sited on the pitches indicated 1, 2 or 3 on the Proposed Site Plan drawing approved under condition 1 of this planning permission shall be of a design that features a blank elevation without any window or door openings to its eastern gable.

Reason: To minimise the potential for overlooking from these caravans to the neighbouring Wyre Chalet Park site in the interests of the residential amenity of the occupiers of that site. This is to accord with criterion 6 of Policy TREC6 of the Fylde Borough Local Plan,

6. That prior to the first use of pitches 1, 2 or 3 on the Proposed Site Plan drawing approved under condition 1 of this planning permission the drainage arrangements for those pitches and the revised road routing shown on the 'Proposed Access Track' drawing and associated connections to the main public sewer referred to shall be installed. These arrangements shall thereafter be maintained.

Reason: To ensure that appropriate drainage arrangements are in place to minimise the potential for surface water for this site running to adjoining land as required by Policy TREC 6 of the Fylde Borough Local Plan.



Development Services Fylde Council		(c) Crown Copyright and database right (2018). Ordnance Survey (100006084).	
Application No. 5/18/0203	Address Poolbrow Leisure Park, Pool Foot Lane, Singleton	Grid Ref. E.3377 : N.4396	Scale 0 6 12 18 24 m

Item Number: 6

Committee Date: 27 June 2018

Application Reference:	18/0215	Type of Application:	Outline Planning Permission
Applicant:	Ribby Hall Village	Agent :	Fletcher Smith Architects
Location:	WINDRUSH FARM, BROWNS LANE, RIBBY WITH WREA, PRESTON, PR4 3PQ		
Proposal:	OUTLINE APPLICATION FOR DEMOLITION OF EXISTING FARM BUILDINGS AND ERECTION OF 20 TIMBER HOLIDAY LODGES, FORMATION OF LEISURE LAKE AND CREATION OF ADDITIONAL CAR PARKING SPACES (ACCESS, LAYOUT, SCALE AND LANDSCAPING APPLIED FOR WITH ALL OTHER MATTERS RESERVED) – RESUBMISSION OF APPLICATION 17/0509		
Ward:	RIBBY WITH WREA	Area Team:	Area Team 1
Weeks on Hand:	14	Case Officer:	Matthew Taylor
Reason for Delay:	Need to determine at Committee		

If viewing online this is a Google Maps link to the general site location:

<https://www.google.co.uk/maps/@53.7748315,-2.8920176,277m/data=!3m1!1e3?hl=en>

Summary of Recommended Decision: Grant

Summary of Officer Recommendation

The application relates to an irregularly-shaped area of land extending to *circa* 7.91 hectares at Windrush Farm, located to the southeast of Ribby Hall Holiday Village. The site is presently accessed off Brown's Lane and a triangular parcel of approximately 0.46 hectares to its western edge falls within the extended boundary of Ribby Hall Holiday Village as defined on the Fylde Council Local Plan to 2032 (Submission Version) (SLP) Proposals Map. The remainder of the site is within the Green Belt, though parts of the land are occupied by hardstandings and buildings associated with 'Windrush Livery Stables' and, accordingly, are previously developed for the purposes of the definition in Annex 2 of the NPPF.

The proposed development seeks outline planning permission (including matters of access, layout, scale and landscaping) for a development of 20 timber holiday lodges, the formation of a leisure lake and the creation of a new 26 space car park to provide additional tourist accommodation adjacent to Ribby Hall Village. Access to the site would be gained via an extension of the existing internal road network from Ribby Hall Village into the site, with access from Brown's Lane to be restricted by a vehicle barrier.

The car park and six of the proposed lodges would be located within the area allocated for the expansion of Ribby Hall Holiday Village in the SLP and, accordingly, the principle of development on this part of the site is in compliance with the objectives of the SLP. A further 14 lodges would be located within the Green Belt where there is a presumption against inappropriate development involving the construction of new buildings, except where they fall within specific categories. One of these categories allows the "partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in

continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.” In this case, the proposed lodges and the landscaped areas around them would replace a series of existing buildings and hardstandings associated with an established livery yard and would result in a 33% reduction in the overall volume of built development within the previously developed areas of the site, along with an increase in the coverage of soft landscaping. The formation of the leisure lake to the southern and eastern areas of the site and the creation ancillary access roads and parking spaces for the lodges comprise engineering operations which are also not inappropriate development in the Green Belt provided that they preserve the openness and purposes of including land within it.

Given the overall reduction in the volume of built development within the Green Belt which would occur as a result of the scheme, combined with the increase in soft landscaping, reduction in hardstanding and the modest changes in topography which would arise from the engineering operations to create the leisure lake, it is not considered that the proposed development, taken as a whole, would have any greater impact on the openness of the Green Belt and the purposes of including land within it than the existing situation. Accordingly, as the proposal satisfies the relevant categories where development can be permitted in the Green Belt, it is not inappropriate development and the applicant is not required to demonstrate the presence of very special circumstances. The reasons for the refusal of application 17/0509 (which sought permission for a development of 40 lodges around a larger lake on undeveloped areas of the Green Belt) have been overcome through the reduced number and revised siting and distribution of lodges across the site, along with the provision of a suitable bird hazard management plan to limit the potential for bird strike to aircraft operating in the area.

The size, scale, layout, siting and landscaping of the development would ensure that it is suitably assimilated with surrounding buildings and uses and appropriate mitigation would be provided through the introduction of planting buffers to soften the development’s visual impact on the surrounding landscape. The development’s spacing and relationship with surrounding buildings would avoid any undue effects on the privacy and amenity of surrounding occupiers and the proposal would facilitate a safe and suitable means of access without adversely impacting on highway capacity or safety. No other adverse effects would arise with respect to loss of agricultural land, ecology effects, tree protection, heritage implications, aerodrome safeguarding or flood risk. Therefore, the proposal is considered to represent sustainable development in accordance with relevant adopted and emerging policies contained within the FBLP and SLP, and the NPPF.

Reason for Reporting to Committee

The application is classified as major development and the officer recommendation is for approval.

Site Description and Location

The application relates to an irregularly-shaped area of land extending to *circa* 7.91 hectares at Windrush Farm, located to the southeast of Ribby Hall Village. The site is accessed off Brown’s Lane and is presently used in connection with ‘Windrush Livery Stables’. An enclosed and illuminated manège with a gravel surface forms a rectangular enclosure to the north side of the access track upon entering the site and is bordered by grass verges to the north and east. The access track continues in an easterly direction towards the livery yard, passing a single storey stable block and

static caravan on the south side before opening onto a wide, hardstanding yard which forms a forecourt to two other stable buildings and a large 'hanger' (which includes an indoor horse riding arena). The access track also serves a dwellinghouse at Windrush Farm located to the southeast of the hanger. A flat-roofed timber storage building is located to the north of the hanger and is flanked by a hardstanding track to the west. With the exception of the two storey farmhouse, all existing buildings on the site are single storey, though several incorporate pitched roofs of varying height and scale.

The remaining external areas of the site include a narrow strip of grassland flanking the southern edge of the access track into the site, a swathe of woodland running in an 'L' shape bordering the western and southern edges of the site and which is covered by a group Tree Preservation Order (TPO) and areas of open grassland to the north and east of Windrush Farm. Ground level falls in a general northerly direction across the site.

Adopted and Emerging Local Plan designations split the site into two distinct land parcels:

- **Parcel A** – A triangular area of land measuring approximately 0.46 hectares to the north side of the access track entering the site from Brown's Lane.
- **Parcel B** – The remaining areas of the site extending to *circa* 7.45 hectares to the south side of the access track, incorporating the livery buildings to the west of Windrush Farm, the existing farmhouse and surrounding open land to the north and east.

Parcel A falls within the countryside area and is outside the boundaries of Ribby Leisure Village as defined on the Fylde Borough Local Plan (As Altered) October 2005 (the 'FBLP') Proposals Map. In contrast, however, this land parcel is allocated as part of Ribby Hall Holiday Village in the Fylde Council Local Plan to 2032 (Submission Version) (the 'SLP'). Parcel B falls wholly within the Green Belt and is, therefore, distinct from parcel A, with the intervening access track forming the boundary between the two.

A shallow earth mound runs along the northern and western boundaries of the site and, along with the protected woodland to the western edge, separates the site from Ribby Hall Village to the northwest. The closest neighbouring buildings at Ribby Hall include a combination of split level two/single storey holiday cottages and chalets located on lower lying land to the southern edge of the existing holiday village boundary. Other neighbouring uses outside the site include a collection of four dwellings at Dale Farm, Hill Farm, Fell View and River View to the southwest of the site. These properties are separated from the site by a substantial buffer of woodland (part of the TPO area) to the southern edge of the access track. A Public Right of Way (PROW – '5-10-FP 9') enters the site from an adjoining field to the south and runs in a north/northeast direction through the site to the west side of the 'hanger' and the eastern/southern edge of the woodland beyond.

Details of Proposal

The application seeks outline permission for the demolition of six existing buildings associated with the current livery use (all existing structures other than the farmhouse) and the erection of 20 timber holiday lodges to the southwestern area of the site. The application seeks detailed permission for matters of access, layout, scale and landscaping at this stage, with external appearance being the only reserved matter.

The proposed lodges would be spread across a *circa* 1.1 hectare parcel of crescent-shaped land extending to the north and west of Windrush Farm. Six of the lodges would be located outside the Green Belt within Parcel A, with the remaining 14 lodges occupying the previously developed areas of the site within the Green Belt which currently comprise hardstandings and buildings associated

with the livery yard – Parcel B. Areas of soft landscaping, including scattered tree planting, would be introduced between individual lodges and 16 of the buildings would benefit from two dedicated parking spaces. Ten additional communal car parking spaces would be created for four lodges on the south side of the access track where these would not benefit from their own dedicated parking areas. Four different lodge types are proposed as set out below. Although external appearance is a reserved matter, as scale has been applied for at outline it has been possible to calculate the volume of each lodge type and this would, therefore, be fixed at this stage.

- The Lookout 3 bed, 2 storey lodge (volume 132.30 cubic metres) – A split level single/two storey flat-roofed building where approximately half the lodge would be set across two floors reaching a maximum of 6.5m in height. The remaining single storey elements of the lodge would reach up to 4.2m in height. This lodge would follow a rectangular footprint measuring up to 13.6m in length and 6.7m in width.
- The Lookout 3 bed, single storey lodge (volume 105.55 cubic metres) – A single storey, flat-roofed building reaching a maximum height of 4.2m and following a rectangular footprint measuring 16.8m in length and 6.7m in width.
- The Casa di Lusso 3 bed, single storey lodge (volume 250.38 cubic metres) – A single storey building comprising two lean-to sections pitching away from one another and reaching a maximum height of 4.2m. The lodge would follow a rectangular footprint measuring 13.8m in length and 6.8m in width.
- The Wind Rush 3 bed, single storey lodge (volume 412.30 cubic metres) – A single storey building with a curved roof reaching a maximum height of 4.2m and following a rectangular footprint measuring 18.4m in length and 6.8m in width.

The application also includes the construction of a 26 space car park for staff which would be positioned in the area of the existing ménage to the western end of the site and would be accessed via a new road connecting the site with the existing internal road network of Ribby Hall Village. Access from the existing site entrance off Brown's Lane would be restricted through the introduction of a fob-controlled barrier in order that it is used as an emergency access only.

A leisure lake following an undulating 'figure of 8' layout would be created to the southeast of the site. The lake would cover an area of *circa* 2.1 hectares and would be excavated to a depth of 3m. Three of the lodges (plots 13-15) would border the western edge of the lake and a jetty is proposed to the southwest corner. Two islands would be retained to the centre of each side of the lake. The existing PROW would be preserved to follow its existing route, with this being extended around the wooded periphery of the site to form a walking trail around the perimeter.

The application follows a similar scheme for the redevelopment of the site which proposed the erection of 40 holiday lodges around a larger leisure lake within the undeveloped area to the eastern part of the site (application reference 17/0509). This application was refused by notice dated 12/10/17 for the reasons set out in the site history below. The main differences between the previous and current schemes are summarised as follows:

- The number of lodges proposed has been reduced by half and they have been re-located to fall within either: (i) the area designated as part of Ribby Hall Holiday Village in the SLP; or (ii) the parts of the site which are already occupied by buildings and/or hardstandings within the Green Belt.
- The leisure lake has been reduced in size and re-located to the southern end of the site.
- The size of the staff car park has been reduced by 24 spaces.
- The detailed matter of 'scale' is now applied for.

Relevant Planning History

- 17/0509 - Outline (access, layout and landscaping applied for) application for the demolition of existing buildings and erection of 40 no. timber holiday lodges surrounding a new leisure lake with associated leisure facilities and a 50 vehicle car park to accommodate new and existing staff members - Refused 12.10.17 for the following reasons:
 1. The proposed lodge and club house elements of the proposal are not one of the forms of development that the National Planning Policy Framework or local policy consider to be exceptions to the definition of inappropriate development in the Green Belt. The development would result in the encroachment of development into the countryside, impinging on the openness of the green belt whilst contributing toward the merger of Kirkham and Warton. The applicant has failed to demonstrate any Very Special Circumstances necessary to outweigh the harm caused to the green belt by way of the inappropriate development. Accordingly, the proposal is contrary to Paragraphs 79, 80, 87, 88 and 89 of the National Planning Policy Framework, Policy SP3 of the adopted Fylde Borough Local Plan (October 2005) and Policy GD2 of the Submission Version of the Fylde Local Plan to 2032.
 2. The proposal involves the formation of an additional lake at the application site which will be located within the consultation zone of an existing runway facility maintained and operated by BAe Systems and the Ministry of Defence at Warton Aerodrome. The presence of this additional water body could create an unacceptable risk of impact to the movement patterns of birds around the Warton Aerodrome site and its flightpaths. The scale and proximity of the pond is such that the risks of bird strike to impact on the operational functionality of the Warton Aerodrome site, as well as risk to protected bird species, must be assessed prior to determination of the planning application. The planning application, as submitted, has not provided any information on this matter and so the Local Planning Authority has been unable to make this assessment. This risk to air safety, and the potential to harm the continued safe operation of Warton Aerodrome, could reduce the economic benefits it brings to the wider community and businesses to which it is intrinsically linked. The proposal therefore does not constitute sustainable development as supported by para 14 and 17 of the NPPF and contrary to the guidance set in the Department for Transport Circular 1/2003 - advice to local planning authorities on safeguarding aerodromes and military explosives storage areas.

Other applications:

Application No.	Development	Decision	Date
03/0465	MODIFICATION OF AGRICULTURAL TENANCY CONDITION ON 5/83/457 (CONDITION 3), 5/83/675 (CONDITION 2) AND 5/87/779 (CONDITION 1) TO ALLOW OCCUPATION BY EMPLOYEE OF LIVERY YARD	Granted	23/07/2003
03/0038	PROPOSED REMOVAL OF AGRICULTURAL TENANCY CONDITION FROM PLANNING PERMISSIONS 5/83/457 (CONDITION 3), 5/83/675 (CONDITION 2) AND 5/87/779 (CONDITION 1)	Withdrawn by Applicant	03/07/2003
98/0518	CERTIFICATE OF LAWFUL USE FOR LIVERY	Granted	30/09/1998
98/0263	ERECTION OF 8 NEW STABLES, ERECTION OF 5 METRE HIGH SODIUM LIGHTS ON THE EXISTING SAND Paddock AND RETROSPECTIVE	Granted	02/12/1998

87/0779	PERMISSION FOR THE SAND PADDOCK ALTERATIONS TO APPROVED DWELLING	Granted	27/01/1988
81/0479	MOBILE HOME AND STUD FARM.	Granted	24/06/1981
80/0251	STUD FARM FOR SHIRE AND CLYDESDALE HORSES.	Refused	29/04/1981
81/0846	STABLES AND INDOOR EXERCISING AREA.	Granted	09/12/1981
81/0857	INSTALLATION OF GAS SUPPLY TANK.	Granted	09/12/1981
82/0419	OUTLINE - ONE DWELLING.	Refused	18/08/1982
83/0457	OUTLINE - FARMHOUSE (AGRICULTURAL WORKERS CONDITION).	Granted	20/07/1983
83/0675	RESERVED MATTERS - FARMHOUSE AND GARAGE (AGRICULTURAL WORKER'S CONDITION).	Granted	12/10/1983

Relevant Planning Appeals History

None

Parish/Town Council Observations

Ribby with Wrea Parish Council – Initially notified of the application on 20 March and of amended plans on 6 June. Comments received 19 April as follows:

The parish council resolved to recommend no further observations to this application and would like to refer to the original application correspondence from the parish council. The Parish Council's comments on the original application (17/0509) were as follows:

"The parish council has the following concerns:

- *Issues of drainage*
- *Encroachment in to the Green Belt Area*
- *Siting within the area of separation*
- *These properties are of a type that may be occupied throughout the year rather than holiday homes*
- *Increased traffic to the site*

Whilst the development is aesthetically pleasing, there are genuine concerns that the development is starting to sprawl and close the area of separation between Ribby with Wrea and Kirkham."

Kirkham Town Council – Initially notified of the application on 20 March and of amended plans on 6 June. Comments received 4 April, and reiterated in second response received 13 June in respect of amended plans, as follows:

"Kirkham town Council object to this application on the grounds that it will extend across designated green belt which should not be developed without exceptional circumstances and this does not constitute exceptional circumstances. It also encroaches on the buffer between Kirkham and Wrea Green."

Statutory Consultees and Observations of Other Interested Parties

BAE Systems: No objections providing the Bird Hazard Management Plan is adhered to.

Cadent Gas (on behalf of National Grid):

- Cadent Gas has a Major Accident Hazard Pipeline in the vicinity. The Building Proximity Distance for this pipeline is 8 metres.
- From the information provided, it does not appear the proposed works will directly affect the pipeline.

CPRE Lancashire: Comments as follows:

- In our previous Planning Representation for 17/0509 we identified a number of grounds for objection which gave weight to refusal of the previous planning application, including: (i) Precedent of development in Fylde's Green Belt if the application was allowed; (ii) No 'very special circumstances' are applicable; (iii) Loss of agricultural land. We therefore agreed with the planning officer's recommendation to refuse the application, the primary grounds being that the Applicant had not justified 'very special circumstances' that would overturn national Green Belt policy.
- We have considered this re-submitted application and note the applicant has made significant concessions to avoid Green Belt development. We commend the fact that the majority of the development will be 'brownfield'. We are pleased to see retention of the existing paddock area for equestrian use. In our opinion the siting of a small number of the new lodges in the Green Belt is acceptable in the context of the whole scheme.
- Given the social and economic benefits of the scheme to the Borough and the minimal detrimental impact on the Green Belt, we have no significant concerns about the proposed development. In our opinion, on balance the revised scheme constitutes acceptable sustainable development. Consequently CPRE Lancashire and its Fylde District Group do not now have objection.

Greater Manchester Ecology Unit (GMEU): No objections. Comments as follows:

- **Bats** – It appears from the report that the habitats and features that may be used by foraging bats are being retained in the development. Of the buildings to be lost one, Building 2 has been identified as having low bat roost potential and further survey has been recommended. Normally any necessary bat surveys should be submitted prior to the determination of the application. However having looked at the description and photographs of the building, we would consider this recommendation to be of a precautionary nature and should be undertaken immediately prior to the building being demolished. We would therefore advise that a condition be attached to any permission, if granted requiring a method statement for the demolition of this building in relation to bats. The lighting design of the development should also follow the recommendations in the ecology report and lighting around the new lake should also be carefully designed. A condition should be attached to any permission granted requiring the submission of a lighting scheme prior to occupation of the development.
- **Great Crested Newts (GCN)** – The site supports habitat that could be used by great crested newts and there are ponds in close proximity to the site. However, all areas of suitable habitat appear to be retained and the ecology report recommends that precautionary measures are taken to avoid harm to newts. These measures, known as Reasonable Avoidance Measures, should be required by condition.
- **Breeding birds** – The report identifies that there will be loss of swallow nesting sites and recommends that compensation for this loss is provided. This should again be required by condition to be submitted with any reserved matters application. In addition any clearance of vegetation or demolition of buildings should avoid the main bird breeding season and a condition imposed to this effect.
- **Invasive species** – As the invasive Japanese knotweed has been found at the site a condition should be imposed requiring this to be contained, controlled or removed from the site.

- **Landscaping** – The Ecology Report recommends that any tree or hedgerow planting should be of native species. A detailed landscaping scheme does not appear to have been submitted with the current application. Any such scheme should follow the recommendation of the Ecology Report. Some of the additional measures for biodiversity enhancement should also be incorporated into the scheme, such as the provision of bat and bird nest boxes.

Health and Safety Executive (standing advice via Web App) – HSE does not advise, on safety grounds, against the granting of planning permission in this case.

LCC Highways:

- No objections. The proposed development will not have a significant impact on highway safety, capacity or amenity in the vicinity.
- The holiday lodges and staff car parking will be accessed by extending the existing internal private access road for Ribby Hall Holiday Village. The existing internal private access road for Ribby Hall Holiday Village is accessed from Ribby Lane which is classified as the B5259 and is categorised as a Secondary Distributor road with a speed limit of 40 mph fronting the site access.
- It is understood that the 26 vehicle car park is to accommodate new and existing staff members and as such the additional car parking space would not generate any significant increase in existing staff numbers, but would free up customer parking nearer the main complex.
- **Highway capacity** - The applicant's transport consultants carried out a two week traffic count within the site from 8 April 2017 to 21 April 2017. This traffic count included Easter Bank holiday weekend and the school half term breaks. As such, it is considered that this study is robust for the holiday village and represents a period of high demand and occupancy at the village. The traffic study was carried out around similar use holiday let units to determine the existing use of the site and these results were then manipulated to accommodate the proposed additional traffic movements generated by the number of timber holiday lodges now proposed. The study indicates that the proposed development would not have a significant impact on vehicle movements at the site access with Ribby Lane during the am and pm rush hours. The National Planning Policy Framework directs in paragraph 32 states "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. LCC Highways is of the opinion that the proposed 26 vehicle car park to accommodate new and existing staff members and other associated works will not have a severe impact on highway capacity in the immediate vicinity of the site.
- **Highway safety** – The data from Lancashire County Council's five year data base for Personal Injury Accident (PIA) indicates there has been two reported incidents near the access to the new development. The incidents include one vehicle losing control on loose material and the other vehicle losing control on a bend. There has been a reported accident on Bream Wood within the Ribby Hall complex. The incident was a cyclist losing balance and falling into a slow moving bus/coach. Whilst any accident is regrettable, the highway network surrounding the site is considered to have a good accident record and indicates there are no underlying issue which the proposed development would exacerbate. LCC Highways is of the opinion that available sight lines from the existing access onto Ribby Lane over the existing adopted highway are acceptable and that existing site access geometry onto Ribby Lane is acceptable. Accordingly, LCC Highways is of the opinion that the proposed development should not have a severe impact on highway safety in the immediate vicinity of the site
- The proposed development will have a direct impact of definitive footpath 5-10-FP-9. I have forwarded details of this planning application to Lancashire County Council's Public Rights of

Way Section and asked them to contact you directly regarding any comments.

- Conditions should be attached to any permission granted relating to: (1) provision for turning areas within the site to allow vehicles to enter and exit in forward gear; (2) the construction of the new estate road in accordance with LCC's specification for the construction of estate roads; and (3) the provision of car parking and manoeuvring areas.

National Air Traffic Services (NATS): The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS has no safeguarding objection to the proposal.

Natural England: Advise that they have no comments to make on the application.

Tree Officer – No objections following receipt of amended plans confirming the size and position of the proposed surface water sewer which would be routed through an existing gap in the protected woodland and minimise damage to tree roots. Conditions should be imposed requiring: (1) the sewer routing plan to be adhered to; and (ii) a woodland management plan to manage and re-stock the woodland buffer strip with Ribby Hall Village; (iii) details of the surfacing for the fitness trail.

United Utilities:

- The site should be drained on separate systems for foul and surface water disposal. The NPPG sets out the hierarchy to be considered by developers when preparing a surface water drainage strategy. This hierarchy states a preference for surface water drainage as follows: (1) soakaways; (2) a surface water body; and (3) a sewer.
- A condition should be attached to any permission granted requiring the submission of a scheme for the disposal of surface water.

Neighbour Observations

Neighbours notified:	20 March 2018
Site notice posted:	13 April 2018
Press notice:	12 April 2018
Amended plans notified:	6 June 2018 (14 day re-consultation)
No. Of Responses Received:	1
Nature of comments made:	1 objection

The appropriate neighbouring properties were notified of the application by letter on 20 March 2018. Additional letters were sent out on 6 June following the receipt of amended plans, and allowing an additional 14 day period for comments on the revised plans. In addition, as the application involves major development and affects a PROW, notices have been posted on site and in the local press. The application was initially also advertised as a departure from the Local Plan. Following the receipt of amended plans and upon further detailed assessment of the scheme (as set out in the sections of this report relating to Green Belt impact) it is, however, considered that the application accords with policies relating to development in the Green Belt and, accordingly, does not represent a departure from the provisions of the Local Plan.

One letter has been received in objection to the application. The points made in the letter are summarised as follows:

Planning policy:

- The site is within the Green Belt where inappropriate development should be resisted unless there are very special circumstances. The applicant's design and access statement

recognises that the proposal would constitute inappropriate development which conflicts with paragraph 89 of the NPPF.

- Fylde Planning Policy states that holiday lodges are not permissible within the Green Belt. This is a categorical stance under Policy GD2 and TREC6 that such development would not be supported. The proposal does not meet all the conditions for development of static holiday chalets required by policy TREC6 and therefore there should be no grounds for approval.
- The applicant claims that Planning Policies applied under EC6 should also be applied outside the Ribby Hall site boundary owed to capacity of the site. This stance is unacceptable given the nature of the land classification under the proposed application (Green Belt). The boundary of EC6 has been applied for a reason and surrounding land classifications have also been designated as such for a purpose. To apply EC6 policy within Green Belt areas would completely negate the rationale for having planning policies and land classifications in the first place. The rationale provided for needing additional land is around spacing, however vast amounts of land remain undeveloped within the existing site which would more than meet the demand for 19 additional lodges.
- Whilst the application claims that this proposal constitutes redevelopment of a previously developed site, it could be argued that the riding school only ceased to exist following commercial interest from Ribby Hall in the site, and therefore ceasing of the previous operations has been to the benefit of the applicant. The application also does not satisfy 'redevelopment of existing land' owed to the infrastructure works required to enable the development to proceed. Works would need to include new roads, new parking, new drainage, new lighting and new electrical infrastructure connections. This ultimately goes against the principles of re-development of a brownfield site, whereby infrastructure would ordinarily be in-situ to reduce the scale of works required to achieve the desired outcome.
- Fylde Policy GD5 states that proposals for partial re-development should be put forward in the context of a comprehensive long term plan for the site as a whole. Given that application 18/0215 is a reduced scheme of previous application 17/0509, it could be argued that acceptance of this application would facilitate the future development of further land area.

Existing buildings:

- Presently on the site is an agricultural occupancy restricted dwelling, and various agricultural buildings used as part of a previous riding school. It could be questioned whether the existing house is occupied as per the terms of the agricultural occupancy restriction now that the riding school has ceased to operate. It could also be questioned as to whether the conversion of this agricultural occupancy restricted dwelling to commercial use is permissible. Fylde planning policy guidance (GD8 and H6) state that existing agricultural workers' homes will be retained unless it can be demonstrated that the continued use is no longer viable in terms of building age and format or where it is not commercially viable to redevelop the land or refurbish for its existing use. Development Control Practice planning policy guidance states that a lack of available land on its own is not an adequate reason for removing an agricultural occupancy restriction; it still must be shown that there is no demand for the dwelling from any agricultural workers and retired farmers in the locality. Consideration must therefore be given to application 17/0735, which is for the construction of an agricultural worker's dwelling merely 495 metres from the application dwelling. This would seem to suggest that demand exists for such properties in the local area. No evidence of the existing dwelling being offered to the open market appears to have been provided and therefore the proposed change of use is questioned.

Officer note: The application is submitted in outline. This procedure cannot be used to change the use of existing buildings. Accordingly, the submitted application does not include the change of use of the existing dwellinghouse at Windrush Farm to any other use. This

element was removed from the description of development prior to validation and as it does not form part of the application it is immaterial to the assessment of the application. Application 17/0735 related to the construction of an agricultural worker's dwelling at Newfold Farm and the land relating to that application is wholly outside the application site. Accordingly, it has no direct relevance to this scheme.

Proximity to HMP Kirkham and loss of land protected by green belt:

- The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The application seeks to develop the Green Belt land to the East of the existing Ribby Hall site. This land is between the land of HMP Kirkham (GD5) and that of the applicant (EC6). This development could therefore lead to both the GD5 land and EC6 land joining, effectively leading to the loss of separation between the two land areas, creating sprawl from Kirkham Crossroads through to Wrea Green village itself. This application therefore goes against the above principles, and would constitute inappropriate development of the Green Belt. NPPF suggests that very special circumstances must exist to enable the development to proceed, for which none are provided by the applicant.

Harm to openness:

- The applicant suggests that the proposed leisure lake is not inappropriate development in the Green Belt, but this is not the case if it fails to preserve openness. The 'Landscape and Visual Impact Report' submitted with the application states that the impact to the Landscape is Moderate/High, with an overall Major Adverse impact to the land and, accordingly, to the Green Belt. If this development did not cause harm to the Green Belt then the proposed screening layers to the South and East of the development would not be required. The need for this screening layer could be argued to be contrary to the NPPF, where outdoor recreation activities are permissible subject to the preservation of openness of the Green Belt and not conflicting with the purposes of land within it.
- 30% of the development is to be two storey units which would reach 6.0m in height. This further strengthens the requirement to have screening layers, but also demonstrates why the proposed development will impact the openness of the Green Belt and should be considered inappropriate development.
- The proposed development results in an overall increase in footprint of in excess of 1,640m², when considering a number of units are proposed as two storey and the removal of the existing agricultural building.
- The application documentation is misleading, with claims that the lodges will be timber and sympathetic to the surrounding environment. The elevation plans however confirm that these units are essentially pre-fabricated caravans, with minimal timber cladding applied to external elevations; less than 25% of the units will be clad in timber.

Officer note: As 'appearance' is a reserved matter the application is not seeking detailed permission for external materials. These could, however, be controlled through the imposition of an appropriate condition on any application for approval of reserved matters involving the buildings' appearance.

- The original submission (17/0509) was refused due to the lack of any such 'special circumstances' existing which would allow the development to be permitted within designated Green Belt land. Whilst the resubmitted application reduces the scheme to the areas of existing developed land, there is still a vastly increased development footprint created as a result of the proposal. This is highlighted to have a major adverse impact by documents provided by the applicant, and therefore approval of such a scheme cannot be

justified within the Green Belt.

Ribby hall capacity:

- The application seeks to increase the capacity of the Ribby Hall site. The applicant's Design and Access Statement claims that permissions for the number of units established within the existing site boundary (EC6) have been under delivered by 22 units owed to preference on the spacing of such lodges. However, constructing on Green Belt land at the expense of such 'spacing standards' is not deemed to justify 'very special circumstances'.
- For this development to proceed, the existing site should be at maximum capacity. This is not the case and therefore challenge should be placed back on the applicant to fully utilise previously permissible space for 22 units on site, rather than seeking further development opportunities. The space for the required 19 units could be found on site, and that no such requirement to develop further land, not least Green Belt land, is actually required at all.

Proposed benefits:

- The applicant claims that the proposed development will directly contribute twenty full time employment positions. This is questioned as no calculations have been provided to justify these claims. Many roles across Ribby Hall are part time positions, owed to the seasonal peaks in site demand across both spring and summer months, as well as school term times. This development would therefore likely provide additional part time roles to support the operation of the leisure lake, in addition to additional cleaning staff required for the new proposed lodges. This would in no way equate to twenty full time positions and therefore the benefits of the proposed scheme are considered to be overstated.
- The proposed lake is also claimed to bring additional tourism to the Borough through providing fishing and boating opportunities. However, no such evidence has been provided to substantiate these claims or the demand for such facilities and there are other, similar facilities already available nearby.
- The presence of such existing local facilities raises the question as to the overall benefit of this application being approved. It could be suggested that new facilities will negatively impact the success of existing local facilities. There has been no economic study completed for the proposed lake, both in terms of the anticipated usage, demand or impact on aforementioned existing facilities.
- Green Belt land would not be lost at the expense of unquantifiable claims of an increase in jobs and tourism linked to this proposal.

Access arrangements:

- The proposal states that an access road would be constructed from the existing internal site road network to serve the development. There remains however a lack of clarity regarding the proposed usage of Browns Lane; with the proposed site plan claiming that Browns Lane would be used for Emergency Access only, and the Design and Access Statement claiming that this would be utilised on an occasional basis through the use of a key fob.
- Browns Lane is a privately owned and maintained access road which serves the existing residential and agricultural properties only. Usage by commercial operations, including construction traffic, boats or lodge deliveries, would have a detrimental impact to the condition of this road and ultimately will lead to an increase in maintenance costs for local residents. Moreover, such usage would pose health and safety concerns owed to Browns Lane being a single track road with a small number of passing places.
- Whilst guests of Ribby Hall may not appreciate construction traffic routing through internal site roads, this would be considerably lower risk than utilising Browns Lane for this purpose. Alternatively, if Browns Lane was proposed to be utilised, then this road would either need to be widened or re-surfaced in advance of works to ensure that the condition of the road

does not deteriorate as a result of this development.

- Whilst the transport statement submitted as part of the application considers the Highways impact of the proposed development in terms of the main Ribby hall access off Ribby Road, no consideration as to traffic routing, tracking or turning circles has been provided.
- If the development does lead to the use of Browns Lane, then the transport statement would appear inadequate as a result of the number of journeys that would utilise Browns Lane. Not only would there be 26 staff vehicles utilising the road to access the car park, but there would be Heavy Goods Vehicles and trailers requiring access for the lodge plots and to the lake itself.

Relevant Planning Policy

Paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that development proposals are determined in accordance with the development plan unless material considerations indicate otherwise. At present, the statutory adopted development plan for Fylde comprises the saved policies of the Fylde Borough Local Plan (As Altered) 2005 (the 'FBLP').

Fylde Borough Council submitted the "Fylde Council Local Plan to 2032" – the Emerging Local Plan (referred to hereafter as the 'Submission Local Plan' or 'SLP') – to the Secretary of State for examination on 9 December 2016. An Inspector appointed to undertake an independent examination into the soundness of the SLP held three sessions of examination hearings in March, June and December 2017. The Inspector confirmed that the Stage 3 hearings formally closed on 11 January 2018. Following those hearings a 'Schedule of Proposed Main Modifications for Consultation' was produced and the Council consulted on the "Fylde Local Plan to 2032 - Schedule of Proposed Main Modifications" between 8 February and 22 March 2018. This consultation also included a number of Additional Modifications to the SLP. These do not concern the Plan's policies or affect the soundness of SLP, but are factual updates of the supporting text. A Schedule of Proposed Policies Map modifications was also consulted on for clarity with respect to some of the main modifications. The consultation period on the modifications has now ended and the Inspector's report is awaited to determine whether the SLP can be progressed (as altered) for adoption.

As the SLP has not yet been found sound or been formally adopted by the Council it does not form part of the statutory development plan for Fylde. Nevertheless, in accordance with the provisions of paragraph 216 of the NPPF, it is considered that the SLP should be afforded significant weight in the decision making process due to its advanced stage of preparation and the fact that the Local Plan Examination hearings and consultation on main modifications has now closed without any indication from the Inspector that the Examination in Public is to be re-opened.

Fylde Borough Local Plan:

SP02	Development in countryside areas
SP03	Development in green belt
TREC03	Tourist Accommodation Outside Lytham St Annes
TREC04	Ribby Leisure Village
TREC06	Static Caravans and Chalets
EP04	Alteration and adaptation of listed buildings
EP10	Protection of important landscape and habitat features
EP11	Building design & landscape character
EP12	Conservation trees & woodland
EP14	Landscaping of new developments
EP17	Devt in or near Biological & Geological Heritage Sites
EP18	Natural features

EP19	Protected species
EP25	Development and waste water
EP27	Noise pollution
EP30	Development within floodplains

Fylde Local Plan to 2032:

GD2	Green Belt
GD4	Development in the Countryside
GD5	Large Developed Sites in the Countryside
GD7	Achieving Good Design in Development
EC6	Leisure, Culture and Tourism Development
EC7	Tourism Accommodation
CL1	Flood Alleviation, Water Quality and Water Efficiency
CL2	Surface Water Run-Off and Sustainable Drainage
ENV1	Landscape
ENV2	Biodiversity
ENV5	Historic Environment
T2	Warton Aerodrome

National Policy:

NPPF:	National Planning Policy Framework
NPPG:	National Planning Practice Guidance

Site Constraints

Pipelines
Within Green Belt
Within countryside area
Tree Preservation Order

Environmental Impact Assessment

The development is of a type listed within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 (as amended) – specifically category 12 (c) relating to “holiday villages and hotel complexes outside urban areas and associated developments”. As the site area exceeds the threshold (0.5 hectares) identified in Column 2 of the table relating to category 12 (c) developments, it is Schedule 2 development for the purposes of the Regulations.

However, as the development is not to be carried out within a “sensitive area” as defined by the EIA Regulations, and given that the lodges, parking spaces and associated ancillary apparatus would occupy a relatively small proportion of the overall site (extending to *circa* 1.1 hectares), it is not considered that the characteristics of the development, location of the development or characteristics of the potential impact would be such that the scheme would constitute EIA development which would require the submission of an Environmental Statement. It is also noted that application 17/0509 – which proposed double the number of lodges on a wholly undeveloped area of the same site – was not considered to be EIA development.

Comment and Analysis

Policy context and main issues:

Paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that development

proposals are determined in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan for Fylde comprises the saved policies of the Fylde Borough Local Plan (As Altered) (2005). In addition, for the reasons set out above it is also considered that significant weight should be given to the emerging policies in the SLP due to its advanced stage of preparation.

As outlined at paragraph 14, the underpinning principle embedded within the NPPF is a presumption in favour of sustainable development. In terms of decision taking, this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in [the] Framework taken as a whole; or
 - specific policies in [the] Framework indicate development should be restricted.

With respect to the second bullet point, footnote 9 to paragraph 14 makes clear that these circumstances include “those policies relating to [...] land designated as Green Belt”. Accordingly, the ‘tilted balance’ in paragraph 14 which sets out a presumption in favour of granting permission is not engaged in this case as the exception in the second bullet point is triggered.

The application is submitted in outline with matters of access, layout, scale and landscaping applied for. Therefore, the proposal is being considered with respect to these matters only, with the appearance of the development being reserved for later consideration. Having regard to the relevant national and local planning policies, the site’s history and designation within the adopted and emerging Local Plans and the nature of the development applied for, it is considered that the main issues in this case are:

- The principle of development.
- Whether the parts of the development which would be located in the Green Belt represent inappropriate development having regard to the restrictions applicable within that designation and, if so, whether there are any very special circumstances which clearly outweigh any harm arising.
- The development’s effects on the character and appearance of the area.
- The development’s impact on the amenity of surrounding occupiers.
- The development’s effects on the surrounding highway network.
- Other material considerations relating to loss of agricultural land, ecology, trees, aerodrome safeguarding, heritage and flood risk.
- Whether the changes to the scheme have addressed the reasons for the refusal of application 17/0509.

Principle of development:

The site adjoins the south-eastern boundary of Ribby Hall Village and follows a general ‘P’ shaped layout comprising a large, oval-shaped expanse of open grassland land to the north and east of Windrush Farm which merges with a much narrower, crescent-shaped area to the western end approaching Brown’s Lane. This crescent is further subdivided by the designations in the adopted and emerging Local Plans which place a triangular section to the northwest (referred to above as ‘Parcel A’) within the extended boundaries of Ribby Hall Holiday Village as defined on the SLP Policies Map (though it is outside the same designation in the FBLP and also falls in the countryside area) and the southern and eastern parts of the crescent within the Green Belt. The Green Belt

designation also envelopes the remaining areas of the site to the north and east of the crescent-shaped parcel (referred to above collectively as 'Parcel B'). In wider landscape terms, the site falls to the north-western periphery of an area of Green Belt which extends to the south and east up to the boundary with Freckleton.

The distinctive designations applicable to each area of the site give rise to differing policy implications. With respect to the principle of development, the prevailing policies applicable to Parcel A are those relating to open countryside and Ribby Hall Holiday Village. Where development is proposed within the Green Belt, the restrictive policies applicable to that designation are of greatest relevance. General policies for the siting of tourist accommodation (including those specific to chalet development) are applicable in both instances.

Parcel A:

Development within Parcel A includes the construction of a new access road to link the site with the existing internal road network of Ribby Village, a 26 space car park and the construction of six holiday lodges – all of which would be of a split-level single/two storey appearance incorporating a partial first floor level.

FBLP policy SP2 sets out the categories of development which will, as a matter of principle, be permitted in the countryside. Criterion (a) of the policy provides for development “essentially required for the purposes of agriculture, horticulture, or forestry; or other uses appropriate to a rural area”. With respect to “other uses”, paragraph 2.20 of the reasoned justification (RJ) to the policy identifies that “some forms of tourism development can be appropriate within the rural areas. These include small-scale tourist accommodation, caravan sites and very exceptionally larger scale tourism development”.

Similarly, criterion (a) of SLP policy GD4 states that “other uses appropriate to a rural area” includes “uses which would help diversify the rural economy, including small-scale tourist accommodation, holiday caravan sites and very exceptionally, larger scale tourism development”.

With the exception of the new access road linking through to Ribby Village, Parcel A is located outside the boundaries of Ribby Leisure Village identified on the FBLP Proposals Map. Accordingly FBLP policy TREC4 has little relevance in this case. In contrast, however, the Policies Map in the SLP includes a southerly extension to the boundary of Ribby Hall Holiday Village which envelopes the whole of Parcel A. Ribby Hall Holiday Village is also identified as a “Large Developed Site in the Countryside” under policy GD5 and, as Parcel A is within the holiday village’s extended boundary, it follows that this area would also form part of that allocation.

SLP policy EC6 indicates that “development of additional leisure, culture and tourism uses at Ribby Hall Holiday Village will be permitted within the boundary of the Holiday Village, provided that the amenities and character of the site are preserved and enhanced. The boundary of Ribby Hall Holiday Village is identified on the Policies Map.”

SLP policy GD5 permits “the complete or partial redevelopment of large developed sites in the countryside [including Ribby Hall Holiday Village]” subject to six criteria relating to character and appearance (a); access and infrastructure provision (b) and (d); delivering a comprehensive strategy for redevelopment (c); enhancing public transport connections (e); and the promotion of mixed use development. While certain criteria of policy GD5 have some relevance in this case, paragraph 7.16 of the RJ clarifies that the intentions of this policy are largely geared towards scenarios where redevelopment proposals are more comprehensive in scale than that proposed in this case.

Paragraph 28 of the NPPF states that planning should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. In particular, the first and third bullet points indicate that, in order to promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings; and
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.

Although “small scale” tourist accommodation is not defined in FBLP policy SP2 or SLP policy GD4, it is reasonable to conclude that the six lodges proposed within the countryside area on Parcel A would comprise small scale tourist accommodation on the basis that they would, in isolation, fall outside the definition of “major” development set out in the DMPO. Therefore, it is considered that the development proposed in Parcel A is, as matter of principle, an appropriate use of land within the countryside.

SLP policy EC6 cites support for the development of additional tourism uses within the boundaries of Ribby Hall Holiday Village within which Parcel A is located subject to other considerations relating to the amenity and character of the area, and SLP policy GD5 is also permissive of schemes for the partial redevelopment of large developed sites in the countryside where, as in this case, they would support the continued use of an existing operation.

Paragraph 2.60 of the SLP identifies that “Ribby Hall Holiday Village is the largest single rural area employer, with several hundred people employed directly on the site, supported by an extensive, even bigger local supply chain. Local, regional, national and international visitors who stay in the rural areas add to local spend in leisure and high street businesses across the Fylde, Blackpool, Wyre and beyond.” Accordingly, it is evident that the expansion of the holiday village would bring economic benefits in terms of employment generation and increasing spend in the local area which would promote a strong rural economy for the purposes of paragraph 28 of the NPPF.

Taken together, the above considerations support the principle of the proposed tourism and associated ancillary development within Parcel A, subject to detailed consideration of the scheme’s other effects as assessed in the remainder of the report.

Parcel B:

The existing access track branching into the site off Brown’s Lane separates the proposed parking area and six lodges in Parcel A from the remainder of the site (Parcel B) which is located wholly in the Green Belt. There are, however, notable differences in the use and character of land within Parcel B. In particular, the crescent-shaped land to the west/northwest of Windrush Farm is occupied by a combination of buildings and hardstandings associated with ‘Windrush Livery Stables’ which are interspersed with narrow grass verges along the southern edge of the access track. Buildings vary in scale, height, roof form and appearance and open onto a hardstanding courtyard to the west of Windrush Farm. In contrast, the oval-shaped land to the north and east comprises open, undeveloped grassland which is devoid of any buildings or fixed surface infrastructure other than post-and-rail fencing. Accordingly, those areas of Parcel B which are previously developed are readily distinguishable from those that remain undeveloped.

FBLP policy SP3 sets out the categories of development which will be permitted in the areas of Green Belt shown on the Proposals Map. However, as the drafting of this policy pre-dates the NPPF it was informed by guidance set out in Planning Policy Guidance 2, which has since been superseded by the Framework. SLP GD2 relates to development within the Green Belt and simply states that “national policy for development in the Green Belt will be applied” within these areas. Accordingly, the principal considerations relating to development’s impact on the Green Belt are those set out in chapter 9 of the NPPF.

Paragraph 79 of the NPPF indicates that the fundamental aim of Green Belt policy is “to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”.

The five purposes of including land in the Green Belt as identified in paragraph 80 of the NPPF as follows:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 87 of the NPPF makes clear that “as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.”

Paragraph 89 of the NPPF states that the local planning authority should regard the construction of new buildings as inappropriate in Green Belt subject to six exceptions. Given the characteristics of the site and nature of the development proposed in this case, the exception in the sixth bullet point is of greatest relevance in this case and refers to:

- “limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.”

In addition, paragraph 90 of the Framework indicates that certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. The second bullet point to paragraph 90 identifies one of these forms of development as “engineering operations”.

The main elements of the development proposed within the Green Belt include: (a) the erection of 14 holiday lodges – all of which are of a single storey height with accommodation set across one level; (b) hardstandings associated with the formation of an internal access road, 10 communal parking spaces and individual parking areas for each of the lodges; (c) Engineering and other ancillary works associated with the formation of the leisure lake; and (d) the creation of a ‘fitness trail’ to form a walking route around the site perimeter. Soft landscaping works are proposed to bolster tree planting around and within the site, though this planting is not, in itself, development requiring planning permission.

The abovementioned works summarised in point (a) involve the construction of new buildings and, accordingly, fall to be assessed against paragraph 89 of the NPPF. The remaining works summarised in (b), (c) and (d) are engineering operations for the purposes of paragraph 90.

The sixth bullet point to paragraph 89 allows the construction of new buildings where this would involve the partial or complete redevelopment of previously developed sites where this would not have a greater impact on the openness of the Green Belt and the purposes of including land within it when compared with existing development.

“Previously Developed Land” (PDL) is defined in Annex 2 of the NPPF as follows:

- Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

The keeping of horses for livery purposes does not fall within the definition of “agriculture” set out in section 336 of the Town and Country Planning Act. Therefore, the exclusion for “agricultural buildings” in the definition of PDL is not applicable in this case. As a result, the existing parts of the site which are occupied by permanent structures (including the curtilage of the developed land) and associated fixed surface infrastructure (e.g. hardstandings) meet the definition of PDL contained in Annex 2 of the NPPF.

The proposed lodges would be located within the parts of the site which are previously developed and, accordingly, it follows that these buildings are capable of satisfying the exception in the sixth bullet point of paragraph 89 which allows for the redevelopment of previously developed sites for other uses providing that they would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. Tests relating to the openness and purposes of the Green Belt are addressed in more detail below. It is, however, the case that the proposed siting of the lodges within the previously developed areas of the site means that the scheme does not, in principle, represent inappropriate development in the Green Belt. Similarly, as the other elements of scheme involve engineering operations for the purposes of the second bullet point to paragraph 90, they are also not inappropriate development in the Green Belt as a matter of principle.

An objector has referred to the policy presumption against the siting of new holiday chalet developments within the Green Belt as identified in criterion (4) of FBLP policy TREC6. Whilst it is the case that criterion (4) of that policy states that holiday chalet sites will not be permitted within the Green Belt, as explained earlier in the report the restrictions on Green Belt development identified in the FBLP are informed by national guidance (PPG2) which is now out of date and has been superseded by the NPPF. In particular, the sixth bullet point to paragraph 89 of the NPPF which, in principle, allows the redevelopment of previously developed sites in the Green Belt was not a category of development permitted by PPG2. Accordingly, there is conflict between the restriction in criterion (4) of FBLP policy TREC6 and the NPPF. Paragraph 215 of the NPPF makes clear that where such conflict arises, the provisions of the Framework must prevail. As a result, the restriction in FBLP policy TREC6 (4) cannot represent sustainable grounds for refusal of permission as a matter of principle. Similarly, the restrictive land use tests in criterion (1) which only permits the development of holiday chalet sites where there is no overall increase in the number of chalets (a); or where the development forms an integral part of an existing or planned major recreational or leisure facility (b) go against advice in paragraph 28 of the NPPF which, instead, provides general support for such uses

provided that they respect the character of the countryside.

Impacts on Green Belt openness, purposes and very special circumstances:

For the reasons set out above, all aspects of the proposed development would, in principle, fall within a category of development which is not inappropriate in the Green Belt as defined in paragraphs 89 and 90 of the NPPF provided that:

- In respect of the proposed buildings, they would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development; and
- In respect of the engineering operations, they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

If it was found that the development would fail either of the above tests relating to the preservation of the openness and purposes of the Green Belt then it would be inappropriate development and the applicant would need to demonstrate the presence of “very special circumstances” to justify it. Paragraph 88 of the NPPF refers to very special circumstances and makes clear that:

- When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Buildings and test (i):

The applicant’s submission includes a survey of six existing buildings on the site which are to be demolished and replaced with 14 single storey lodges. The applicant has provided details of the floor space and volume of each of the existing buildings and the proposed lodges to allow a comparison of scale and massing. The cumulative results of this are shown in Table 1 below:

Floor space comparison			
Existing building floor space (m ²)	Proposed building floor space (m ²)	Variance (m ²)	Variance (%)
1345	1493	+148	+11
Volume comparison			
Existing building volume (m ³)	Proposed building volume (m ³)	Variance (m ³)	Variance (%)
6834	4580	-2254	-33

Table 1 – Comparison of existing and proposed building floor space and volume.

As can be seen in Table 1, although the proposed development would result in a modest (11%) increase in building floor space in comparison to the existing situation, there would be a 33% reduction in the overall volume of built development across the previously developed areas of the site. This is largely due to the reduced height and roof massing of the proposed lodges in comparison to the existing ‘hanger’ which provides the indoor horse exercise arena.

Whilst effects on openness cannot be gauged solely through a comparison of existing and proposed building volume, the fact that the proposed development would result in a 33% reduction in the

overall massing of buildings within the developable areas of the site must weigh in favour of the scheme. Allied to this is the fact that the height of the proposed lodges would be similar to or, in the case of the hanger, less than the existing buildings that they would replace. The use of flat and shallow pitched roofs would also minimise the massing of the lodges. Although the number and siting of lodges would result in a more fragmented distribution of buildings across the site, their spacing would not appear cramped and would retain a sense of space and openness around buildings. There would also be intervening areas of soft landscaping dividing the gaps between lodges, a proportion of which would replace existing hardstandings. Added planting would provide further screening from vantage points outside the site which currently leaves existing buildings exposed – most notably when the site is approached from the PROW travelling through the field to the south.

When these factors are considered in combination, it is concluded that the proposed lodges would not have a greater impact on the openness of the Green Belt in comparison to the existing buildings. Similarly, as the siting of the proposed lodges would be confined to those parts of the site which are already previously developed, it follows that the proposed development would not prejudice the purposes of including land within the Green Belt to any greater degree than the existing situation. In particular, the lodges would not result in any further encroachment into the countryside. Accordingly, the lodges satisfy both tests in the sixth bullet point to paragraph 89 of the NPPF and, in turn, are not inappropriate development in the Green Belt.

An objector has referred to the conclusions in the applicant's Landscape and Visual Impact Assessment (LVIA) which includes an assessment of the development's effects on surrounding residential, recreational and travelling receptors. In particular, reference is made to those effects which the LVIA concludes as being "moderate/high" and "major adverse" and the objector opines that this would translate to similar harmful effects on the openness of the Green Belt. The objectives of the LVIA are set out in paragraph 1.8 of the document. Principally, the purpose of the LVIA is to assess the development's impact on wider landscape character and to identify the need for any mitigation. The document is not, therefore, concerned singularly with assessing Green Belt effects. Instead, levels of impact are judged on the basis of the sensitivity of a receptor and the magnitude of the change occurring. As the development proposes the siting of lodges on some parts of the site which, although previously developed, are currently devoid of buildings, it is inevitable that its immediate effects on these parts of the site would be "major adverse" as there would be an extension of built development into areas of the site where none currently exists. Given that six of the proposed lodges would be located outside the Green Belt this impact is not, however, exclusive to those area of the sites. Moreover, there is a distinction in the LVIA between the magnitude of impacts at the early (operational) and latter stages of the development due to the maturation of the proposed planting, with the LVIA noting that any residual effects will be reduced to no greater than "moderate adverse" as the planting matures. Notwithstanding this, it does not follow that the LVIA's assessment of the development's potential adverse effects on landscape character automatically translate to harm to the openness and purposes of the Green Belt. These are, instead, two distinctly separate assessments.

Engineering operations and test (ii):

With respect to each of the engineering operations proposed:

(b) Hardstandings associated with the formation of an internal access road, 10 communal parking spaces and individual parking areas for each of the lodges:

At present, the access road to the livery stables follows a linear route which widens significantly to

the east where it opens onto a hardstanding forecourt at the front of the stables and hanger. At its widest point, the hardstanding forecourt is up to approximately 44m in width and runs along the west side of the hanger before narrowing to the north where it marks the route of the existing PROW which extends into the neighbouring field.

In contrast, hardstanding areas proposed as part of the development include a 4.5m wide access road, a communal 10-space car park and separate in-curtilage parking areas providing 2 off-road spaces for each lodge. It is evident from the proposed layout that these hardstanding areas would have far less coverage within the Green Belt in comparison to the existing livery yard and, in addition, that a large proportion of the current forecourt would be returned to greenspace through the introduction of soft landscaping. Accordingly, the extent of hardstanding associated with the development would have a lesser impact on the Green Belt when compared to the current situation.

(c) Engineering and other ancillary works associated with the formation of the leisure lake:

A leisure lake is proposed within an area of open grassland to the east of Windrush Farm. The lake would cover an area of *circa* 2.1 hectares and would be formed in a 'figure of 8' shape to the southeast corner of the site through the excavation of land up to a depth of 3m. Three of the lodges (plots 13-15) would border the western edge of the lake and a jetty is proposed to the southwest corner. Two islands would be retained to the centre of each side of the lake and would be built up to a height of 1m above the lake using excavated material, as would the margins of the lake which are to form its banks. The remainder of the excavated material will be taken off site.

The lake itself would lie below existing ground level and, whilst comprising a man-made feature, it would have a naturalistic appearance that would not conflict with the sense of openness in this area of the site. Where the raising of current ground levels is proposed, this would be limited to two small 'islands' to the centre of the lake and its margins. At 1m high, the extent of ground raising would be modest and would have no readily appreciable impact on the site's existing topography. While the inclusion of a jetty to the southwest corner of the lake would introduce an additional built structure to part of the site which is currently undeveloped, the limited size, scale and massing of this feature would not conflict with the openness of the Green Belt.

(d) The creation of a 'fitness trail' to form a walking route around the site perimeter:

The proposed 'fitness' trail would form a circular walking route around the site perimeter, incorporating part of the existing PROW where this flanks the western site boundary. The applicant has advised that the route will comprise a low-impact surface such as bark chip to ensure minimal invasive works around the root protection areas of neighbouring trees. The natural, low-impact surfacing of this route would, similarly, preserve the openness of the Green Belt.

Given the above, it is considered that the scope of the proposed engineering operations would preserve the openness of the Green Belt and would not conflict with the purposes of including land within it. Accordingly, these elements of the scheme satisfy the provisions set out in the second bullet point to paragraph 90 of the NPPF and are not inappropriate development in the Green Belt.

An objector has referred to the potential for additional Green Belt impacts to arise from the infrastructure works associated with the development including the construction of new roads, parking, drainage, lighting and electrical connections. Issues concerning roads and parking are addressed under engineering operation (b) above. In terms of drainage, the applicant has provided details of the route of a new foul water sewer which is to connect with an existing pumping station within Ribby Hall Village by extending under the proposed access road before running further north

and turning northwest through a gap in to the TPO woodland to the west. This sewer would comprise a 300mm diameter pipe laid below ground in a shallow trench up to *circa* 700mm wide. Accordingly, the installation of drainage infrastructure can be undertaken without any adverse effects on openness. Similarly, external works required for the installation of any electrical connections (e.g. small meter posts) are unlikely – either individually or in combination – to have any harmful effects on openness when the development is considered as a whole.

While it is recognised that lighting has the potential to cause harm to openness by illuminating ‘dark skies’, it is noted that the existing manège is already illuminated and, moreover, that the siting of the lodges to the southwest corner of the site in close proximity to (and against the backdrop of) existing chalets and buildings at Ribby Holiday Village would not result in lighting from and around these lodges appearing isolated in the wider landscape. The introduction of additional landscaping would also provide further screening for any lighting and a condition has been imposed to control the luminance levels and spillage of any lighting.

Very special circumstances:

For the reasons set out above, the proposed development is considered to satisfy the exceptions and tests where development in the Green Belt is not inappropriate. As the scheme does not propose inappropriate development in the Green Belt the provisions of paragraphs 87 and 88 of the Framework are not engaged and there is, therefore, no requirement for the applicant to demonstrate the presence of very special circumstances.

An objector has raised concerns that the approval of this scheme could be a precursor for further encroachment of lodges into the Green Belt and set a precedent for this. Notwithstanding that it is an established principle of the planning system that each case must be considered on its own merits, the LPA has already refused permission for the introduction of lodges on the undeveloped areas of the site to the northeast of Windrush Farm pursuant to application 17/0509. As the remaining parts of the site are not previously developed, these same considerations in this application would not be applicable there and, accordingly, the approval of this scheme would not set a precedent for further encroachment into the Green Belt.

Impact on character and appearance:

Although the external appearance of the development is reserved at this stage, matters of layout and scale have been applied for.

Aside from the land use tests set out in criterion (1), FBLP policy TREC6 identifies a further 10 criteria against which applications for the development of static holiday caravan and chalet sites will be assessed. In particular, criteria (2), (3) and (5) of the policy require that developments:

- Would not, itself or in conjunction with other similar developments, have a significant prejudicial effect on the character, visual or other amenities of the area.
- Would not have an adverse impact on the distinctive characteristics of an identified landscape character tract.
- The design and layout of the site is acceptable and the proposal includes appropriate landscaping.

SLP policy EC6 indicates that the development of additional leisure, culture and tourism uses at Ribby Hall Holiday Village will be permitted within the boundary of the village provided that the amenities and character of the site are preserved and enhanced.

SLP policy GD5(1) states that the complete or partial development of Ribby Hall Holiday Village will be permitted provided that the proposal would not result in harm to the character, appearance or nature conservation value of land in the countryside, landscape setting, historic environment in comparison with the existing development, in terms of footprint, massing and height of the buildings.

SLP policy GD7 requires that development proposals facilitate good design in accordance with 13 guiding principles. Criteria (d), (h), (i) and (k) are of greatest relevance in this case and require developments to take account of the character and appearance of the local area by:

- d) Ensuring the siting, layout, massing, scale, design, materials, architectural character, proportion, building to plot ratio and landscaping of the proposed development relates well to the surrounding context.
- h) Being sympathetic to surrounding land uses and occupiers, and avoiding demonstrable harm to the visual amenities of the local area.
- i) Taking the opportunity to make a positive contribution to the character and local distinctiveness of the area through high quality new design that responds to its context and using sustainable natural resources where appropriate.
- k) Ensuring the layout, design and landscaping of all elements of the proposal, including any internal roads, pedestrian footpaths, cycleways and open spaces, create user friendly, sustainable and inclusive connections between people and places resulting in the integration of the new development into the built and historic environment.

SLP policy ENV1 requires that development has regard to its visual impact within its landscape context and the landscape type in which it is situated. Criteria (a) to (e) of the policy require developments to conserve and enhance landscaped areas and features by introducing and strengthening landscaped buffers in order to limit a development's visual impact. These sentiments are echoed in FBLP policies EP10 and EP11 which require new developments in rural areas to be in keeping with the distinct landscape character types identifies in the Landscape Strategy for Lancashire and to reflect the local vernacular through their scale, features and building materials.

In addition, paragraph 58 of the NPPF encourages good design by stipulating that planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;
- are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 64 of the NPPF indicates that “permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions”.

The site is classified as a “coastal plain” landscape type under subcategory 15d “the Fylde” in the Lancashire Landscape Strategy (2000). The Strategy identifies one of the key characteristics of this landscape type as “large, geometric arable fields reflecting the history of enclosure of the land and allowing long views over the landscape.” The Strategy also identifies one of the “local forces for change and their landscape implications” as “infill development [which] may disrupt the

characteristic spacing of traditional settlement and impinge on the setting of older buildings. All built development is likely to be prominent in this relatively open landscape.”

Although the application site exhibits some of the characteristics of the “coastal plain” referred to in the Lancashire Landscape Strategy with respect to its peripheral location on the edge of a wider expanse of flat, open agricultural land, long ranging views within the surrounding landscape and, in particular, from public vantage points approaching via the PROW to the south, are restricted by an existing woodland buffer to the perimeter of the site.

The application proposes the strengthening of the existing perimeter buffer through the introduction of additional woodland planting along the southern edge of the lake up to Windrush Farm to infill an existing gap and supplementary planting within the wooded buffer to the remainder of the site perimeter where existing planting has thinned – most notably to the eastern and western boundaries. Other planting is proposed within and around the edges of the lodge development and to provide lakeside picnic areas. Taken in combination, the proposed planting would result in a significant net gain in the coverage of woodland across the site. Moreover, its siting would infill gaps to the site perimeter to further restrict views from outside the site, with internal planting providing a sense of space and greenery between individual lodges. While any supplementary planting is likely to take in excess of 10 years to mature to a point its screening effects would be significant, the buffer provided by existing perimeter woodland means that the development would not be heavily exposed in the meantime. Moreover, as the lodges would be positioned adjacent to existing chalets on adjoining land to the northwest at Ribby Hall, they would be viewed as a closely-related extension of this large developed site in the countryside rather than being seen in isolation. The submitted LVIA notes the importance of the proposed landscaping in mitigating the development’s visual impact on the surrounding landscape and there are no reasons to doubt that the effects of this planting would, in time, be sufficient to realise its conclusions.

An objector has raised concerns about the height of the lodges and, in particular, those which would include a first floor element. Further concerns are raised regarding the introduction of additional planting on the grounds that this could form an unduly artificial screen. It should be noted that only six of the proposed lodges would incorporate a first floor and all of these would be located outside the Green Belt (plots 1-6). These lodges, more so than any others, would be seen against the backdrop of existing chalets and more substantial holiday cottages to the north/northwest within the grounds of Ribby Hall. In particular, it is noted that several of the holiday cottages are two storeys in height will taller, pitched roofs than those proposed here. Furthermore, only the rearward half of edge lodge would incorporate a first floor, with the storey height stepping up away from the access road to flank the northern boundary. The remainder of the lodges would be single storey. Accordingly, it is not considered that the height of the lodges would result in these buildings appearing as dominant features in the surrounding landscape. While it is the case that additional planting can sometimes appear as a contrived means of enclosure to sites in the countryside, this is most often the case when a site is already open and void of existing planting. In this case, the proposed landscaping would supplement/strengthen an existing woodland buffer which is a prominent feature to the boundaries of the site, rather than introduce something which does not already occur in this part of the landscape.

While external appearance is reserved at this stage, there is no reason why a sympathetic material treatment to the external surfaces of the lodges such as timber cladding could not, in combination with the proposed landscaping, successfully blend the buildings into the surrounding landscape. This could be controlled at reserved matters stage.

Impact on amenity:

FBLP policy TREC6 (6) indicates that the development of holiday chalet sites will only be permitted where the development would not be detrimental to the amenities of adjacent or nearby dwellings and would not promote conflict with any other nearby land uses or operations.

FBLP policy EP27 states that development which would result in unacceptable harm by way of noise pollution will not be permitted.

SLP policy GD7 requires that development proposals facilitate good design in accordance with 13 guiding principles. Criterion (b) of the policy requires development to ensure that “amenity will not be adversely affected by neighbouring uses, both existing and proposed”.

In addition, the fourth bullet point to paragraph 17 of the NPPF identifies one of the core planning principles of the planning system is to:

- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

The closest neighbouring buildings are located to the north/northwest of the site within Ribby Hall Holiday Village. These include a combination of chalets and cottages for holiday use which form part of a wider holiday and leisure village providing a mix of uses. The submitted layout shows a minimum separation of approximately 15m between the existing and proposed lodges. When considered in combination with a new planting buffer shown atop/alongside a banking which currently separates the two sites (the existing chalets being at a lower level) and that similar or lesser spacing is evident between other chalets on the established site, the size, scale, height and siting of the proposed lodges (including those plots which would have a first floor) would not have an undue impact on the amenity of these existing occupiers through loss of outlook, unacceptable enclosure or overshadowing.

Aside from the dwelling at Windrush Farm (which falls within the site and, if this scheme is successful, is to be the subject of a separate application for conversion to a club house), the closest neighbouring dwellings (Dale Farm and Hill Farm) are located to the southwest of the site off Brown’s Lane. A minimum spacing of approximately 54m would be achieved between the lodges and these properties. In addition, a substantial buffer of mature woodland which is protected by TPO intervenes between the site and the gardens of these dwellings. Given the level of separation and screening between the two, it is not considered that the proposed development would have any adverse impacts on the amenity of these occupiers by reason of its size, scale, layout or massing. Similarly any views from the lodges towards these dwellings would be significantly screened by intervening landscaping in order that there would be no harmful effects due to overlooking.

In terms of noise, while it is recognised that tourism uses – including holiday accommodation – have the potential to create added noise and disturbance from holiday makers in comparison to a permanently occupied dwelling, it is also the case that these uses are inherently residential in character. Accordingly, future occupants of the holiday chalets would, as holiday makers, expect to experience similar living conditions to occupiers of permanent residential accommodation. When combined with the separation and screening that would be afforded between the proposed lodges and the closest neighbouring dwellings, there is no reason to conclude that, with appropriate management of the site in place, the development would give rise to unacceptable effects due to added noise and disturbance.

Objections have been raised on the grounds that the chalets could eventually be occupied by permanent residents. SLP policy EC7 states that “proposals to allow residential use of existing

holiday caravan pitches and holiday park homes will be resisted. Conditions will be imposed on any permissions granted for additional holiday caravan pitches and holiday park homes to ensure that they are retained for holiday use". This is supported by FBLP policy TREC6 which indicates that new sites for static holiday accommodation will be subject to "a minimum specified six week period per year [...] when the units remain unoccupied". Accordingly, a condition has been imposed limiting the occupation of the lodges to holiday accommodation only.

Highways

Criterion (9) of FBLP policy TREC6 stipulates that the development of holiday chalet sites will only be permitted where "the site has or is capable of being provided with safe and adequate vehicle access, and is capable of being adequately served by the local highway network."

SLP policy GD7 (j) indicates that developments should achieve good design by "ensuring parking areas for cars, bicycles and motorcycles are safe, accessible and sympathetic to the character of the surrounding area and that highway safety is not compromised."

Para 32 NPPF states that planning decisions should take account of whether:

- safe and suitable access to the site can be achieved for all people; and
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

Vehicle access to the development is proposed via a new internal access road branching into the site from the route of Bream Wood which falls within the existing holiday village. The access road would vary between 3m and 5m in width to incorporate passing places. The existing access to Windrush Farm from Brown's Lane would be closed off through the use of a fob controlled barrier, with the intention that this access would be open to use by emergency and grounds maintenance vehicles only.

Application 17/0509 was accompanied by a Transport Statement (TS) which assessed the impact of a development involving the provision of a 50 space car park and 40 lodges (each with two parking spaces) on the surrounding highway network. As these parameters have, in effect, both been reduced in the order of 50%, it follows that the impact on the highway network will be reduced commensurately and the figures referenced below have been applied proportionately.

With reference to traffic counts taken elsewhere within the site over a two week period between Saturday 8 April and Friday 21 April 2017 (which includes the Easter bank holiday and school half term), the TS estimates that a development of 20 lodges would generate a total of 82 two-way vehicle trips on the busiest weekday, with no more than 10 trips during peak periods. This rises to a total of 117 two-way trips on the weekend, with a maximum of 14 trips during peak periods. With respect to the proposed car park, the TS notes that this "is not directly related to the proposal for additional lodges and instead would accommodate existing excess demand." Accordingly, as the car park is intended as an overspill facility to alleviate existing parking pressures within the site (i.e. for vehicles accessing the site independently of the proposed lodge development) it would not, itself, generate additional vehicle movements.

With respect to traffic generation, the TS concludes that "the development would generate a negligible volume of traffic both over a 24-hour period and during the busiest hours and would therefore have an immaterial impact on the wider highway network." It is noted that the Local Highway Authority (LHA) did not object to application 17/0509 (which proposed double the number of lodges and parking spaces proposed by this application) on the grounds of highway capacity or

safety. Similarly, the LHA have advised that they have no objections to this application on those grounds. As concluded in the TS, the scale of the proposed development would not give rise to a level of additional traffic generation that could be considered to have a severe residual cumulative impact on the surrounding highway network for the purposes of paragraph 32 of the NPPF.

Objections have been received with respect to the inappropriateness of the development taking access from Brown's Lane due to the narrow width and lack of passing places along this rural route. As access to the development would be via an extension of the existing internal highway network at Ribby Hall Village (which, in turn, is served by the main priority junction into the site from the B5259 (Ribby Road)), the development should not create any additional capacity or safety issues on Brown's Lane. The application includes the installation of a fob-controlled barrier at the junction of the existing access to Windrush Farm with Brown's Lane in order that access from this direction would be restricted to emergency service and grounds maintenance vehicles. A condition has been imposed requiring this barrier to be installed before any of the lodges are first occupied in order to restrict access to the site from Brown's Lane.

The 26 car parking spaces proposed to the western end of the site are intended for staff use to provide an overspill parking area in order to alleviate parking congestion on internal roads within the wider Ribby Hall site. A separate, 10-space car park would be provided for four lodges which would not have their own dedicated spaces, with the remaining 16 lodges each benefitting from two in-curtilage parking spaces. The LHA consider this level of parking to be sufficient.

Objections have also been raised with respect to a perceived lack of detail concerning vehicle turning/manoeuvring areas. The dimensions of the car park to the western end of the site would ensure sufficient turning space for vehicles, including servicing vehicles, to enter and exit in forward gear. With respect to bin storage, the TS advises that a central bin store will be provided for the lodges, with these bins being collected on a trailer which replaces full bins with empty ones. The full bins are "taken to the central storage area behind the Bar and Grill restaurant for third party collection". Accordingly, there would be no requirement for bin wagons to gain direct access to the site as bins are collected from a central storage point elsewhere within the site. The dimensions of the internal access road and parking spaces would ensure that visitors to each of the lodges have sufficient manoeuvring space to enter and exit in forward gear.

The proposed development would facilitate a safe and suitable means of access to the site and the level of traffic generated by the development would not have any severe residual cumulative impacts which would adversely affect the safe and efficient operation of the surrounding highway network, either adjacent to or further away from the site. Satisfactory provision would also be made within the site for vehicle parking and manoeuvring.

Other matters:

Loss of agricultural land:

The site is designated as grade 2 (very good quality) agricultural land on the Agricultural Land Classification Map. Paragraph 112 of the NPPF indicates that "local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality."

FBLP policy EP22 states that development will not be permitted if it would involve the permanent loss of the best and most versatile agricultural land (grades 1, 2 and 3a) where it could reasonably

take place on previously developed sites, on land within the boundaries of existing developed areas or on poorer quality agricultural land. Policy EP22 identifies that there is no Grade 1 agricultural land within the Borough, with Grades 2 and 3a therefore considered the best and most versatile (BMV).

The Agricultural Land Classification Map is based on the Ministry of Agriculture, Fisheries and Food Soil Survey of England and Wales 1969 which is intended for strategic purposes. This map is not sufficiently accurate for use in the assessment of individual sites. In this case, the Grade 2 classification covers the whole of Ribby Hall Holiday Village.

The application is supported by an Agricultural Land Classification and Soil Handling Strategy. This identifies that the land is currently used as permanent pasture for the grazing of horses and that quality on the whole site is limited by soil wetness coupled with soil texture. The report concludes that these characteristics mean the site falls within subgrade 3b and, accordingly, that it is not BMV. In this case, it is also noted that the parts of the site which are to be developed are either already occupied by buildings/hardstandings or are of such a small size (e.g. in the case of intervening grass verges) that they could not be utilised for any beneficial agricultural use. Therefore, the proposed development would not result in the permanent loss of the BMV agricultural land within the Borough and would not conflict with the objectives of FBLP policy EP22 or paragraph 112 of the NPPF.

Ecology:

Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. Paragraph 118 indicates that local planning authorities should aim to conserve and enhance biodiversity, refusing consent if significant harm resulting from a development cannot be avoided.

FBLP policy EP18 encourages the retention/replacement of existing natural features and the introduction of additional features as part of the development in order to provide biodiversity enhancements, while policy EP19 indicates that development which would have an adverse impact upon species specifically protected under schedules 1, 5 or 8 of the wildlife and countryside act 1981, (as amended) or their habitats will not be permitted. These sentiments are echoed in SLP policy ENV2.

The application land is not part of any designated nature conservation site – with the closest of these being the Newton Marsh SSSI located *circa* 3.5km away from the site. There are, however, habitats and features on and around the site which are capable of supporting protected species. The application is accompanied by a Preliminary Ecological Appraisal which assesses the value of existing habitats on the site are their potential to support protected species. The appraisal makes the following conclusions:

- Multiple trees on the site are considered to have moderate – high bat roost potential.
- Existing buildings on the site have been assessed as having negligible, low or moderate bat roost potential. Specifically, buildings 2 (the existing ‘hanger’) and 5 (the farmhouse at Windrush Farm) have low and moderate bat roost potential and the assessment advises that nocturnal surveys will be required prior to any demolition works associated with these buildings.
- The site has been assessed as providing moderate bat foraging and commuting habitat.
- The site also provides habitat for nesting birds and potentially breeding amphibians.

The ecology appraisal concludes that, as existing habitats and features of greatest importance within

and surrounding the site would be retained as part of the scheme, there would be a very limited ecological impact as a result of the scheme. Section 7 of the appraisal sets out a series of recommendations which should be followed in order to ensure that the development has no adverse effects on the favourable conservation status of protected species and that it delivers appropriate biodiversity enhancements. These measures include:

- Undertaking one nocturnal survey to determine whether bats are using building 2 (the hanger) for roosting prior to any demolition works (though as this building has low potential to support such a roost, any such survey is required as a precautionary measure only).
- Retaining all on and off site ponds.
- Retaining all existing trees. If trees are to be removed then they should be subject to further inspection to determine their bat roost potential beforehand, which may include nocturnal surveys.
- Avoiding development works within 8m of off site ponds. If works are proposed within this buffer zone then further water vole surveys may be required.
- Reasonable Avoidance Measures for great crested newts including the installation of a temporary amphibian fence between the woodland and the construction zone to prevent any newt access once construction begins.
- Lighting sensitive to the needs of bats, to avoid overspill onto the broadleaf woodland and species poor hedgerow.
- Control of the invasive Japanese knotweed on site.
- Avoiding vegetation removal during the bird breeding season (1 March to 31 August inclusive)
- Avoidance or compensation for loss of swallow nesting habitat.
- Checking for nesting barn owl prior to demolition of the buildings.
- Enhancing the site with tree planting, hedgerow planting, wildflower or long grassland areas, bird boxes and a barn owl nest box.

Natural England have raised no objections to the application on the basis of its potential effects on any nearby designated nature conservation sites. With respect to site specific impacts, GMEU consider that the measures recommended in the ecology appraisal, along with the retention of existing habitats within and around the site, would be sufficient to avoid any adverse effects on protected species and to provide suitable biodiversity enhancements. Having particular regard to bat roosting potential within building 2 (which is to be demolished as part of the scheme), GMEU advise that “normally any necessary bat surveys should be submitted prior to the determination of the application. However having looked at the description and photographs of the building, we would consider this recommendation to be of a precautionary nature and should be undertaken immediately prior to the building being demolished. We would therefore advise that a condition be attached to any permission, if granted, requiring a method statement for the demolition of this building in relation to bats.” Accordingly, the implementation of appropriate mitigation measures as set out in the ecology appraisal can be dealt with through the imposition of appropriate conditions.

Trees:

There are a number of trees within the site which afford significant amenity value to the area. In particular, those to the western boundary alongside the edge of Ribby Hall Village and within the intervening woodland to the southwest of the site bordering Dale/Hill Farm are protected by TPO.

FBLP policy EP12 states that trees and hedgerows which individually or in groups make a significant contribution to townscape or landscape character will be protected. Policy EP14 also requires new developments to make suitable provision for landscape planting. In addition, SLP policy GD7 (m) and policy ENV1 seek to protect existing landscape features, including trees and woodlands.

The application includes a tree survey and tree protection plan which identifies the relationship of the proposed lodges and access road with existing trees and hedges within the site. A series of pruning and felling works have recently been permitted within the TPO woodland to the western edge of the site as part of a separate works to trees application which is unrelated to this development. These works were undertaken as part of the management of this woodland and the relevant works to trees application includes a requirement for replanting. The submitted tree protection plan shows that all the lodges would be positioned outside the root protection areas of trees within the TPO woodland to the west of the site and, accordingly, there would be no requirement to remove any TPO specimens within this woodland as a result of the scheme. Similarly, the TPO woodland to the southwest would be unaffected by the development.

The tree survey identifies the need to remove a limited number of individual specimens located upon verges to the central and north-western areas of the site in order to allow the siting of lodges, construction of the car park and the access road from Bream Wood. Although some of these specimens would fall within the wider area covered by the TPO (which includes the hardstanding forecourt area), they are outside the boundaries of the main woodland buffer and are, therefore, peripheral to it. Moreover, the survey indicates that all specimens to be removed fall within retention category 'C' (trees of low quality and value or young trees with a stem diameter below 150mm) or 'U' (trees in such a poor condition that they cannot realistically be retained for longer than 10 years). Accordingly, there would be no loss of specimens with a high (category 'A') or moderate (category 'B') quality in order to facilitate the development.

Notwithstanding the limited degree of existing tree loss required to allow the development, it is apparent from the submitted landscaping proposal that any losses would be more than adequately compensated for through the introduction of substantial additional tree planting within the site which would result in a significant net gain in tree coverage across the site. Accordingly, the Tree Officer has not raised any objections to the application on these grounds and, instead, recommends conditions for the protection of retained specimens during construction.

The tree protection plan also provides details of the routing of a foul water sewer through a gap to the northwest corner of the TPO woodland in order to minimise any potential effects on the roots of those specimens when laying the trench for this sewer. The Tree Officer is satisfied that this is the least invasive location for the sewer and, accordingly, suggests that a condition is imposed to require its siting in this position.

Aerodrome safeguarding:

The site falls within the consultation zone of an existing runway facility maintained and operated by BAE Systems and the Ministry of Defence at Warton Aerodrome. SLP policy T2 indicates that:

- Development proposals within the wider area surrounding Warton Aerodrome will be assessed for potential for adverse impacts on aviation operations, and on defence navigation systems and communications. Where such impact is identified, planning permission will be refused.
- Development proposals that could compromise the security of the Warton Aerodrome and wider BAE Systems site at Warton will not be permitted.

The second reason for refusal of application 17/0509 related to the applicant's failure to demonstrate that the proposed leisure lake would not create an unacceptable risk to aircraft associated with the Warton Aerodrome due to increased potential for bird strikes. The current application is accompanied by a Bird Hazard Management Plan (BHMP) which sets out a series of

management and monitoring measures to avoid encouraging birds to the lake following the development, with the aim of ensuring no increased risk of bird strike as a result of the proposals. The BHMP identifies that “an increase in bird movement within a 13km zone around the aerodrome could increase the risk of bird strike to aircraft operating in the area” and includes the following mechanisms to reduce the attractiveness of the lake to target bird species including swans, geese, starlings, pigeon and gulls:

- Use of steep sides around the lake and islands where appropriate;
- Use of fencing around the lake and islands where appropriate;
- Control of aquatic vegetation to ensure it does not provide a bird attractant;
- Ensuring food waste is not exposed;
- Discouraging bird use of roofs, signs and lights through the use of spikes;
- Rubber balls will be placed in the water to act as a bird deterrent; and
- Statues of other animals perceived by birds to be a territorial or predator threat will be installed in areas where geese, swan, gull and heron use of the lake is noted, as appropriate.

The BHMP also includes a monitoring period to confirm the effectiveness of the abovementioned measures and a mechanism for review depending on their success.

BAE Systems have confirmed that they have no objections to the application subject to the implementation of the measures set out in the BHMP. This can be secured through the imposition of an appropriate condition. Accordingly, suitable measures can be put in place to ensure that the development would not result in an unacceptable risk to the operation of the Warton Aerodrome.

Heritage implications:

The grade II listed building of Ribby Hall is located to the northern end of the holiday village off Ribby Road. The building’s list entry indicates that the property is a Mansion house constructed during the 1790's for Joseph Hornby and has now been converted to private suites.

FBLP policy EP4 and SLP policy ENV5 set out criteria for developments affecting listed buildings, with paragraphs 133 and 134 of the NPPF indicating that developments which would harm the significance of designated heritage assets (including their settings) should be resisted unless certain exceptional circumstances apply or where other public benefits would arise to outweigh any harm. In addition, Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that “in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Ribby Hall is located on the opposite side of the holiday village to the application site and, at its closest point, falls approximately 500m from the site boundary. Intervening land between the listed building and the application site is characterised by a combination of leisure buildings, holiday chalets and woodland planting. Owing to the distance and intervening uses between the two, there is no inter-visibility between the development site and the grade II listed building. Accordingly, it is not considered that the proposed development would have any impact on the significance of this designated heritage asset, or its setting.

Flood risk:

FBLP policy EP25 requires that foul sewers and sewerage treatment facilities should be of adequate

design and capacity to meet additional demand or their provision can be secured as part of the development. In addition policy EP30 states that development will not be permitted which would be subject to an unacceptable risk of flooding or create an unacceptable increase in the risk of flooding within the development site, or elsewhere. Similar requirements are set out in SLP policies CL1 and CL2, which also encourage the use of sustainable drainage systems.

The site falls wholly within flood zone 1 (land having a less than 1 in 1,000 annual probability of river or sea flooding) as defined on the Environment Agency's flood map. However, as the site area is over 1 hectare in area a flood risk assessment (FRA) has been submitted. The FRA identifies that the site is at a low risk of flooding from all sources, including groundwater, sewers and reservoirs. Therefore, the main issue to be dealt with is a strategy for the disposal of surface water.

The FRA notes that surface water drainage for the existing Ribby Hall holiday village "appears to discharge into the various onsite ponds and ditches". The proposed drainage strategy seeks to replicate this arrangement by directing overland flows towards the newly formed lake as a means of attenuating runoff before releasing it at a controlled rate into the existing surface water ditch network around the site. The FRA also advises that hardstanding parking spaces could be constructed in permeable paving.

United Utilities (UU) and the Lead Local Flood Authority (LLFA) have been consulted on the application. UU have confirmed that they have no objections to the scheme subject to the imposition of conditions concerning the disposal of foul and surface water and subsequent management and maintenance of sustainable drainage systems. While the LLFA have not provided any comments on this application, the drainage strategy proposed here follows the same principles as that for application 17/0509 where the LLFA confirmed that they had no objection subject to the imposition of conditions relating to an appropriate strategy for surface water drainage, a surface water lifetime management and maintenance plan and the construction of the attenuation basis prior to occupation. Therefore, adequate measures can be put in place in order to ensure that the development poses no unacceptable risk in terms of flooding.

Comparison with application 17/0509:

This application is made as a resubmission of application 17/0509 where permission was refused for a development of 40 lodges around a leisure lake within the oval-shaped area to the north and east of Windrush Farm. In contrast to the refused scheme, the resubmission proposes half the number of lodges within a smaller area of the site to the north and west of Windrush Farm which is previously developed. Unlike application 17/0509 which included only a car park within Parcel A (designated as part of Ribby Hall Holiday Village in the SLP), this development now includes six lodges in that area alongside a smaller car park, with the remaining 14 lodges which are in the Green Belt to be located on previously developed parts of the site. Accordingly, the changes proposed as part of the current scheme are considered to have addressed the first reason for refusal of application 17/0509 as far as it relates to the development's impact on the Green Belt.

The second reason for refusal related to aerodrome safeguarding and the increased potential for bird strike to aircraft. This reason stemmed from an objection submitted by BAE Systems. The applicant has submitted a Bird Hazard Management Plan with this application in order to address the objection from BAE, who have confirmed that this is acceptable. Accordingly, the second reason for refusal of application 17/0509 has also been overcome by the resubmission.

Conclusions

The application relates to an irregularly-shaped area of land extending to *circa* 7.91 hectares at Windrush Farm, located to the southeast of Ribby Hall Holiday Village. The site is presently accessed off Brown's Lane and a triangular parcel of approximately 0.46 hectares to its western edge falls within the extended boundary of Ribby Hall Holiday Village as defined on the Fylde Council Local Plan to 2032 (Submission Version) (SLP) Proposals Map. The remainder of the site is within the Green Belt, though parts of the land are occupied by hardstandings and buildings associated with 'Windrush Livery Stables' and, accordingly, are previously developed for the purposes of the definition in Annex 2 of the NPPF.

The proposed development seeks outline planning permission (including matters of access, layout, scale and landscaping) for a development of 20 timber holiday lodges, the formation of a leisure lake and the creation of a new 26 space car park to provide additional tourist accommodation adjacent to Ribby Hall Village. Access to the site would be gained via an extension of the existing internal road network from Ribby Hall Village into the site, with access from Brown's Lane to be restricted by a vehicle barrier.

The car park and six of the proposed lodges would be located within the area allocated for the expansion of Ribby Hall Holiday Village in the SLP and, accordingly, the principle of development on this part of the site is in compliance with the objectives of the SLP. A further 14 lodges would be located within the Green Belt where there is a presumption against inappropriate development involving the construction of new buildings, except where they fall within specific categories. One of these categories allows the "partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development." In this case, the proposed lodges and the landscaped areas around them would replace a series of existing buildings and hardstandings associated with an established livery yard and would result in a 33% reduction in the overall volume of built development within the previously developed areas of the site, along with an increase in the coverage of soft landscaping. The formation of the leisure lake to the southern and eastern areas of the site and the creation ancillary access roads and parking spaces for the lodges comprise engineering operations which are also not inappropriate development in the Green Belt provided that they preserve the openness and purposes of including land within it.

Given the overall reduction in the volume of built development within the Green Belt which would occur as a result of the scheme, combined with the increase in soft landscaping, reduction in hardstanding and the modest changes in topography which would arise from the engineering operations to create the leisure lake, it is not considered that the proposed development, taken as a whole, would have any greater impact on the openness of the Green Belt and the purposes of including land within it than the existing situation. Accordingly, as the proposal satisfies the relevant categories where development can be permitted in the Green Belt, it is not inappropriate development and the applicant is not required to demonstrate the presence of very special circumstances. The reasons for the refusal of application 17/0509 (which sought permission for a development of 40 lodges around a larger lake on undeveloped areas of the Green Belt) have been overcome through the reduced number and revised siting and distribution of lodges across the site, along with the provision of a suitable bird hazard management plan to limit the potential for bird strike to aircraft operating in the area.

The size, scale, layout, siting and landscaping of the development would ensure that it is suitably assimilated with surrounding buildings and uses and appropriate mitigation would be provided through the introduction of planting buffers to soften the development's visual impact on the surrounding landscape. The development's spacing and relationship with surrounding buildings

would avoid any undue effects on the privacy and amenity of surrounding occupiers and the proposal would facilitate a safe and suitable means of access without adversely impacting on highway capacity or safety. No other adverse effects would arise with respect to loss of agricultural land, ecology effects, tree protection, heritage implications, aerodrome safeguarding or flood risk. Therefore, the proposal is considered to represent sustainable development in accordance with relevant adopted and emerging policies contained within the FBLP and SLP, and the NPPF.

Recommendation

That Planning Permission be GRANTED subject to the following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning & Regeneration believes is necessary to make otherwise unacceptable development acceptable):

1. The approval of the local planning authority shall be sought in respect of the following matters (hereinafter referred to as the “reserved matters”) before any development takes place:- the external appearance of the development.

Reason: The application is granted in outline only under the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

2. Application for approval of reserved matters shall be made to the local planning authority not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development hereby permitted shall be begun not later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

4. This permission relates to the following plans:

Drawing no. 2327/54/100 – Location plan.
Drawing no. 2327/54/121 – Proposed site plan option 12.
Drawing no. 2292 – Lookout 3 bed.
Drawing no. 2294 – Casa di Lusso 3 bed.
Drawing no. 2309 – Wind Rush 3 bed.
Scale 1:100 & 1:200 drawing titled ‘Proposed 2 storey Lookout’.
Drawing no. 2327/54/117 – Existing and proposed section.
Drawing no. 2017-070-SK-02 D – Indicative foul drainage sewer.
Drawing no. BTC1303-TIP Rev D – Tree impact plan.

Except as provided for by other conditions to this permission, any application for approval of reserved matters submitted pursuant to this permission shall accord with the details shown on the approved plans insofar as it relates to the scale, layout and landscaping of the development and the means of access to it.

Reason: The application is granted in outline only in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) Order 2015. Any application for reserved matters must be in accordance with and/or not exceed the parameters established as part of this permission.

5. Any application which seeks approval for the reserved matter of appearance pursuant to condition 2 of this permission shall ensure that the volumes of the lodges proposed on plots 7-20 do not exceed the figures given in the "Proposed Lodge Schedule" shown on drawing no. 2327/54/121 – proposed site plan option 12.

Reason: To limit the size and scale of the buildings permitted as part of the development in order that they will not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development in accordance with the requirements of the National Planning Policy Framework.

6. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order revoking and re-enacting that Order, with or without modification), the lodges hereby approved shall be used as holiday accommodation only and shall not be let, sold or otherwise occupied as permanent residential accommodation or for any other purpose (including any other use falling within Class C3 of the schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any statutory instrument amending or replacing that Order).

Reason: The development has been permitted for holiday use only in order to support the continued provision of visitor accommodation at an existing large developed site in the countryside. It would be inappropriate for the lodges to be occupied as permanent residential accommodation as this would result in the introduction of isolated homes in the countryside and would diminish the contribution that the provision of visitor accommodation on this site makes to the rural economy. Accordingly, the occupancy restriction is required pursuant to the provisions of Fylde Borough Local Plan (As Altered) October 2005 policy TREC6, Fylde Council Local Plan to 2032 (Submission Version) policies EC6 and EC7, and the National Planning Policy Framework.

7. No development associated with the construction of the leisure lake hereby approved shall take place until a scheme for the disposal of excavated material arising from those construction operations has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- Details of the amount and destination of all material to be transported off the site and a method statement detailing how the material will be transported away from site which shall include details of the size, routing, access arrangements, timing and number of visits by articulated vehicles.
- Details of the amount of material to be deposited within the site, including precise details of the size and location of any areas where material is to be deposited and the dimensions (including sectional drawings) and surface treatment of any land remodelling works to be undertaken within the site.

Reason: To ensure that appropriate measures are put in place to dispose of excavated material arising from the construction of the leisure lake in order to preserve the openness of the Green Belt and in the interests of highway safety, in accordance with the requirements of the National Planning Policy Framework.

8. No development associated with the erection of the lodges on plots 7-20 (inclusive), the locations of which are shown on drawing no. 2327/54/121, shall take place until all of the existing buildings labelled A-F (inclusive) on drawing no. 2327/054/201 have been demolished in their entirety (including the removal of any bases and foundations) and the materials arising from those demolition works have been transported off the site.

Reason: The lodges on plots 7-20 are located within the Green Belt. This permission is issued on

the basis that all the buildings labelled A-F on drawing no. 2327/054/201 will be demolished prior to the construction of the lodges which are to replace them to enable a trade-off between the volume of existing and proposed built development within the Green Belt. Accordingly, the condition is required to ensure that all the existing buildings are demolished in advance of any lodges being erected within the Green Belt in order to preserve openness, to safeguard the countryside from encroachment and to prevent development which would otherwise be inappropriate within the Green Belt in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy SP3, Fylde Council Local Plan to 2032 (Submission Version) policy GD2 and the National Planning Policy Framework.

9. No above ground works shall take place until a soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping scheme shall demonstrate compliance with the landscaping strategy indicated on drawing no. 2327/054/201 and the recommendations in the 'Preliminary Ecological Appraisal' by 'Ascerta' dated May 2017 (report reference P.871.17) and shall include, but not be limited to, the following details:

- a) all trees, hedgerows and any other vegetation on/overhanging the site to be retained;
- b) compensatory planting to replace any trees or hedgerows to be removed as part of the development;
- c) the strengthening and/or introduction of landscaping buffers to the site perimeter;
- d) the introduction of additional planting within the site which forms part of the internal development layout and does not fall within (i) to (iii);
- e) the type, size, species, siting, planting distances and the programme of planting of hedges, trees and shrubs.

The duly approved landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that a suitable landscaped buffer is introduced between the site and adjoining land in order to soften the development's visual impact on the surrounding countryside, and to ensure the introduction of appropriate compensatory landscaping and habitat replacement as part of the development in accordance with the requirements of Fylde Borough Local Plan policies EP10, EP12, EP14, EP18 and EP19, Fylde Council Local Plan to 2032 (Submission Version) policy ENV1 and the National Planning Policy Framework.

10. The avoidance measures identified in the Bird Hazard Management Plan (BHMP) by 'Ascerta' dated March 2018 (report reference P.871.17) shall be carried out concurrently with the construction and operational phases of the development in full accordance with the details and timetable for implementation and monitoring contained therein. Within 3 months of the end of the monitoring period set out in chapter 5 of the BHMP, a verification report to assess the effectiveness of the implemented avoidance measures shall be submitted for the written approval of the Local Planning Authority. The verification report shall include recommendations for any further steps required to maintain or enhance avoidance measures, a timetable for their implementation and, where necessary, an additional period of monitoring and review to assess their effectiveness. The development shall thereafter be carried out in full accordance with the details and timetable contained within the duly approved verification report.

Reason: To ensure that appropriate measures are put in place to minimise the potential for bird strike to aircraft operating in the area in the interests of aviation safeguarding for the Warton Aerodrome in accordance with the requirements of Fylde Council Local Plan to 2032 (Submission Version) policy T2.

11. No development associated with the demolition of 'Building 2' (as identified in Appendix 1 of the 'Preliminary Ecological Appraisal' by 'Ascerta' dated May 2017 (report reference P.871.17)) shall take place until a method statement detailing the measures to be put in place in order to avoid and/or minimise any impacts on bats during the course of the demolition works has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include:
- a) Provision for further survey(s) during the optimum period for bat activity – including at least one nocturnal survey – to be undertaken to establish whether the building is utilised by bats prior to any demolition works taking place.
 - b) If such a use is established through the survey(s) in (i), details of mitigation measures (including habitat compensation and enhancement) to be incorporated into the development and a timetable for their implementation.
 - c) If no such use is established through the survey(s) in (i), details of reasonable avoidance measures to be taken as a precaution during the course of the demolition works and a timetable for their implementation.

The duly approved method statement shall be implemented in full accordance with the details, recommendations and timescales contained therein and any mitigation measures shall be put in place before any of the lodges on plots 7-20 hereby approved are first occupied, and shall be retained as such thereafter.

Reason: To ensure that appropriate measures are taken to establish whether features on the site which are suitable to support protected species are (or become) used by those species, and to ensure that adequate mitigation measures are introduced as part of the development in order that it does not adversely affect the favourable conservation status of any protected species in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy EP19, Fylde Council Local Plan to 2032 (Submission Version) policy ENV2, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).

12. Notwithstanding any details shown on the approved plans and the requirements of condition 4 of this permission, no external lighting shall be installed until a scheme for the installation of any such lighting on the building(s) and the external areas of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:
- a) the lighting's position and height on the building(s) and/or site;
 - b) the lighting's spillage, luminance and angle of installation;
 - c) any hoods to be fixed to the lights;
 - d) a lighting design strategy for biodiversity which shall:
 - e) identify those areas/features on site that are particularly sensitive for bats 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
 - f) show how and where external lighting will be installed and its spillage in these areas (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be illuminated will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the details in the duly approved scheme, and shall be maintained as such thereafter. No other external lighting be installed without the prior written approval of the Local Planning Authority.

Reason: To ensure that any external lighting to be installed at the site does not cause a nuisance to surrounding occupiers or detract from visual amenity in the surrounding area as a result of light pollution in accordance with the requirements of Fylde Borough Local Plan policy EP28 and the National Planning Policy Framework.

13. No development shall take place until a method statement detailing the reasonable avoidance measures to be put in place to avoid and/or minimise any impacts on Great Crested Newts during the construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the reasonable avoidance measures identified in the duly approved method statement.

Reason: To ensure that appropriate measures are put in place to avoid any adverse effects to protected species in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy EP19, Fylde Council Local Plan to 2032 (Submission Version) policy ENV2, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).

14. No clearance of any vegetation or demolition of buildings (in preparation for or during the course of development) that may be used by nesting birds shall take place during the bird breeding season (1st March to 31st August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation and/or buildings to be cleared are not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation and/or buildings shall take place during the bird breeding season until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy EP19, Fylde Council Local Plan to 2032 (Submission Version) policy ENV2, the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

15. No development shall take place until a method statement for the removal/control of the invasive plant species Japanese Knotweed which falls within the site has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include:

- measures to prevent the spread of invasive species during any operations (e.g. strimming, soil movement or land remodelling works).
- a timetable for implementation (including any phasing for removal/control on different parts of the site);

The development shall thereafter be carried out in accordance with the details, timetable and phasing contained within the duly approved method statement.

Reason: To ensure the satisfactory treatment and disposal of invasive plant species before any development commences on affected areas of the site in accordance with the requirements of the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

16. None of the lodges hereby approved shall be occupied until a scheme for the incorporation of the following biodiversity enhancement measures into the development and a timetable for their provision has been submitted to and approved in writing by the Local Planning Authority:

- (i) The provision of bat and bird boxes.
- (ii) Compensatory provision for the loss of swallow nesting sites.

The biodiversity enhancement measures shall thereafter be implemented in accordance with the

details and timetable in the duly approved scheme, and shall be retained as such thereafter.

Reason: To ensure that the development delivers appropriate biodiversity enhancements in accordance with the objectives of Fylde Council Local Plan to 2032 (Submission Version) policy ENV2 and the National Planning Policy Framework.

17. No above ground works shall take place until a scheme for the siting, layout, height, design, materials and finish of a vehicle barrier to close the existing vehicular access into the site from Brown's Lane has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify the types of vehicles that will be permitted to access the site from Brown's Lane via the vehicle barrier and shall provide details of how this access will be controlled. The vehicle barrier shall be erected in accordance with the details in the duly approved scheme before any of the lodges hereby approved are first occupied, and shall be operated at all times to restrict access from Brown's Lane for any vehicles other than those identified in the duly approved scheme.

Reason: Brown's Lane is a narrow, rural road with limited passing places and is unsuitable to serve as the principal means of access for the development and the wider Ribby Hall Holiday Village. Accordingly, vehicle access to the site from the existing junction with Brown's Lane is to be restricted for a limited number of purposes through the erection of a vehicle barrier to prevent Brown's Lane from being used as a general access for the proposed development and the wider Ribby Hall Holiday Village in the interests of highway safety and capacity in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy TREC6, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

18. No above ground works shall take place until a scheme for the design, marking out and construction (including surface treatment) of the vehicle parking and manoeuvring areas shown on drawing no. 2327/54/121 has been submitted to and approved in writing by the Local Planning Authority. The vehicle parking and manoeuvring areas shall thereafter be constructed, marked out and made available for use in accordance with the duly approved scheme before each associated lodge hereby approved is first occupied, and shall be retained as such thereafter.

Reason: In order that suitable provision is made for vehicle parking and manoeuvring and to ensure that appropriate turning space is provided to allow vehicles to enter and exit the site in forward gear in the interests of highway safety in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy TREC6, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

19. No above ground works shall take place until a scheme for the design, construction (including surface treatment) and drainage of the new internal access road running through the site, including details of its junction with Bream Wood, has been submitted to and approved in writing by the Local Planning Authority. The internal access road shall be fully constructed in accordance with the duly approved scheme before the car park and/or any of the lodges to be served by that road are first occupied.

Reason: To ensure a satisfactory standard of engineering works for the construction of the road to serve the development and to provide satisfactory facilities for vehicle access, circulation and manoeuvring in the interests of highway safety in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy TREC6, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

20. None of the lodges hereby approved shall be occupied until a scheme for the provision of a bin store for the development has been submitted to and approved in writing by the Local Planning

Authority. The scheme shall include details of the siting, size, design and materials of the bin store. The bin store shall be constructed in accordance with the duly approved scheme and made available for use before any of the lodges hereby approved are first occupied, and shall be retained as such thereafter.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse in the interests of the amenity of future occupiers and to ensure the appropriate siting and design of any refuse storage facilities within the site in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy TREC6, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

21. No development associated with the formation of the fitness trail hereby approved shall take place until a scheme for the layout, design and construction (including surface treatment) of the trail has been submitted to and approved in writing by the Local Planning Authority. If the construction of the fitness trail involves the installation of hard surfacing, the scheme shall include details of how the roots of any trees bordering/overhanging the trail will be protected during and after its construction. The fitness trail shall thereafter be constructed in accordance with the duly approved scheme.

Reason: To ensure a suitable surface treatment to the fitness trail and to avoid any adverse impact on trees which contribute to visual amenity in the surrounding landscape in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy EP12 and Fylde Council Local Plan to 2032 (Submission Version) policy ENV1.

22. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the foul water sewer for the development shall follow the route shown on drawing no. 2017-070-SK-02 D. No development associated with the installation of the foul water sewer shall take place until precise details of the size, depth and location of the trench to hold the foul water sewer, including details of any impacts on tree roots within the area for the trench and how these are to be mitigated, have been submitted to and approved in writing by the Local Planning Authority. The foul water sewer shall thereafter be installed in full accordance with the duly approved details.

Reason: To ensure that the routing of foul water drainage infrastructure can be accommodated without adversely affecting the health and amenity value of trees on the site which contribute to visual amenity in the surrounding landscape in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy EP12 and Fylde Council Local Plan to 2032 (Submission Version) policy ENV1.

23. None of the lodges hereby approved shall be occupied until a Woodland Management Plan (WMP) has been submitted to and approved in writing by the Local Planning Authority. The WMP shall include:
- a) details of the ongoing maintenance of the existing woodland buffer to the perimeter of the site;
 - b) provisions for the re-stocking and introduction of new planting within/adjacent to the existing woodland buffer which shall include details of the type, species, siting, planting distances and the programme of planting of trees; and
 - c) A timetable for implementation.

Development shall thereafter be carried out in full accordance with the details and timetable contained within the WMP. Any trees removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees of similar size and species to those originally required to be planted.

Reason: To ensure that appropriate measures are put in place to secure the ongoing maintenance and strengthening of the woodland planting buffer to the perimeter of the site in order that appropriate screening of the development in the wider landscape is maintained in the interests of visual amenity in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy EP12, Fylde Council Local Plan to 2032 (Submission Version) policy ENV1 and the National Planning Policy Framework.

24. No development shall take place until a scheme for tree protection measures (both above and below ground) to be implemented during the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- a) Details of a construction exclusion zone (including protective fencing of a height and design which accords with the requirements BS 5837: 2012) to be formed around the root protection areas of those trees within and/or overhanging the site to be retained.
 - b) Details of any excavation to take place within the root protection areas of those trees within and/or overhanging the site to be retained.
 - c) Details of the foundations of any building, hardstandings and/or boundary treatments to be constructed within the root protection areas of those trees within and/or overhanging the site to be retained.

The development shall thereafter be carried out in strict accordance with the protection measures contained in the duly approved scheme throughout the construction period.

Reason: To ensure that adequate measures are put in place to protect existing trees which are to be retained as part of the development before any construction works commence in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies EP12 and EP14, and Fylde Council Local Plan to 2032 (Submission Version) policy ENV1.

25. No above ground works shall take place until a strategy for the disposal of foul and surface water from the development, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include the following details:
- a) separate systems for the disposal of foul and surface water;
 - b) information concerning the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities and the methods employed to delay and control surface water discharged from the site which shall demonstrate that the post development rate of surface water run-off will not exceed the pre-development greenfield runoff rate;
 - c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
 - d) measures to be taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses;
 - e) 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);
 - f) finished floor levels for the lodges in AOD;
 - g) flood water exceedance routes, both on and off site;
 - h) a timetable for implementation, including any phasing of works; and
 - i) water quality controls, where applicable.

The drainage strategy shall be implemented in accordance with the duly approved details before any of the lodges are first occupied, and shall be maintained as such thereafter.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies EP25 and EP30, policies CL1 and CL2 of the Fylde Council Local Plan to 2032 (Submission Version) and the National Planning Policy Framework.

26. None of the lodges hereby approved shall be first occupied until a scheme for the lifetime management and maintenance of the surface water drainage system installed pursuant to condition 25 of this permission has been submitted to and approved in writing by the Local Planning Authority. The scheme 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: (a) on-going inspections relating to performance and asset condition assessments; and (b) operation costs for regular maintenance, remedial works and irregular maintenance caused 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 surface water drainage system shall be installed in full accordance with the duly approved scheme before any of the lodges are first occupied and shall subsequently be managed and maintained as such thereafter.

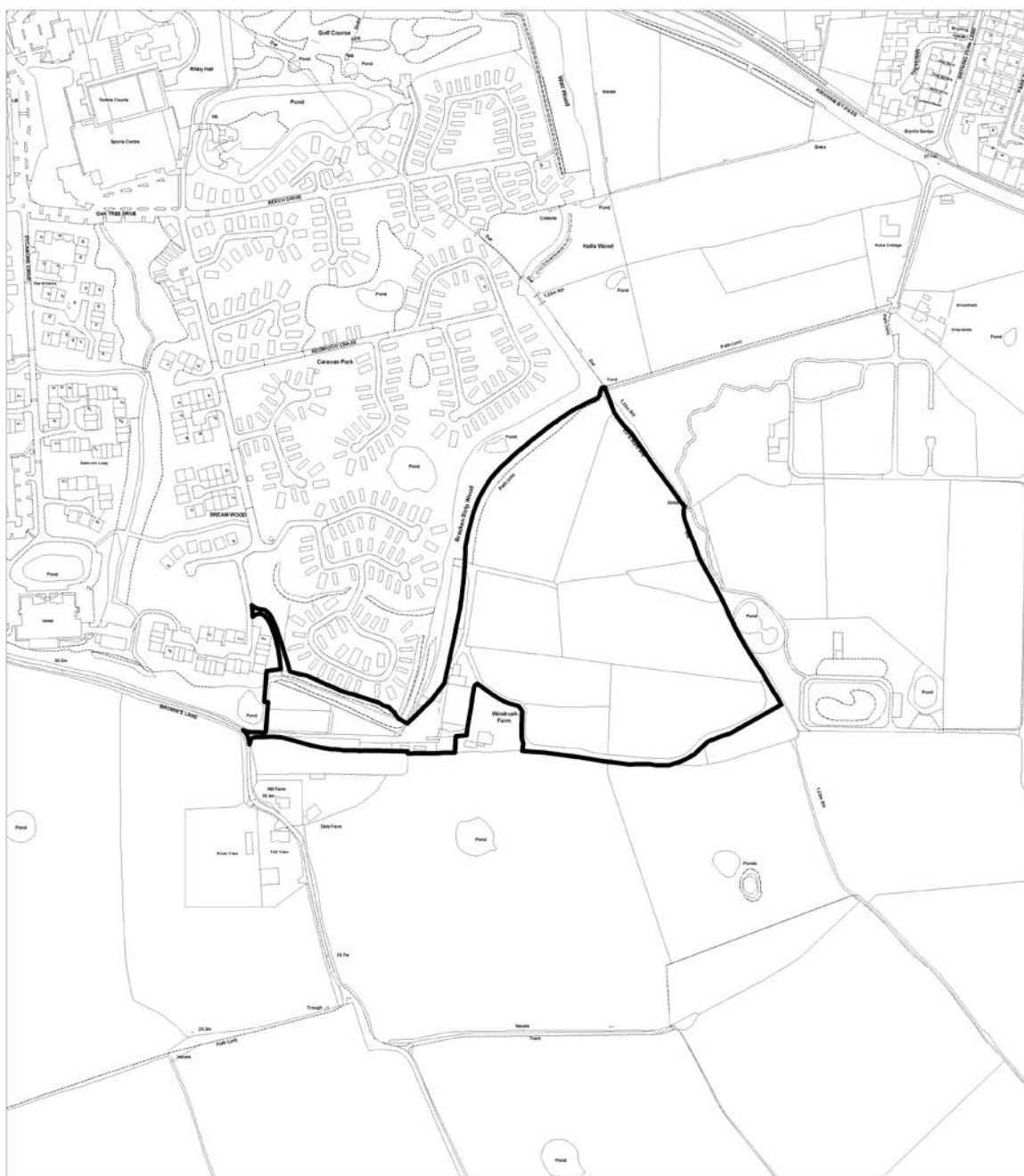
Reason: To ensure that appropriate measures are put in place for the ongoing management and maintenance of the surface water drainage system in order that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies EP25 and EP30, policies CL1 and CL2 of the Fylde Council Local Plan to 2032 (Submission Version) and the National Planning Policy Framework.

27. No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:

- a) hours of work for site preparation, delivery of materials and construction;
- b) arrangements for the parking of vehicles for site operatives, contractors and other visitors within the site (off the public highway);
- c) details of areas designated for the loading, unloading and storage of plant and materials;
- d) arrangements for the provision of wheel washing facilities for vehicles accessing the site; and
- e) measures to control the emission of dust and dirt during construction;

Development shall thereafter be carried out in full accordance with the duly approved CMS.

Reason: To safeguard the amenities of occupiers of surrounding properties during the course of construction of the development and to limit the potential for unacceptable noise and disturbance in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy EP27, policy CL1 of the Fylde Council Local Plan to 2032 (Submission Version) and the National Planning Policy Framework.



Development Services Fylde Council		(c) Crown Copyright and database right (2018). Ordnance Survey (100006084).	
Application No. 5/18/0215	Address Windrush Farm, Browns Lane, Wrea Green	Grid Ref. E.3414 : N.4313	Scale 0 25 50 75 100 m

Item Number: 7

Committee Date: 27 June 2018

Application Reference:	18/0324	Type of Application:	Full Planning Permission
Applicant:	RG & JM Towers	Agent :	Ian Pick Associates Ltd
Location:	THREE NOOKS WOOD, WEETON ROAD, MEDLAR WITH WESHAM, PRESTON, PR4 3WA		
Proposal:	ERECTION OF 2 NO. ADDITIONAL AGRICULTURAL BUILDINGS FOR POULTRY PRODUCTION		
Ward:	MEDLAR WITH WESHAM	Area Team:	Area Team 1
Weeks on Hand:	9	Case Officer:	Ruth Thow
Reason for Delay:	Not applicable		

If viewing online this is a Google Maps link to the general site location:

<https://www.google.co.uk/maps/@53.7973677,-2.9082767,554m/data=!3m1!1e3?hl=en>

Summary of Recommended Decision: Grant

Summary of Officer Recommendation

The application site is 'Three Nooks Wood', Weeton Road, Wesham. The site is located on the southern side of the road around 1 km from its junction with Fleetwood Road and the farmhouse and other buildings forming part of the wider area of land and buildings associated with Bradkirk Hall Farm. In recent years the applicant has established an intensive poultry rearing business from the site that currently features four agricultural buildings in use for poultry rearing with other ancillary buildings associated with this use.

This application seeks permission for two further buildings to house an additional 120,000 birds to expand the current business.

The development is considered to comply with the requirements of Policies SP2 and EP11 of the Fylde Borough Local Plan, as altered (October 2005), Policy GD4 and GD7 of the submission version of the Local Plan to 2032. In addition the proposal is supported by the aim of Chapter 3 of the NPPF which supports the growth and expansion of rural business.

In the absence of any demonstrable harm from this development the application is recommended for approval by Members.

Reason for Reporting to Committee

This application is on the agenda as the building has a floor area greater than a 1,000m² and is therefore classed as a major application. Under the council's scheme of delegation such applications are to be determined by the Planning Committee if the recommendation is a favourable one.

Site Description and Location

The application site is 'Three Nooks Wood', Weeton Road, Wesham. In particular the site sits within a wider area of land that is a 'triangle' within three significant roads: the M55 motorway to the north of the site, the A585 Fleetwood Road and Weeton Road.

The site is formed by sloping grassland which falls towards the north side where there are now four buildings used for intensive poultry rearing with their associated feed hoppers, a building containing a biomass boiler, and a building used for the storage of hay, and recently permission has been granted for a further building for use as a grain store. The site also has two attenuation ponds created to accommodate surface water from the concrete aprons around the buildings.

New tree planting has been carried out along both sides of the access road and around the site boundaries.

The site is designated as countryside on the Fylde Borough Local Plan, as altered (October 2005) and this designation has been carried through in the submission version of the Fylde Local Plan to 2032.

Details of Proposal

This application seeks permission for the erection of two further buildings for the purposes of intensive poultry rearing, each building housing 60,000 birds at one time and the 45 day rearing cycle allowing for 8 flocks per annum.

Each building measures 106.9 metres by 24.69 metres with an eaves height of 2.75 metres and a ridge height of 5.97 metres. Between the two buildings are the associated feed bins with a wood pellet bin situated to the west side of the group. Internally each building is equipped with a control room and a store, with a canopy covering the entrance. An attenuation pond to serve the buildings is also proposed situated to the south side of the pair of buildings.

The existing belt of landscaping along the south side boundary of the existing buildings is to be continued along the south side of the proposed buildings and around the area of the attenuation pond to link with the existing woodland.

Relevant Planning History

Application No.	Development	Decision	Date
17/0818	ERECTION OF AGRICULTURAL BUILDING FOR USE AS GRAIN STORE WITH ASSOCIATED ACCESS TRACK AND RETROSPECTIVE APPLICATION FOR ALTERATIONS OF GROUND LEVELS TO PROVIDE LEVEL AREA FOR BUILDING	Granted	21/12/2017
17/0819	ERECTION OF AN EXTENSION TO EXISTING AGRICULTURAL STORAGE BUILDING	Granted	
16/0635	ERECTION OF AN AGRICULTURAL STORAGE BUILDING FOR STRAW	Granted	13/10/2016
16/0615	ERECTION OF A BIOMASS BOILER BUILDING	Granted	10/10/2016
16/0602	APPLICATION TO DISCHARGE DETAILS ASSOCIATED WITH CONDITIONS 6, 7, 8, 9	Advice Issued	31/10/2016

	OF PLANNING PERMISSION 16/0211 RELATING TO SUSTAINABLE DRAINAGE, BIODIVERSITY MANAGEMENT, AND FINISHED FLOOR LEVELS		
16/0211	ERECTION OF TWO ADDITIONAL BROILER REARING BUILDINGS AND ASSOCIATED INFRASTRUCTURE INCLUDING FEED BINS, HARDSTANDINGS AND ATTENUATION POND	Granted	01/08/2016
15/0644	PRIOR NOTIFICATION FOR INSTALLATION OF SOLAR PANELS ON SOUTH FACING ROOF OF POULTRY HOUSE UNDER PART 14 CLASS J OF GENERAL PERMITTED DEVELOPMENT ORDER	Approve Prior Determination	17/11/2015
15/0059	RETROSPECTIVE APPLICATION FOR RETENTION OF 3 NO. BULK BINS	Granted	25/03/2015
13/0319	PROPOSED ERECTION OF 2 NO AGRICULTURAL BUILDINGS FOR BROILER REARING, LINK CONTROL ROOM, 3 NO. FEED BINS, HARDSTANDING, ACCESS ROAD AND NEW HIGHWAY ACCESS TO WEETON ROAD.	Granted	11/09/2013

Relevant Planning Appeals History

None

Parish/Town Council Observations

The site is within the area of Medlar with Wesham Town Council. They were notified on 27 April 2018 and comment:

The Council have no specific observations to make upon the proposal.

Given the scale of the building neighbouring parishes of **Greenhalgh with Thistleton Parish Council** and **Weeton with Preese Parish Council** were also notified. No comments have been received from either.

Statutory Consultees and Observations of Other Interested Parties

Environmental Protection (Pollution)

Comments received 10/05/2018:

“In recent years the department has received a number of complaints concerning excessive and pungent odours affecting residents near to Fairfield Way in Wesham. In March 2018 the source of the odours was identified as Three Nooks Farm when the manure from clearing out the chicken sheds was subsequently spread on nearby fields. Whilst it is understood that this a recognised procedure there are concerns that should the facility be expanded then the frequency and intensity of the odour nuisance may increase.

It is understood that the premises is covered by a permit issued by the Environment Agency who are satisfied with the procedures and practices taking place. However I would ask that the applicant prepare an odour management plan to specifically cover the depositing of chicken manure waste on the field as a means of disposal.”

(Note: The applicants subsequently submitted an 'Odour Management Plan for Manure Spreading Operations' and the views of the council Environmental Protection team sought.)

Comments received 18/05/2018:

“This methodology is standard and is part of the DEFRA code of practice.”

Environment Agency

“We have no objection in principle to the proposed development, but wish to make the following comments:-

Environmental permitting: intensive agriculture

Three Nooks Wood Poultry Unit is currently regulated by the Environment Agency under the Environmental Permitting Regulations 2016.

The applicant/operator has applied for and had issued (on 25 April 2018) a variation for their existing environmental permit for intensive agriculture to include the two proposed new poultry houses, taking the total capacity at the farm of 360,000 broilers.

Our most recent inspection at the farm was conducted on the 15 February 2018, and full compliance with permit conditions recorded. Both farm operations and record keeping were noted to be of a very good standard.

Advice to LPA

Emissions to land, air or water, including odour and noise that are generated outside of the installation boundary will not be addressed by the permit. This will apply to the following activities:

- *emissions from land spreading of slurry and manure (the permit will set controls for land spreading of slurry and manure but it will not assess the impact of emissions from land spreading);*
- *the transport of manure from the installation to fields using a tractor and trailer;*
- *the transport from the installation through permanent or temporary pipework of*
- *slurry or dirty water used for irrigation;*
- *the provision of office and toilet facilities.*

New development within 400m of an existing intensive pig or poultry farm could result in the community at the proposed development being exposed to odour, noise, bioaerosols and flies. The severity of these impacts will depend on the size of the facility, the animals it houses and prevailing weather conditions. If the operator follows the management plan to deal with amenity issues and takes all reasonable precautions to mitigate these impacts, the facility and community can co-exist, with some residual impacts. In some cases, these residual impacts may cause local residents concern, and they must appreciate that there are limits to the measures that the operator can take to prevent

impacts to the residents.”

Lancashire CC Flood Risk Management Team

No comments received.

Lancashire County Council - Highway Authority

“LCC Highways does not have any objections regarding the proposed erection of 2 agricultural buildings and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site. “

Natural England

No objection.

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected sites or landscapes.

Greater Manchester Ecology Unit

Summary

No significant ecological constraints were identified by the developer’s ecological consultant. Minor issues relating ecological mitigation were identified which can be resolved via condition.

Ecological Appraisal

No evidence of any protected species and no suitable habitat identified that could be utilised by protected species was found on the site. In addition there is only low risk bird nesting habitat and the habitat to be lost, improved grassland is of only very low ecological value. The consultant’s report was thorough and clear. I therefore have no reason to doubt these findings. No further surveys or information required prior to determination.

Reptiles

The consultants have recommended precautionary measures for reptiles as they were unable to fully rule out the risk. However given the scale of the development and the habitat is such that the risks are very low. I therefore recommend the following informative is applied to any permission.

The applicant is reminded that reptiles are protected under schedule 5 of the Wildlife & Countryside Act 1981 (as amended). It is an offence to take or kill reptiles. If a reptile is found on or near the site during the development work should cease and a suitably experienced ecologist employed to how best to safeguard the reptile(s).

Ecological Impact of the Development

The development will result in the loss of very low value habitat (improved grassland) to buildings. This represents a very minor negative impact contrary to the guidance with the NPPF that states that the planning system should contribute to and enhance the natural environment. However this would easily be mitigated for on site, through appropriate mitigation measures some of which are noted by the ecological consultants, such as provision of bird and or bat boxes. I am happy for landscaping to be conditioned.

National Air Traffic Services

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

Secretary of State for Communities and Local Government

No comments received

Neighbour Observations

Neighbours notified:	27 April 2018
Site Notice Date:	04 May 2018
Press Notice Date:	10 May 2018
Number of Responses	None received

Relevant Planning Policy

Fylde Borough Local Plan:

SP02	Development in countryside areas
EP23	Pollution of surface water
EP24	Pollution of ground water
EP26	Air pollution
EP27	Noise pollution
EP14	Landscaping of new developments
EP19	Protected species

Fylde Local Plan to 2032:

GD4	Development in the Countryside
INF1	Service Accessibility and Infrastructure
ENV1	Landscape
ENV2	Biodiversity
GD7	Achieving Good Design in Development

Other Relevant Policy:

NPPF:	National Planning Policy Framework
NPPG:	National Planning Practice Guidance

Site Constraints

Within countryside area

Environmental Impact Assessment

The development is of a type listed within Schedule I of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 as amended as such the application is required to be accompanied by an Environmental Impact Statement under the terms of the Town and Country Planning Act 1990.

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Schedule 4, requires that an Environmental Statement should include:-

- A description of the development including the main characteristics during construction and the operational phase;
- An estimate by type and quantity, of expected residues and emissions.
- A description of the reasonable alternatives studied by the developer and an indication of the main reason for selecting the chosen option.
- A description of the current state of the environment (baseline scenario)
- A description of the factors likely to be significantly affected by the development.
- A description of the likely significant effects of the development on the environment resulting from the construction and existence of the development
- The use of natural resources, in particular land, soil, water and biodiversity.
- The emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste.
- The risks to human health, cultural heritage or the environment
- The accumulation of effects with other existing and / or approved projects.
- The impact of the project on the climate and vulnerability of the project to climate change
- The technologies and substances used
- A description of the forecasting methods or evidence used to identify and assess the significant effects on the environment including any difficulties encountered compiling the required information.
- A description of the measures envisaged to avoid, prevent, reduce or, if possible offset any identified significant adverse effects on the environment. That description should explain the extent to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.
- A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and / or disasters which are relevant to the project concerned. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.

The applicant has submitted an EIA and the topics referred to above are covered in the analysis below.

Comment and Analysis

This application seeks permission for two additional buildings for the purposes of intensive broiler rearing as an expansion of the applicant's existing enterprise. Permission was originally granted for two buildings under application no. 13/0319 with a further two buildings under application no. 16/0211. These buildings and their associated feed bins, grain store, biomass boiler and hay store are now in operation on the site.

Principle of Development

The site is located within the countryside as allocated on the Fylde Borough Local Plan, as altered (October 2005) and under GD4 in the submission version of the Fylde Local Plan to 2032. As such these policies are relevant to this application and both are generally restrictive to preserve the rural nature of the borough. One of the exceptions to this restriction is that justifiable agricultural buildings can be acceptable providing they are associated with the continuation of an existing operation and do not harm the character of the surrounding countryside.

The application

The application advises that the demand for British chicken is increasing with the industry being the subject of long-term growth and profitability. The industry requires the development of strategically located sites to meet the food production of the UK consumers, hence the success and expansion of this local site and other sites in the borough.

Permission is sought in this application for two additional agricultural buildings with their associated feed bins, hardstandings and a further drainage attenuation pond to enable the applicant to expand the existing poultry rearing business operated from the site. Previous permissions granted for this business have now been implemented and are all established and operational.

The site

The application site is land off Weeton Road accessed from an existing tarmacadam track serving the site. The road has been planted either side with saplings as part of the additional landscaping required as a condition of the permissions for the existing poultry buildings.

The new buildings are proposed to be sited to the south east and to the rear of two of the existing poultry buildings and to the west of the existing woodland.

Two options for siting have been considered and discussed with the Local Planning Authority as part of a pre application planning enquiry. The options included the proposed site which is subject to the current planning application, and one alternative, which was parallel to the existing poultry units on the northern side. The alternative site was dismissed following consultation with the LPA, due to proximity to neighbouring dwellings, and flood risk matters.

The need

Policy SP2/GD4 of the Fylde Borough Local Plan requires that development in countryside areas is only allowed where it is essentially required for the purposes of agriculture. This proposal expands on the applicants existing broiler rearing business and provides a stable 'year-round' farming operation. British poultry meat has increased its contribution to the UK's gross domestic product (GDP) over the past 12 months from £3.3bn to £3.6bn due to its popularity.

The NPPF at Chapter 3 requires that planning policies should support economic growth in rural areas and to promote the development and diversification of agriculture and other land based rural businesses.

The development has economic benefits both within the construction of the buildings and the operational phases and expands the existing farming enterprise within the countryside and is considered to represent sustainable growth and expansion of an existing agricultural business which is supported by the NPPF.

Visual impact and landscaping

The site is part of an agricultural field used for occasional sheep grazing which is sloping with lower levels to the north side with managed hedgerows, trees and post and wire fencing delineating field boundaries. Mill Farm and its associated buildings can be seen to the east side of the site with some residential properties in the distance to the west and north.

The greatest vantage points of the site are those from Bradshaw Lane looking south east towards the site and from Coronation Way (Mill Farm site) looking west. In regards to views from Bradshaw Lane the proposed buildings are no nearer than the existing buildings which are the pair situated furthest from Bradshaw Lane. The buildings are low lying in their design with low eaves and ridge height and are all of a uniform green colour, blending well into the landscape.

From Coronation Way the views are of the land which is more level and open. However, the buildings are approximately 0.79 km from this viewpoint and are partially broken by the existing vegetation and ultimately will be screened by landscaping planted by the applicant as part of this and previous development carried out at the site.

Views from Weeton Road looking north east are limited due to the topography of land. Some distant views of the site from other points on Weeton Road looking south east can be obtained currently however, the proposed buildings are situated behind the buildings currently visible and so overall will not result in a greater visual impact.

The visual impact of the development is exacerbated by the lack of mature vegetation when viewed from certain vantage points. However, the new buildings are to be situated where there are existing buildings of the same scale, design and of the same materials. In addition the impact will be mitigated by the current landscape planting carried out by the applicant as part of previous development and this recommendation will be with conditions requiring further landscaping of native trees and hedgerows.

Given the above factors the proposed development will have a minor visual impact i.e. not significant in respect of its environmental impact.

Environmental issues:

The operation

The application seeks permission for two further buildings each capable of holding 60,000 broiler chicks in each building. These additional 120,000 birds when added to those already housed will increase the capacity of the site to 360,000 birds at any one time.

The operation is the rearing of poultry from day old chicks to finished table weight. The rearing cycle operates on an all-in / all-out system, with each cycle taking 45 days. The chicks are reared for approximately 38 days with 7 days following during which the buildings are cleaned out and prepared ready for the next cycle. The units will operate with 8 flocks per annum with all six buildings (4 existing and 2 proposed) stocked and de-stocked at the same time.

Odour Control

At the end of each flock cycle, the buildings are cleaned out and the manure removed using agricultural loaders and removed from the site for disposal. Following manure removal, the buildings will be washed out with high pressure hoses and prepared for the incoming flock. The inside of the poultry buildings is drained to a sealed concrete dirty water tank which will be emptied following each clean out of the building by tanker.

The process takes approximately 2 hours per building, or 1 working day for the whole site of 6 buildings (including the proposed).

As reported the application site is agricultural land, adjacent to existing poultry units. The odour impact assessment for the proposal has been undertaken in combination with the existing poultry farming operations as part of the EIA. The odour emission rates obtained have been used to input an atmospheric dispersion model which calculates odour exposure levels in the surrounding area. The modelling predicts that at all nearby residences, the odour concentrations would be below the Environment Agency's benchmark for moderately offensive odours at dwellings unconnected with the farm.

At all poultry units exceeding a threshold of 40,000 birds a permit under the Industrial Emissions Directive - Integrated Pollution Prevention and Control (IPPC) is required which is administered by the Environment Agency.

The permit must take into account the whole environmental performance of the plant, covering emissions to air, water and land, generation of waste, use of raw materials, energy efficiency, noise, prevention of accidents and restoration of the site upon closure. The purpose of the Directive is to ensure a high level of protection of the environment taken as a whole. This further control will assist in providing enforcement should there be any nuisance or pollution issues arising from the development.

The Environment Agency have advised the LPA that the permit only covers up to the site boundaries and the council's Environmental Protection team are aware of complaints of odour from some residents which has been traced to the farm as a result of the manure spreading process. As a consequence the applicants have prepared and submitted a 'Odour Management Plan for Manure Spreading Operations'. This plan seeks to avoid spreading at times when residential properties are more likely to be occupied and will avoid spreading in weather conditions which could have a detrimental impact on the spread of odour.

As a consequence it is considered that as the development complies with Policy EP26 of the Fylde Borough Local Plan, as altered (October 2005)/INF1 of the submission version of the Local Plan to 2032 the aims of the NPPF.

Noise

The noise assessment provided with the application includes an existing background noise assessment of all existing noise sources in the locality and the cumulative noise impacts are taken into account within the assessment.

A detailed noise assessment has been prepared and identifies a background of farm/agricultural noise with the dominant noise as that from traffic on Weeton Road and the M55.

The only plant associated with the sheds are the high speed roof mounted extractor fans. The extract fans are thermostatically controlled, with the total number of fans operating at any one time dependent on the bird's ventilation requirements, which is dictated by the external temperature.

The detailed noise report concludes that the noise impact of the extract fans (existing plus the proposed buildings) will be negligible.

As a consequence it is considered that as the development complies with Policy EP27 of the Fylde Borough Local Plan, as altered (October 2005)/INF1 of the submission version of the Local Plan to 2032 relating to noise nuisance and the aims of the NPPF Paragraph 122.

Air quality

The results of a DEFRA research project demonstrated that emissions from poultry units in terms of particulate matter reduced to background levels by 100m downwind of the even the highest emitting poultry houses. The research showed that levels of particulate matter are sufficiently diluted over a short distance so as not to pose a risk to those living in the vicinity of poultry operations. The application site is 440m from the closest residential receptor and therefore beyond the distance where dust issues can occur.

Intensive poultry farming enterprises have the potential to create increased levels of ammonia and nitrogen within the atmosphere in the locality, which can in turn create negative impacts on sites of nature conservation importance, for example, Special Areas of Conservation (SAC's), Sites of Special Scientific Interest (SSSI), Ancient Woodlands and Local Wildlife Sites.

As part of the permitting process, an assessment of potential impacts of ammonia and nitrogen deposition to protected ecological sites is required, if there are Ancient Woodlands or Local Wildlife Sites within 2km, SSSI's within 5km or SAC sites within 10km.

Ammonia screening of the impacts of the proposed development been prepared by the Environment Agency as part of the IPPC permit application. This ammonia screening is attached as part of this application and confirms that the proposal screens out, confirming no significant effects and no further assessment is required.

As a consequence of the above, the development is considered to comply with Policy EP26 of the Fylde Borough Local Plan, as altered (October 2005) relating to air pollution and the aims of the NPPF.

Drainage

The application site is within Flood Zone 1 and therefore the development is not at risk of flooding. Surface water drainage from the field is currently limited to a greenfield runoff rate. A detailed Flood Risk Assessment and Surface Water Management Strategy for the development has been submitted with this application.

The surface water management design for the development including the hardstanding areas is proposed in the form of an attenuation pond the purpose of which is to store clean water on site during peak rainfall events and release into the drainage system at a normal greenfield runoff rate. The use of this type of system prevents surges during high rainfall prevents downstream flooding.

Foul and surface water drainage on the site are separated to prevent discharge of dirty water to watercourses. The inside of the proposed buildings will be sealed and drained to sealed underground dirty water containment tank, which will collect contaminated water produced in the washing out process.

The concrete aprons also have the potential to become contaminated during the manure removal process of the clean out operation. The aprons will be enclosed by a catchment drainage system and will be drained into the dirty water containment system. Outside the clean out period, when the apron is clean and uncontaminated, the apron will drain into the attenuation pond. The separate drainage systems are a requirement for the Environment Agency permit.

The drainage system is considered acceptable and in compliance with the requirements of Policies EP23 and EP24 of the Fylde Borough Local Plan, as altered (October 2005) and Policy

INF1 of the submission version of the Local Plan to 2032 together with the aims of the NPPF.

Access and highway issues

The development is proposed to be accessed via the existing private track from Weeton Road, which was constructed as part of the development approved in 2014 to serve the poultry units.

The access was designed and constructed to accommodate HGV traffic and turning provision and visibility at the Weeton Road junction are already in existence.

The proposed development will result in an increase in HGV traffic to serve the increase in bird numbers through the requirement for chick delivery, removal, feed delivery, shavings delivery etc., with the busiest days being on days 37 and 38 of the cycle during bird removal with up to 20 lorries visiting the site over a two day period. Although this will only amount to an average of less than 1 vehicle per day across the full bird cycle period.

Lancashire Highway Engineers have been consulted as part of this application and are of the view that the development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Highway and transportation impacts of the development are assessed as negligible.

As such, the proposal is considered to comply with Policy SP2/GD4 of the Local Plan.

Ecology & Biodiversity

The application site is outside of any specially designated site and Natural England have advised that the proposed development will not have significant adverse impacts on any statutorily protected sites or landscapes.

In regard to local biodiversity, priority habitats and protected species the applicants have submitted a 'Preliminary Ecological Appraisal' dated February 2018. The site was surveyed for its ecological interest by means of a desk study and field survey.

As a whole the survey revealed that the site's habitats which will be affected by works are common and widespread and are considered to be of low intrinsic biodiversity value. The site is not of sufficient ecological value to warrant whole-scale protection from development.

It is proposed ecological enhancements for birds and bats include the erection of bird and bat boxes on suitable trees within the curtilage of the site are provided which will reduce the risk of harm to any wildlife in the lead up to construction on the site and during the development itself are provided.

The recommended ecological protection and enhancements will provide assurance that there is no net loss to biodiversity and no unacceptable adverse impact on ecosystem services.

On this basis the development is considered to comply with Policy EP19 of the Fylde Borough Local Plan, as altered (October 2005), Policy ENV2 of the submission version of the Local Plan to 2032 and Paragraphs 118 and 119 of the NPPF.

Climate change

Schedule 4 of the 2017 of the EIA Regulations requires that the EIA includes a description of the likely significant effects of the development on climate and the vulnerability of the project to climate change.

Mitigation for climate change is factored into the sustainable drainage design of the proposals which includes the appropriate additional capacity for climate change within the designed system. The development has also been designed with a renewable heating system in the form of the existing biomass boiler, which will provide 100% of heating requirements for the development through on site renewable provision.

Cumulative impacts

As part of the EIA a review of intensive farming installations within 5 km of the site has been conducted which has identified two sites, those being Swarbrick Hall, Singleton Road, Weeton and Greylands, Fleetwood Road, Greenhalgh.

There is no inter visibility between the application site and the other identified intensive poultry rearing businesses. In regards to issues of cumulative noise, odour and dust the development has been assessed having regard to the background conditions as well as the impact of the proposed development and has found no significant impacts.

Drainage, flooding and ammonia impact have been considered in combination with other similar developments within the locality and the separation distance between the application site and other similar developments removes the potential for significant cumulative effects.

Impact on residential amenity

Impact on nearby residential properties has been considered and addressed under the sub-headings above and the reports advise that there would be no detriment to the occupiers of residential properties in the vicinity subject to compliance with the odour management procedures submitted as part of this application.

Sustainable development

Paragraph 28 of the NPPF *"supports economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development."*

The development proposed will result in an additional member of staff during the operational phase and employment will be provided during the construction phase in addition to providing support to other sectors of the industry including haulage contractors, chick and feed suppliers and other employment industries associated with the cleaning cycles.

It is considered that the proposal will allow an existing 'sustainable' rural business to expand to provide locally produced food. As such the development satisfies a 'social' role as set out in the NPPF.

The proposal will increase the supply of poultry meat, reducing the need for imports and reduce food miles. Emissions are screened out and so is acceptable in regards to aerial emission impacts.

The site is heated using a biomass heating system using straw grown on the applicant's farm. The development will provide for enhance wildlife habitat through the attenuation pond and additional planting.

Poultry litter is to be used as a fertilizer on agricultural land, thereby reducing the reliance on manufactured fertilisers which are derived from fossil fuels.

As a consequence the development will have a minimal impact on the environment and so satisfies the 'environmental role'.

The development involves an investment in buildings and infrastructure by the applicants of approximately £1.2 million. As such the development provides a cash injection into the rural economy through the construction phase. Once operational the development will support existing jobs and provide additional employment and so is considered to comply with the economic role set out in the NPPF.

Accordingly the proposal complies with the aims of the NPPF in regards to sustainable development and rural employment.

Other matters

There are no other matters to be taken into consideration and so the application is considered to comply with the requirements of the local plan and the NPPF.

Conclusions

The development proposes the erection of two further buildings for the purposes of intensive poultry rearing, together with its associated infrastructure.

The development is sited in an area that will result in limited views of the development due to the existing natural landscaping and adjacent buildings however, further landscape screening would be beneficial to the wider landscape and biodiversity and are a condition of this recommendation.

The application demonstrates mitigation methods and procedures for complying with the regulations for developments of this nature and the imposition of conditions will ensure that these mitigation methods are carried out to ensure that there is no harm incurred as a result of the development by way of noise, smell and impacts on ecology.

The development is therefore considered to comply with the requirements of Policies SP2 in respect of the agricultural need for the development and the Environmental Protection and Conservation Policies EP14, EP19, EP23, EP24, EP26 and EP27 of the Fylde Borough Local Plan, as altered (October 2005) and Policies GD4, INF1, ENV1, ENV2 and GD7 of the submission version of the Local Plan to 2032 and is supported by the aims of the NPPF which supports the growth and expansion of rural business.

In the absence of any demonstrable harm from this development it is supported and recommended for approval subject to conditions.

Recommendation

That Planning Permission be GRANTED subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This consent relates to the following details:

Approved plans:

- Location Plan - drawing no. IP/RT/01
- Proposed site plan - drawing no. IP/JRT/02
- Proposed floor plans and elevations - drawing no. IP/RT/03
- Proposed landscaping - drawing no. IPA21691-11

Supporting Reports:

- Design, Access & Planning Statement - Ian Pick March 2018
- Landscape and Visual Impact Assessment - doc ref. IPA21691 - ACD Environmental February 2018
- Soft landscape specification ACD Environmental - April 2018
- Odour impact assessment - AS Modelling & Data Ltd - 18th February 2018
- Plant noise assessment - Matrix ref. M1308/R03 dated 5th February 2018
- Flood risk and surface water management plan - doc. ref. L0115A Rep.2 (REV.0) Hydro-logic services (March 2018)
- Environmental statement - Ian Pick - March 2018
- Ecological Appraisal
- Ammonia screening assessment - Environment Agency - 22/01/18

Reason: For the avoidance of doubt and as agreed with the applicant / agent.

3. The external materials to be used in the development hereby approved shall accord entirely with those indicated on the approved plans, with any modification to this agreed with the Local Planning Authority in writing prior to any substitution of the agreed materials.

Reason: In the interests of visual amenity to preserve the character of the countryside.

4. No development shall commence until final 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 post development surface water run-off will not exceed the pre-development greenfield runoff rate for the corresponding rainfall

event. 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 dwellings, 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.

Reasons: To ensure that the proposed development can be adequately drained, and that there is no flood risk on or off the site resulting from the proposed development in accordance with policies EP23, EP24 and EP25 of the Fylde Borough Local Plan, as altered (October 2005), Policy INF1 of the submission version of the Local Plan to 2032 and the aims of the NPPF.

- 5. 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 or similar
 - 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:
 - a. on-going inspections relating to performance and asset condition assessments
 - b. operation costs for regular maintenance, remedial works and irregular maintenance caused 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 and so will reduce the flood risk to the development as a result of inadequate maintenance in accordance with Policies EP23, EP24 and EP25 of the Fylde Borough Local Plan, as altered (October 2005), Policy INF1 of the submission version of the Local Plan to 2032 and the aims of the NPPF.

- 6. Prior to the commencement for any development details of the design, capacity, outfall destination and rate, and mechanism to control outfall flow for the attenuation basin shall be submitted to and approved in writing by the Local Planning Authority. These details shall be implemented and made operational alongside the construction of the first of the buildings hereby

approved, and shall be maintained operational at all times thereafter.

Reason: To ensure site drainage during the construction process does not enter the watercourses at un-attenuated rate, and to prevent a flood risk during the construction of the development

7. Prior to the commencement of any development on site a full scheme and programme for the landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. Specific details shall include the provision of bird and bat boxes, finished levels, means of enclosures, hard surfacing materials, soft landscape works shall include plans and written specifications noting species, plant size, number and densities and an implementation programme. The agreed scheme and programme shall thereafter be carried out in accordance with the approved programme and varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

Reason: To enhance the quality of the development in the interests of the amenities and biodiversity of the locality in accordance with Policies SP2, EP19 of the Fylde Borough Local Plan, as altered (October 2005), Policies GD4, GD7, ENV1 and ENV2 of the submission version of the Local Plan to 2032 and the aims of the NPPF.

8. The whole of the landscape works, as approved shall be implemented and subsequently maintained for a period of 10 years following the completion of the works. Maintenance shall comprise and include for the replacement of any trees, shrubs or hedges that are removed, dying, being seriously damaged or becoming seriously diseased within the above specified period, which shall be replaced by trees of a similar size and species. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary.

Reason: To ensure a satisfactory standard of development and in the interest of visual amenity in the locality.

9. In the event that the presence of any protected species is identified or suspected during works, works must cease and Natural England/a licenced ecologist should be contact immediately for advice, thereafter a Method Statement shall be agreed with and subsequently implemented and monitored to the satisfaction of the Local Planning Authority.

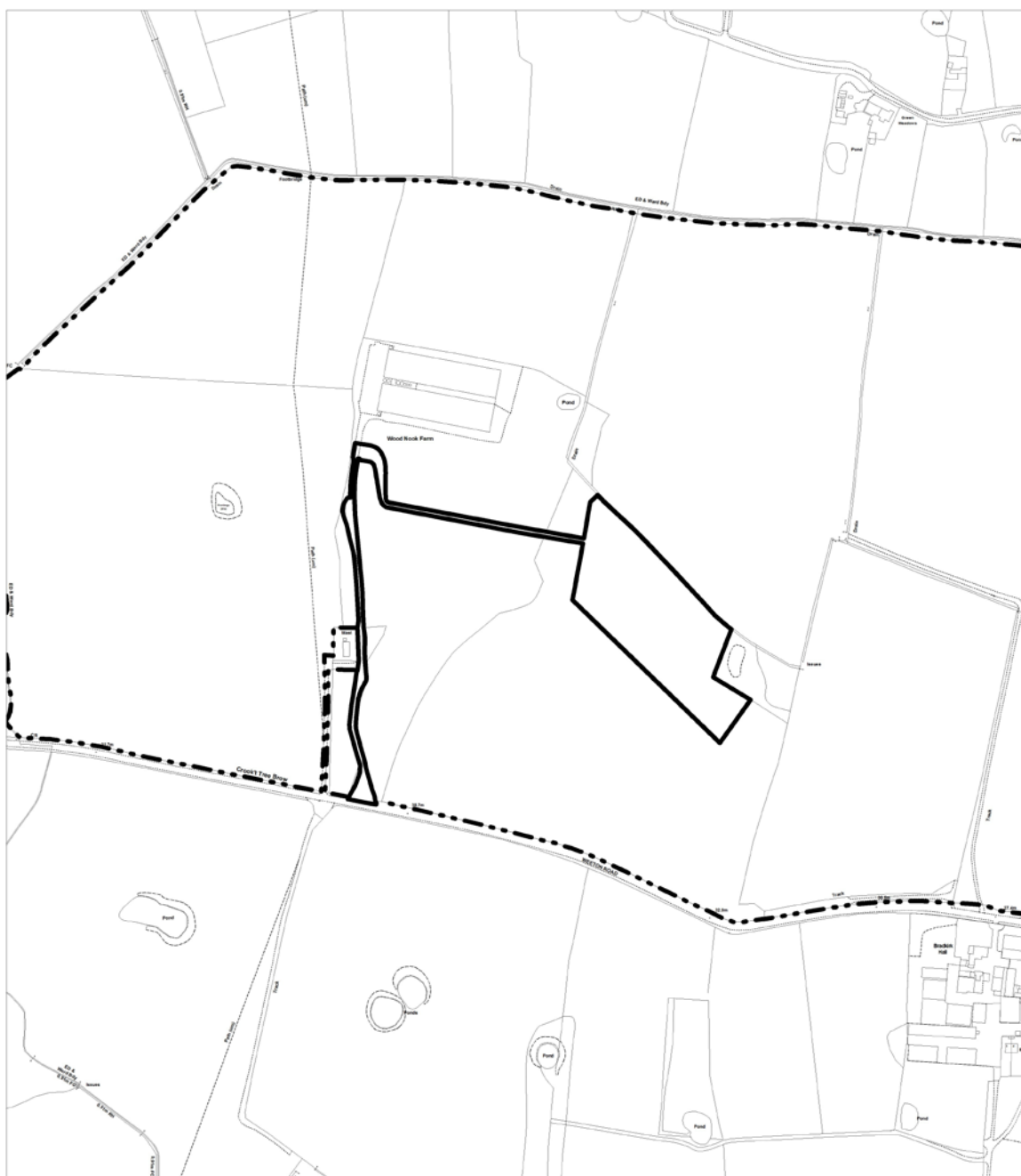
Reason: The above are protected by The Conservation of Habitats and Species Regulations 2010 (as amended), The Wildlife and Countryside Act 1981 (as amended), and The Natural Environment and Rural Communities Act 2006.

10. Building demolition, vegetation clearance works or other works that may affect nesting birds will be avoided between 1 March and 31 August, unless the absence of nesting birds has been confirmed by further surveys or inspections by a suitably qualified ecologist and the result submitted to the Local Planning Authority.

Reason: The above are protected by The Conservation of Habitats and Species Regulations 2010 (as amended), The Wildlife and Countryside Act 1981 (as amended), and The Natural Environment and Rural Communities Act 2006.

11. No construction works for either building shall commence until details of the finished floor levels of that building, and the works to be undertaken to ground levels elsewhere on the site to accommodate those floor levels, have been submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details.

Reason: For the avoidance of doubt, to ensure a satisfactory standard of development given the undulating rural nature of the site and its surrounding area.



Development Services Fylde Council		(c) Crown Copyright and database right (2018). Ordnance Survey (100006084).	
Application No. 5/18/0324	Address Three Nooks Wood, Weeton Road, Wesham	Grid Ref. E.3405 : N.4337	Scale 0 25 50 75 100 m

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	27 JUNE 2018	5
PLANNING APPLICATION LCC/2014/0101 – PROPOSED EXPLORATION WELLSITE ON LAND ADJACENT TO ROSEACRE WOOD, ROSEACRE ROAD, ELSWICK FYLDE COUNCIL APPLICATION REFERENCE: 14/0440			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

The Council has received a letter from Lancashire County Council dated 13 June 2018, seeking comments on an updated Environmental Statement prepared by Cuadrilla in relation to a county matter application 2014/0101 – (FBC reference 14/0440) Proposed Exploration Wellsite on land adjacent to Roseacre Wood, Roseacre Road, Elswick.

A copy of the letter and the associated documentation is attached at Appendix 1 of the report.

RECOMMENDATION

1. To invite the committee to comment on the correspondence attached at Appendix 1 of the report.

SUMMARY OF PREVIOUS DECISIONS

The Planning Committee on 18 January 2018, RESOLVED:

1. The Head of Planning and Housing is instructed to prepare and submit a response to LCC which outlines that Fylde Council objects to the additional information provided in support of the appealed application on the basis that:
 - Matters of highway safety have not been adequately addressed and that the proposed red and green routes which are along narrow country roads with tight bends and restricted forward visibility are not appropriate as an alternative or additional access to the appeal site. It is also recommended that the views of Highways England be obtained in regard to the proposed increase in turning movements at the A585 Thistleton Junction.
 - The number of passing places that it is proposed are constructed to allow the use of these roads demonstrates that the overall highway network is inherently unsuitable to provide access routes to the site and that the overall impact on the local highway network will be severe.
2. That the Head of Planning and Housing should liaise with officers at Lancashire County Council to establish whether they believe it would be helpful to have a Fylde Council presence at the Public Inquiry in April.
3. That irrespective of the outcome of the discussions in item 2 a written representation be made to the Inspector on behalf of Fylde Council.
4. That should the outcome of items 2 and 3 above be such that the Chairman of the Planning Committee

concludes it is beneficial that Fylde Council be represented at the Public Inquiry to support its position as expressed in item 1, then appropriate representation be made at that Inquiry.

CORPORATE PRIORITIES	
Spending your money in the most efficient way to achieve excellent services (Value for Money)	
Delivering the services that customers expect of an excellent council (Clean and Green)	
Working with all partners (Vibrant Economy)	√
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	√
Promoting Fylde as a great destination to visit (A Great Place to Visit)	√

REPORT

1. As a consultee, the Council's Planning Committee was invited by Lancashire County Council to comment on a County matter application LCC/2014/1010. This was listed on the planning agenda for consideration at 18 January 2018 meeting as application reference 14/0440.
2. A summary of the Planning Committee's decision in January 2018 is listed above.
3. Members are reminded that the application was refused by Lancashire County Council and a public inquiry to consider the appeal by Cuadrilla Elswick Ltd was held in 2016. Following a re-opened public inquiry that took place in April 2018, and the elapse of time since the original planning application, Cuadrilla have prepared an update to the original Environmental Statement covering key areas which are listed on the letter attached.
4. Members are asked to note that transport is not specifically covered within the Supplementary Environmental Statement as these issues were covered in the Revised Traffic Proposals which were consulted upon prior to the start of the re-opened public inquiry.
5. The County Council have asked for a response to the matter within 21 days of the date of their letter. In view of the publication requirements for the agenda, a verbal update and analysis will be given at the meeting.
6. The document attached should assist the Committee in the determination of the matter.

IMPLICATIONS	
Finance	None arising directly from this report
Legal	None arising directly from this report
Community Safety	None arising directly from this report
Human Rights and Equalities	None arising directly from this report
Sustainability and Environmental Impact	Covered in the report and documentation
Health & Safety and Risk Management	Covered in the report and documentation

LEAD AUTHOR	CONTACT DETAILS	DATE
Andrew Stell/ Lyndsey Lacey - Simone	Andrew.Stell@fylde.gov.uk	18.5.18

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Letter from LCC	13 June 2018	Attached

Attached documents

Appendix 1 : Copy of the letter dated 13 June 2018 and relevant documents.

Consultees

Phone: 01772 538810

Fax:

Email: DevCon@lancashire.gov.uk

Your ref:

Our ref: LCC/2014/0101 JMH

Date: 13 June 2018

Dear Sir/Madam,

**PLANNING APPLICATION LCC/2014/0101 – PROPOSED EXPLORATION
WELLSITE ON LAND ADJACENT TO ROSEACRE WOOD, ROSEACRE ROAD,
ELSWICK NEAR PRESTON**

I refer to the above planning application on which you have previously been consulted. As you will be aware the application was refused by the County Council and a public inquiry to consider the appeal by Cuadrilla Elswick Ltd was held in 2016.

Following the appeal, the Secretary of State determined that he was minded to allow the appeal but that the public inquiry should be reopened to allow further evidence on highway matters to be submitted and to address the Inspector's concerns in that regard.

The reopened public inquiry took place in April 2018. However, given the elapse of time since the original planning application, Cuadrilla have prepared an update to the original Environmental Statement covering the following matters:-

- Air Quality
- Archaeology and Cultural Heritage
- Green House Gas emissions
- Community and Socio Economic impacts
- Ecology
- Hydrology and Ground Gases
- Induced Seismicity
- Landscape and Visual Amenity
- Water Resources
- Public Health
- Cumulative and In-Combination effects

Transport is not specifically covered within the Supplementary Environmental Statement as these issues were covered in the Revised Traffic Proposals which were consulted upon prior to the start of the re-opened public inquiry.

The updated Environmental Statement can be viewed on the County Council's website using the following link <http://planningregister.lancashire.gov.uk/>

I would be grateful if any comments that you might have to make could be sent to the County Council at the above address within 21 days of the date of this letter. Any comments received will be made available to the Secretary of State when he finally determines this appeal having received the Inspector's report to the reopened public inquiry.

If you have any questions regarding this letter, please contact Jonathan Haine.

Yours faithfully

Jonathan Haine

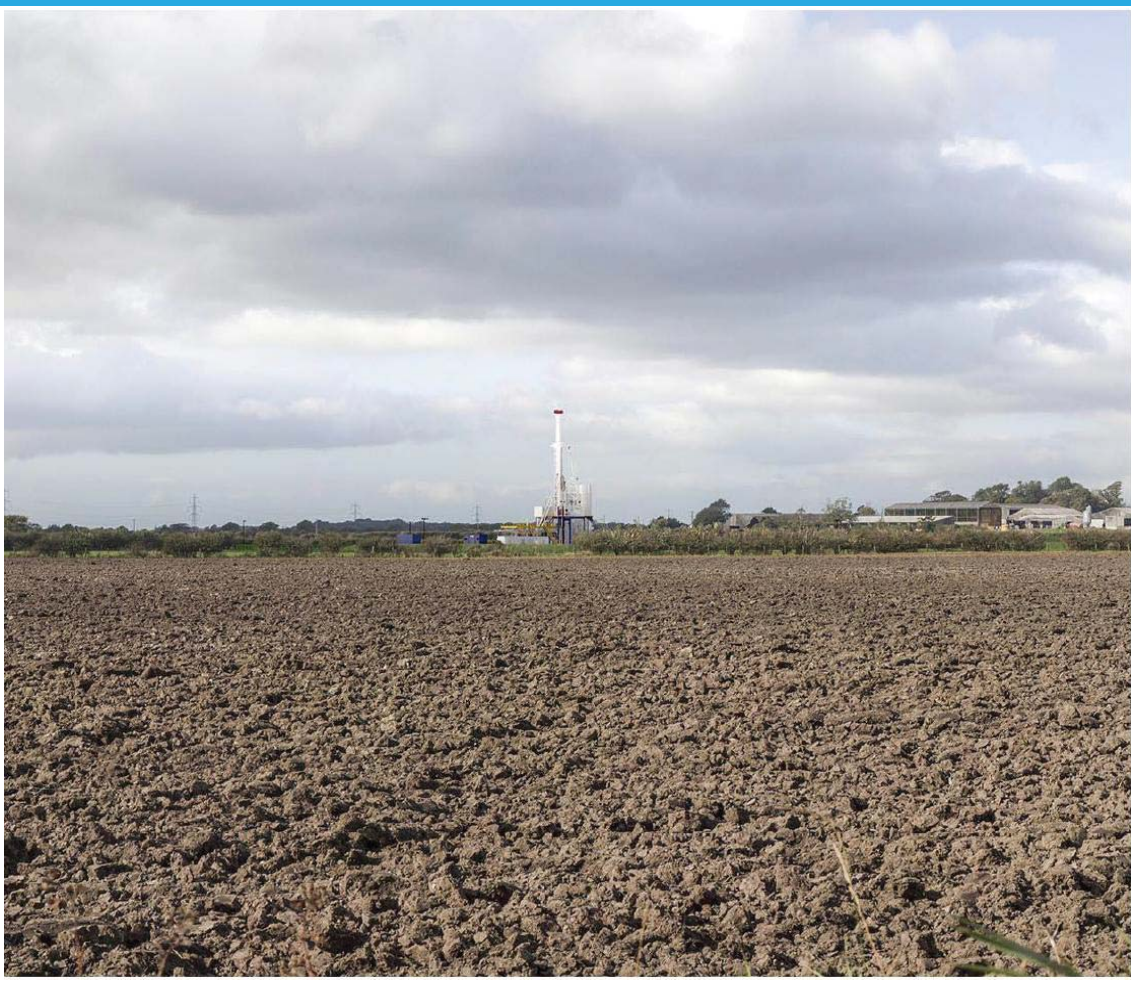
Jonathan Haine
Principal Planning Officer

Cuadrilla Elswick Ltd

Temporary Shale Gas Exploration
Roseacre Wood, Lancashire

Supplementary Environmental Report

March 2018



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Appendix 10.1 Ecological Constraints Walkover 2017
Appendix 10.2 Great Crested Newt Survey 2017
Appendix 13.1 Landscape and Visual Amenity
Appendix 17.1 Cumulative Developments

1 Introduction

1. This report has been written in support of the ongoing planning appeal ref. APP/Q2371/W/15/3134385 submitted by Cuadrilla Elswick Limited ("Cuadrilla") in respect of proposed temporary shale gas exploration works at Roseacre Wood in Lancashire.
2. As confirmed in his decision letter of 6 October 2016, the Secretary of State (SoS) is minded to grant this appeal subject to the re-opening of the inquiry to hear further evidence on highway safety. That inquiry is due to take place in April 2018, after which Inspector Mel Middleton will prepare an addendum inspector's report for the SoS on highway safety. It is then expected that the SoS will make his final decision on this appeal at some stage thereafter.
3. This Supplementary Environmental Report has been prepared to provide an update to the SoS on whether there have been any relevant non-highway safety related changes to policy, guidance and legislation and any other material changes that have arisen since the SoS's decision letter was issued. This report will not form part of the evidence base for the inquiry, which will solely consider highway safety, and will be the subject of separate public consultation.
4. Any plan contained within this Supplementary Environmental Report is provided for illustration purposes only and does not seek to amend those that have already been submitted for approval as part of the appeal process.
5. Except as set out below in this report, all other matters remain unchanged from the position as at the date of the SoS's decision letter.

2 Indicative Programme

1. Cuadrilla remains committed to ensuring that all drilling and hydraulic fracturing operations will be completed within a period of 30 months from the date of commencement of the drilling of the first well, and that site restoration will be completed within 75 months from commencement of development. A condition to secure this commitment was set out in draft condition 2 appended to the SoS's decision letter.
2. The original design for the site access road and light use areas of the well pad assumed these areas were built by topsoil strip, laying and compacting stone to provide a sub-base and finally laying tarmac. As other drilling/fracturing sites have used aluminium plates or high-density polyethylene (HDPE) trackway or similar, this is now proposed at Roseacre Wood. By reducing the permanent works through the use of aluminium plates or HDPE trackway or similar where appropriate, Heavy Goods Vehicles (HGV) movements will be reduced. Reducing the vehicle movements for construction of the Site access road will also reduce vehicle movements for site restoration and reduce the construction and site restoration durations.

3. Assuming the use of these techniques, and based on experience of the actual length of the site construction and the drilling of wells 1 and 2 at the Preston New Road exploration site, it is anticipated that the site construction and drilling phase for wells 1 and 2 for the Roseacre Wood site will last approximately 7 and 12 months respectively, however 2 months of these phases overlap with each other so the total consecutive length of time is actually 17 months. Furthermore it is estimated that, as at Preston New Road, subsequent phases for operations will be as below. Please note these are indicative timings and that some phases overlap so timings are not all consecutive:

Site Phase	Duration
Drilling of wells 3 and 4	6 months (3 months for each well)
Hydraulic Fracturing for four wells	8 months (2 months for each well)
Initial Flow Test for four wells	8 months (although the environmental permit allows 12 months for the site)
Installation of Extended Flow Test Pipeline	7 months
Extended Flow Test	33.5 months
Well Plugging & Restoration	4.5 months

4. For the avoidance of doubt the construction period for the Roseacre Wood site is now 2 months longer than the 5 months stated in the recent Traffic Addendum. This is because the construction phase now includes 2 additional months which were originally classified as the start of the drilling phase (for conductor installation). In reality these 2 months actually overlap between the 2 phases, as they did at our Preston New Road site-during June and July 2017, with simultaneous finalisation of site construction and the conductor installation.
5. At the previous planning inquiry in 2016, it was estimated that construction of the Roseacre Wood site would take 2 months¹. This has now been revised to 7 months following the experience at Preston New Road. The drilling of wells 1 and 2 was originally estimated to take 8 months at the previous inquiry but this has been revised to 12 months. Finally the restoration of the site was originally estimated to take 2 months² and this has been revised to 4.5 months.

¹ CUA/INQ/024 estimated 3 months for construction and the indicative programme in Figure 2 of Mr Smith's proof cited 5 months, though the main position at the previous inquiry, as set out in the Transport Proof of Mr Ojeil submitted on behalf of Cuadrilla, was considered to be 2 months.

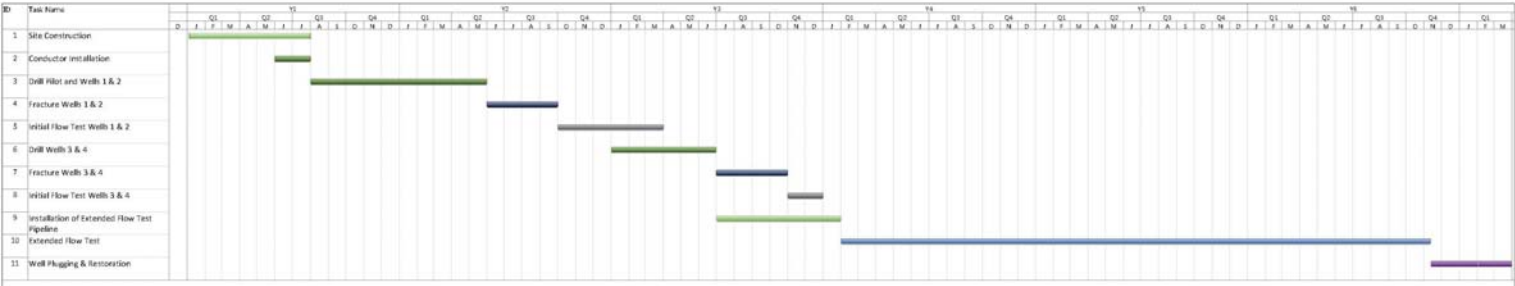
² The indicative programme in Figure 2 of Mr Smith's proof cited 12 months for restoration, though the main position at the previous inquiry, as set out in the Mr Ojeil's Transport Proof, was considered to be 2 months.

6. Note that, irrespective of the phase of operation, the imposition of a cap on HGV movements of 50 movements (25 HGVs in and 25 HGVs out) per day ensures that in environmental terms the duration of any particular phase and the total number of HGV movements, within the life of the planning permission, would not affect the significance of the environmental effects. In addition the revised indicative programme complies with the proposed planning condition that all operations are completed within a period of 75 months from commencement of development.
7. An indicative programme for Roseacre Wood is provided in Figure 1.1 below.
8. There may be up to a maximum of a 2 year overlap of exploration operational activities between the two projects. Different activities will be synchronised at each site to reduce the risk of any cumulative effects. This is consistent with the position as at the date of the SoS decision letter.

Cuadrilla Eelwick Ltd

Temporary shale gas exploration at Roseacre Wood, Lancashire
Supplementary Environmental Report

Figure 1.1: Indicative Programme for Roseacre Wood



3 Summary of Updates

1. Table 1.1 provides an overview of the new information presented in this report.

Table 1.1: Summary of Updates

Topic	Updated information presented	Implications for Roseacre Wood appeal
Air Quality	Consideration of new guidance issued by Institute of Air Quality Management (IAQM) and Environmental Protection UK (EPUK) and new baseline data.	No material change.
Archaeology and Cultural Heritage	Consideration of new guidance and new baseline data.	No material change.
Greenhouse Gas Emissions	Consideration of new 2017 Institute of Environmental Management and Assessment (IEMA) guidelines and new baseline data.	No material change.
Community and Socio-Economic	Consideration of new baseline data.	No material change.
Ecology	Consideration of new guidance issued by Chartered Institute of Ecology and Environmental Management (CIEEM) and new baseline data.	No material change.
Hydrology and Ground Gases	Consideration of new regulatory requirements and new baseline data.	No material change.
Induced Seismicity	New BGS records reviewed to update understanding of underlying geology.	No material change.
Landscape and Visual Amenity	Consideration of new guidance issued by Landscape Institute (LI) and baseline conditions verified.	No material change.
Transport	A revised HGV Route Strategy.	Material change, presented in the Traffic Addendum.
Water Resources	Consideration of new regulatory	No material change.

Topic	Updated information presented	Implications for Roseacre Wood appeal
	legislation and guidance and new baseline data.	
Public Health	Consideration of new baseline data.	No material change.
Overview of Cumulative and In Combination Effects	Consideration of new cumulative developments within 1km of the Site.	No material change.

4 Planning Conditions

1. A draft list of conditions for the Project was included at Appendix C of the SoS's decision letter.
2. No amendments to those draft conditions are required as a result of the changes identified in this report.
3. As mentioned in Section 9, an additional Invasive Species Management Plan will be required for any works in close proximity to the stand of *Rhododendron ponticum* (Rhododendron) identified in Roseacre Wood.

5 Air Quality

5.1 New Guidance and Methodology

Construction Phase

1. An updated version (V1.1) of the 2014 Institute of Air Quality Management (IAQM) '*Guidance on the assessment of dust from demolition and construction*' was issued in 2016. The updated version only included amendments to Table 3 of the guidance which is used to determine the sensitivity of the area to human health impacts. This amendment does not impact on the construction phase results of the 2014 ES Chapter, and therefore the construction phase assessment has not been updated.

Operational Phase

Road Traffic

2. Cuadrilla have committed to restricting HGV movements to and from the Site to a maximum of 50 two-way HGVs per day (25 each-way) and this has been considered in relation to air quality in the Traffic Addendum. Whilst these traffic movements have not been specifically considered within this report, nitrogen oxides (NO_x) and

particulate matter (PM₁₀ and PM_{2.5}) emissions have been considered within the re-assessment presented within this report, to enable the consideration of cumulative impacts of different emission sources relating to the Project. Since the previous assessments there have been a number of changes to the tools used within traffic modelling which have also been considered.

Generators and Site Equipment

3. It is understood source parameters used in the dispersion modelling (e.g. location, height, exit velocity etc.) provided by Cuadrilla remain valid and these data have not been reviewed as part of this update. However, the assessment utilised Stage III emission requirements for Non-Road Mobile Machinery (NRMM) for particulate matter (PM) and it is noted that since then, Stage IV emission requirements have been phased in (2013 to 2014) which has tighter limits for emissions of PM. It is also noted that Regulation (EU) 2016/1628 includes Stage V emissions standards, however these will phase in from 2018 for approval of new engine types and in 2019 for all sales. For a conservative assessment Stage IV emission standards are treated as the current standards for the purposes of the Project.

Flaring of Gases

4. Cuadrilla has confirmed that source parameters (e.g. location, height, exit velocity etc.) remain valid.

New Guidance

5. There have been a number of changes (e.g. new guidance, updated dispersion modelling software, etc.) which have the potential to affect elements of the methodology used to assess the operational phase air quality (and the results), as detailed below:
 - A newer version of the ADMS 5 (v5.2.1.0) dispersion model has been released;
 - The Local Air Quality Management Technical Guidance (Defra, 2009) ('LAQM TG.09') has now been replaced by a 2016 update ('LAQM TG.16');
 - New guidance has been issued by IAQM and Environmental Protection UK (EPUK) (2017 'EPUK-IAQM guidance'). The 2017 guidance is intended for the same purpose as the 2010 guidance but has been fully revised and contains amended criteria which can be used to determine the significance of effects; and
 - The Environment Agency H1 guidance used in the 2014 ES has now been withdrawn. Defra and the Environment Agency published guidance in 2016 ('Air emission risk assessment for your environmental permit') which is broadly similar to the H1 guidance.
6. In addition, following a review of the NO_x emission rate for flaring used in the 2014 ES assessment, it was not possible to identify the data source. Therefore, the NO_x emission rates has been re-calculated, based on a worst-case scenario of flare equipment operating at the emission limits with the maximum expected exhaust gas

flow. The NO_x emission rate calculated was comparable to the 2014 ES value and has been used in the updated assessment.

7. In order to confirm whether the changes above alter the conclusion of the air quality assessment, an updated quantitative assessment of operational phase impacts has been undertaken. The results are discussed in Section 6.3 and detailed within Appendix 6.1.

5.2 New Baseline

8. The Defra LAQM background mapping data was revised in 2016 and 2017 based on a reference year of 2013 and 2015, respectively, and more recent local air quality monitoring data are now available. In addition, Air Quality Consultants Ltd (AQC) have undertaken a study³ which provides calibration factors of the predicted concentrations within the background maps.
9. New baseline air quality data was obtained in December 2017 of current maps using publically available electronic maps. According to the Defra website, there remain no Air Quality Management Areas (AQMAs) within the vicinity of the Site. The closest AQMA to the Site is in Broughton, which is approximately 8.3km southeast of the Site.
10. Local monitoring data within approximately 5km of the Site was also obtained.
11. Based on available data, it is not considered that the current baseline differs significantly from the baseline considered in the 2014 ES.

5.3 New Assessment

Construction Phase

12. The amended IAQM (v1.1) guidance does not alter the sensitivity of human receptors in the Study Area and with no significant change to the baseline conditions. Moreover, the receptors surrounding the Site remain unchanged and the nature of the construction activities remains valid, with the exception of a longer duration over which heavy duty vehicles may be used to bring goods to and from the Site. Therefore, the assessment of dust and particulate matter during construction activities as presented in Section 6.7 of the 2014 ES remains valid.

Operational Phase

Road Traffic

13. The potential for significant impacts on local air quality in relation to road traffic has been considered separately and evidence will be submitted to the April 2018 inquiry on this. However, emissions from vehicles related to the Project have been included within the re-assessment presented below to consider the potential for cumulative impacts of different emission sources relating to the Project.

³ Air Quality Consultants (2017) Calibrating Defra's Background NO_x Maps against 2016 Measurements.

Flaring and Generators – Updated Dispersion Modelling Results

14. The main potential impact of the Project is considered to be emissions from the proposed enclosed ground flares and the generator engines on the sensitive receptors in the area surrounding the Site. The results of the modelling exercise for flaring and generators (and including road traffic emissions to consider overall cumulative concentrations) are presented in Appendix 6.1.
15. A comparison of the revised assessment results with the relevant Air Quality Standards (AQS) objectives and latest guidance, has found that there will be **no significant impacts** under a conservative operating scenario for the Project. Therefore the conclusions of the 2014 ES and additional assessments from the Regulation 22 requests, of no significant impacts on local air quality, are considered to remain valid.

Fugitive Emissions

16. No changes were found that would affect the 2014 ES assessment of fugitive emissions and the 2014 ES results were considered to remain of **negligible significance**.

Radon Gas Exposure

17. The proposed operating hours and emissions parameters of the proposed flares and generators have not changed in a way that radon gas exposure is likely to have changed since the 2014 ES radon gas exposure assessment was undertaken. The results of the 2014 ES, that the effective dose of radiation as a result of the proposed operations to the local resident family being '**not significant**', are therefore considered to remain valid.

5.4 Conclusions

18. The re-assessment has concluded that the residual air quality effects of the Project are of **negligible significance** under a conservative operating scenario.
19. This is consistent with the position as at the date of the SoS's decision letter.

6 Archaeology and Cultural Heritage

6.1 New Guidance

1. New policy and guidance pertinent to the assessment of archaeology and cultural heritage have been issued. This includes:
 - Policy ENV5 (Historic Environment) of the Submission Fylde Local Plan (to 2032); and
 - Chartered Institute for Archaeologists Standard and Guidance for Historic Environment Desk-Based Assessment, 2017.

6.2 New Baseline

2. New baseline data was collected including a Historic Environment Record (HER) search and review of Light Detection and Ranging (LiDAR) data.

6.2.1 HER Review

3. There remain no designated heritage assets within the 1km Study Area.
4. There are 19 non-designated heritage assets now listed within the HER.
5. There are 73 designated heritage assets within 5km of the Site, all of which are listed buildings (including Dovecote at Great Ecclestone which is also a scheduled monument).
6. Within the 5km Study Area there are two Conservation Areas. These are the Thistleton Conservation Area located 3.6km to the northwest and Kirkham Conservation Area located 4km to the southwest.

6.2.2 LiDAR Review

7. A review of the available LiDAR data shows there are features within the Site boundary which correspond to former field boundaries. The field boundaries in the north and east of the Site correspond to those shown on the Tithe Map, dated 1839. A linear feature running across the Site orientated east-west is likely to be a footpath. No additional archaeological features were identified.

6.3 Conclusions

8. With no significant change to the baseline conditions and predicted impacts the re-assessment has concluded that the resulting residual effects of the Project are **not significant**. This is consistent with the position as at the date of the SoS's decision letter.

7 Greenhouse Gas Emissions

7.1 New Guidance

1. In May 2017, IEMA published a document entitled *Environmental Impact Assessment Guide to: Assessing Greenhouse Gas Emissions and Evaluating their Significance* which aims to assist Environmental Impact Assessment (EIA) practitioners with addressing Green House Gas (GHG) emissions assessment and mitigation in EIA.
2. The 2014 ES chapter GHG assessment is considered to accord with the requirements of relevant guidance and good practice including IEMA's 2017 guidance on GHG Assessment in EIA. The IEMA Working Group which developed this guidance was led by Arup, the author of the 2014 ES.

3. Updates to GHG conversions factors published following the 2014 ES are considered unlikely to significantly change the predicted net GHG emissions from the Project (upper range of 124,369 tCO₂e).
4. Changes between the applied 2012 / 2013 Defra factors and the most recent 2017 factors are generally minor and downward (i.e. a small reduction in GHG emissions intensity) and a result of the UK's continuing decarbonisation progress.
5. It is therefore considered that updating the 2014 GHG assessment with the 2017 Defra conversion factors would not result in significant changes to the 2014 ES GHG results.

7.2 New Baseline

6. It is considered appropriate to use an updated baseline provided by the UK's Third Carbon Budget 2018-2022 (2,554 MtCO₂e) and projected UK EU ETS allowance for 2018 (approximately 206 MtCO₂e, assuming an annual reduction in allowance of 1.74% as assumed in the 2014 assessment).

7.3 Assessment Scope

7. The GHG assessment does not include emissions from the combustion of the extracted shale gas through the Extended Flow Test (EFT) phase by end users, whether electricity-generating power stations or domestic heating. This matter was the subject of legal challenge in the High Court and Court of Appeal, Frackman v Secretary of State for Communities and Local Government 2018 EWCA Civ.
8. The Court of Appeal held that there was no requirement to assess for the purposes of the EIA Regulations any GHG emissions from the ultimate end use of the gas produced in the EFT phase. This was because there was no evidence of any likely material increase in GHG from the burning of shale gas in the EFT phase. There was no evidence that the gas produced would raise the total consumption of gas by increasing gas usage.
9. Therefore the approach that was taken in the 2014 ES is entirely correct and there is no material change in this regard.
10. Emissions from logistics, including all HGV movements, are estimated to account for only 1.1 % of overall Project emissions and as such do not contribute a significant environmental impact. In addition, given the minimal GHG contribution of Project HGV movements, it is assessed that any small variation in the actual HGV numbers relative to forecast the number necessary to implement the permission would not alter the assessment of no significant environmental impact.

7.4 New Assessment

11. As presented in Section 2, it is anticipated that the site construction and drilling phase for wells 1 and 2 for Roseacre Wood site will last approximately 7 and 12 months respectively, however 2 months of these phases overlap with each other so the total consecutive length of time is actually 17 months. This will not give rise to the need

for additional materials on site which the 2014 ES calculated to be the largest source of GHG emissions from this phase. The overall programme for drilling and fracking remains within 30 months. The timeframe extension may however result in moderate additional use of site plant than was assumed in the 2014 ES. GHG emissions of 80 tCO_{2e} were calculated from this site plant which equates to just 0.06% of total project GHG emissions. Increasing site plant use from a 2 month to 7 month period would therefore add, at worst, only 0.16% of GHG emissions to the project and would not alter the assessment of no significant environmental impact.

12. The 2014 ES chapter states the upper range of predicted net GHG emissions from the Project (124,369 tonnes tCO_{2e}) is equivalent to 0.002% of the UK's Second Carbon Budget covering the period 2013 to 2017 (2,782 MtCO_{2e}) and as such is the Project's contribution to national GHG emissions is considered **negligible**.
13. Compared to the UK's Third Carbon Budget 2018-2022 allowance of 2,554 MtCO_{2e}, the difference equates to 0.005%. The difference between these figures could be due to certain GHG emissions from the Project being contextualised under the UK's own Carbon Budget allowance and other GHG emissions contextualised under the UK's EU ETS carbon allowances such as emissions from flaring.

7.5 Conclusions

14. Project GHG emissions remain a **negligible** proportion of respective UK carbon allowance.
15. This is consistent with the position as at the date of the SoS's decision letter.

8 Community and Socio-economic

8.1 New Baseline

1. Update baseline information has been collected. This has included:
 - New data on the population statistics of Newton and Treales ward;
 - Wealth including earnings, employment, unemployment and deprivation;
 - Industrial structure of Fylde;
 - Housing statistics of Fylde; and
 - Crime levels for Fylde borough.
2. Whilst some of the data has changed since the compilation of the 2014 ES, the updated baseline data has not changed significantly enough to alter the outcome of the assessment and as such is deemed to remain valid.

8.2 Conclusions

3. With no significant change to the baseline conditions and predicted impacts the re-assessment has concluded that the resulting residual effects of the Project are **not**

significant. This is consistent with the position as at the date of the SoS's decision letter.

9 Ecology

9.1 New Guidance

1. The Chartered Institute of Ecology and Environmental Management (CIEEM) issued updated guidance for the purposes of producing Ecological Impact Assessments in 2016.

9.2 New Baseline

2. Updated baseline ecological surveys were carried out for the Project in 2017. These included an Ecological Site Walkover including:
 - Hedgerow survey;
 - Invasive Species Survey;
 - Badger Survey;
 - Bat Activity Survey;
 - Water Vole Survey;
 - Nesting Bird Survey; and
 - Great Crested Newt survey.
3. All surveys were updated using the most recent survey guidelines. Details of the survey methodology and results can be found in Appendix 10.1 and 10.2 respectively.
4. Due to the findings of the previous Breeding Bird Survey, and the consistency of the habitat types identified in 2014 and again in 2017, an updated Breeding Bird Survey (which seeks to identify what species of birds might breed onsite) was judged not to be required. However, whilst on site a Nesting Bird Survey was undertaken to ascertain suitable habitat with on-site nesting potential.

9.3 New Assessment

5. The 2017 ecology survey results were comparable with those undertaken in 2013 and 2014. The only additional finding was the identification of a single area of *Rhododendron ponticum* (Rhododendron) in Roseacre Wood, within 10m of the proposed access route in to the Site.
6. As illustrated in Appendix 10.2, the 2017 Great Crested Newt surveys recorded identical population size classes in Waterbodies 6 and 8. No Great Crested Newts were recorded in Waterbody 11 or any of the other waterbodies surveyed.

9.4 New Mitigation Measures

7. An additional Invasive Species Management Plan will be required for any works in close proximity to the stand of *Rhododendron ponticum* (Rhododendron) identified in Roseacre Wood.

9.5 Conclusions

8. With no significant change to the baseline conditions and predicted impacts the re-assessment has concluded that the residual effects of the Project are **not significant**. This is consistent with the position as at the date of the SoS's decision letter.

10 Hydrology and Ground Gases

10.1 New Guidance

1. Most of the original documentation published in 2013 by the Department of Energy and Climate Change (DECC) and the Environment Agency (EA) has now been superseded and merged into a single document *Onshore oil and gas exploration in the UK: regulation and best practice*⁴ (DECC, 2015) supported by additional guidance introduced in June 2017⁵ by the Department for Business, Energy and Industrial Strategy (BEIS). Current regulations include:

General regulation and guidelines for onshore gas exploration:

- DECC *Onshore oil and gas exploration in the UK: regulation and best practice*, December 2015.
- DBEIS *Hydraulic Fracturing Consent – Guidance on application for hydraulic fracturing consent (HFC) under section 4A of the Petroleum Act 1998 (inserted by section 50 of the Infrastructure Act 2015)*, February 2017.

Regulation related to the wellbore:

- UKOOG (UK Onshore Oil & Gas) UK Onshore Shale Gas Well Guidelines, exploration and Appraisal phase Issue 4, December 2016⁶
- Oil and Gas UK Well Life Cycle Integrity Guidelines, Issue 3, March 2016⁷.
- Oil and Gas UK Guidelines for the Abandonment of Wells, Issue 5, July 2015.
- Oil and gas UK Guidelines on qualification of materials for the abandonment of wells, Issue 2, October 2015⁸.

⁴ Department of Energy and Climate Change (DECC). 2015. Onshore oil and gas exploration in the UK: regulation and best practice

⁵ Department for Business, Energy and Industrial Strategy (BEIS). 2017. Hydraulic Fracturing Consent Guidance on application for hydraulic fracturing consent (HFC) under section 4A of the Petroleum Act 1998 (inserted by Section 50 of the Infrastructure Act 2015)

⁶ <http://www.ukoog.org.uk/onshore-extraction/industry-guidelines>

⁷ Oil and Gas UK. 2016. Well Life Cycle Integrity Guidelines, Issue 3, March 2016 (OP119) (<https://oilandgasuk.co.uk/product/well-life-cycle-integrity-guidelines-issue-3-march-2016/>)

Regulation relating to groundwater protection:

- Environment Agency, *The Environment Agency's approach to groundwater protection March 2017*.
- *Infrastructure Act 2015*.

10.2 New Baseline

2. The updated EA document '*The Environment Agency's approach to groundwater protection* (EA, 2017)' refers to the *Infrastructure Act 2015*⁶ stressing the importance of measuring methane emissions for 12 months prior to hydraulic fracturing.
3. The monitoring of dissolved methane in groundwater commenced on site on 13th October 2016. Since this date a groundwater sample for dissolved methane has been collected and analysed by an external laboratory each month (the analysis also includes a test for carbon dioxide and other hydrocarbons C₃-C₆). At the time of writing, 11 months of monitoring has been completed with the most recent sample taken on 30th August 2017.
4. In addition to this, hydraulic fracturing is prohibited in protected groundwater source areas. According to the current classification of aquifers in the Fylde area there are no protected groundwater source areas.
5. The monitoring scope and reporting procedures will be agreed with the regulators and presented in advance in the Environmental Management and Monitoring Plan (EMMP). Cuadrilla will liaise with the EA to discuss the EMMP in the context of recent regulatory updates.

10.3 Conclusions

6. With no significant change to the baseline conditions and predicted impacts the re-assessment has concluded that the resulting residual effects of the Project are **not significant**. This is consistent with the position as at the date of the SoS's decision letter.

11 Induced Seismicity

11.1 New Baseline

1. The monitoring of background seismicity in the Lancashire area has involved installation of a network of seismic stations in the vicinity of the Project. Real time seismic data are being collected from the array of stations to help characterise current levels of seismic activity.
2. This will help to quantify the incidence and scale of human induced seismicity in the event of shale gas exploration and production. The proximity to Blackpool and

⁸ Guidelines of the qualification of materials for the abandonment of wells, Issue 2, October 2015 (<https://oilandgasuk.co.uk/product/op071/>)

Preston means that this area of Lancashire has naturally very noisy background seismicity.

11.2 Conclusions

3. With no significant change to the baseline conditions and predicted impacts the re-assessment has concluded that the resulting residual effects of the Project are **not significant**. This is consistent with the position as at the date of the SoS's decision letter.

12 Landscape and Visual Amenity

12.1 New Guidance

1. The Landscape Institute (LI) released a Technical Guidance Note, Visual Representation Of Development Proposals, on the 31 March 2017. The guidance is intended to enable an appropriate choice of technique when seeking visual representations of developments.

12.2 New Baseline

2. A search was carried out for planning applications on the Fylde Borough Council and Lancashire County Council planning portals for any applications received from 01/01/2014 – 22/08/2017. Seven small scale, domestic planning applications were identified within a 1km radius of the Site (e.g. building extensions and erection of stables) however, it is considered none are likely to materially change the outcomes of the landscape and visual assessment.
3. In addition all viewpoints adopted during the 2015 Landscape and Visual Impact Assessment (LVIA) ES Addendum have been revisited to assess any changes in landscape character. Appendix 13.1 lists the visual receptors, their location and distance from the Site, a short description, viewpoint sensitivity and any change from that recorded in 2015.
4. The findings of the revised visual baseline indicate that the visual baseline has not changed significantly since the production of the 2015 LVIA ES Addendum.

12.3 Conclusions

5. With no significant change to the baseline conditions and predicted impacts the re-assessment has concluded that the resulting residual effects of the Project are **not significant** except during the drilling, hydraulic fracturing and flow texting phases when significant effects are anticipated. This is consistent with the position as at the date of the SoS's decision letter.

13 Transport

1. A revised HGV Route Strategy is presented in the Traffic Addendum, the evidence of which will be submitted for examination at the April 2018 inquiry. This is therefore not addressed in this Supplementary Environmental Report.

14 Water Resources

14.1 New Guidance

1. New guidance and plans pertinent to the assessment of water resources have been issued. This includes:
 - Technical National Planning Practice Guidance (2012) superseded by Planning Practice Guidance (2014);
 - Technical National Planning Practice Guidance paragraphs 11 - 15 (2012) superseded by the Climate Change Allowances (2016) Guidance;
 - United Utilities Water Resources Management Plan, 2015; and
 - Updated River Basin Management Plans (2015).
2. The key change between the superseded Technical National Planning Practice Guidance and the Climate Change Allowances (2016) Guidance is the way in which climate change in terms of peak river flow and rainfall intensity is calculated for the development in terms of River Basin District and type of development.

14.2 New Baseline

3. A desk study of available information has been undertaken.
4. The Site area remains unchanged with regards to geology, proximity to surface watercourses and further existing hydrological features. The Site lies entirely within Flood Zone 1.
5. The main change in the observed Water Framework Directive (WFD) status is with regards to Lords Brook where the watercourse is currently recorded as attaining a Poor Overall and Poor Ecological status. In terms of results this change will have a negligible impact with the 2014 ES Chapter assessing the watercourse with a higher significance and therefore provides an assessment against a slightly worst case scenario.

14.3 Conclusions

6. With no significant change to the baseline conditions and predicted impacts the re-assessment has concluded that the resulting residual effects of the Project are **not significant**. This is consistent with the position as at the date of the SoS's decision letter.

15 Public Health

15.1 New Baseline

1. Updated baseline information has been collected. This has included:
 - New data on the population statistics of Newton and Treales ward;
 - New data on life expectancies of Newton and Treales ward;
 - Deprivation statistics of Flyde; and
 - Health statistics of Flyde.
2. Coupled with the relatively low levels of deprivation, the updated datasets indicates that the general health and wellbeing of the local population is good.

15.2 Conclusions

3. Whilst some of the data has changed, the community profile has not changed significantly enough to alter the outcome of the assessment and as such is deemed to still be valid. This is consistent with the position as at the date of the SoS's decision letter.

16 Overview of Cumulative and In Combination Effects

1. An indicative programme for Roseacre Wood is provided in Section 2. There may be up to a maximum of a 2 year overlap of exploration operational activities between the two projects. However, these projects are sufficiently distant from one another and different activities will be synchronised at each site that cumulative impacts are not anticipated. This is consistent with the position as at the date of the SoS's decision letter.
2. A review of emerging local plans and planning applications (24-28 June 2017) was undertaken to determine whether any significant development granted or in determination lie within 1km of the Site. These are presented in Appendix 17.1 The following resources were considered:
 - Emerging Fylde Local Plan (to 2032);
 - Lancashire Minerals and Waste Development Framework Core Strategy (2007);
 - Fylde Borough Councils Planning Portal;
 - Wyre Borough Council Planning Portal;
 - Preston City Council Planning Portal; and
 - Lancashire County Council Planning Portal.

3. The review of local plans and planning applications identified no new large planning applications within 1km of the Site. The Project therefore has limited scope to result in cumulative effects with other local developments. This is consistent with the position as at the date of the SoS's decision letter.

17 Conclusion

1. This Supplementary Environmental Report seeks to update the SoS on whether there have been any non-highway safety related relevant changes to policy, guidance and legislation and any other material changes that have arisen since the SoS's decision letter was issued.
2. The re-assessments that have been carried out have concluded that there has been no material change to the likely significant impacts of the proposed development from the position as at the SoS's decision letter.
3. Except for the recommendation for an Invasive Species Management Plan, as set out in Section 9, all other proposed mitigation measures remain unchanged. Should the SoS consider it to be appropriate, Cuadrilla would be willing to accept an additional condition to require submission of Invasive Species Management Plan prior to construction commencing on site.

Cuadrilla Elswick Ltd

Temporary Shale Gas Exploration

Roseacre Wood, Lancashire

Supplementary Environmental Report

Appendix 6.1 – Air Quality Operational Assessment Results

APPENDIX 6.1 – OPERATIONAL ASSESSMENT RESULTS

Human Receptors

Table 6.5.1: Maximum Predicted Annual Mean NO₂ Concentrations at Discrete Human Receptors

Receptor ID	Receptor Description	Annual Mean NO ₂ Concentration			
		PC	PC as % AQAL	Total Concentration	Total Concentration as % of AQAL
R1	Roseacre Hall	1.63	4.1%	10.70	26.8%
R2	Roseacre Village East	0.79	2.0%	9.85	24.6%
R3	Old Orchard Farm	1.99	5.0%	11.00	27.5%
R4	New Hall	1.06	2.6%	10.93	27.3%
R5	Stanley Farm	0.42	1.1%	9.12	22.8%
R6	White Carr Farm	0.09	0.2%	9.67	24.2%
R7	North Greenhills	0.17	0.4%	9.89	24.7%
R8	Higham Nook	0.38	1.0%	9.07	22.7%
Air Quality Objective		40 µg/m ³			

Table 6.5.2: Maximum Predicted 99.79th Percentile of Hourly Mean NO₂ Concentrations at Discrete Human Receptors

Receptor ID	Receptor Description	99.79 th Percentile 1 Hour Mean NO ₂ Concentration			
		PC	PC as % AQAL	Total Concentration	Total Concentration as % of AQAL
R1	Roseacre Hall	26.59	13.3%	44.73	22.4%
R2	Roseacre Village East	18.43	9.2%	36.55	18.3%
R3	Old Orchard Farm	31.89	15.9%	49.91	25.0%
R4	New Hall	18.33	9.2%	38.07	19.0%
R5	Stanley Farm	12.14	6.1%	29.54	14.8%
R6	White Carr Farm	5.86	2.9%	25.02	12.5%
R7	North Greenhills	6.04	3.0%	25.48	12.7%
R8	Higham Nook	5.91	3.0%	23.29	11.6%
Air Quality Objective		200 µg/m ³			

Table 6.5.3: Maximum Predicted Annual Mean PM₁₀ and PM_{2.5} Concentrations at Discrete Human Receptors

Receptor ID	Annual Mean PM ₁₀ Concentration				Annual Mean PM _{2.5} Concentration			
	PC	PC as % AQAL	Total Concentration	Total Concentration as % of AQAL	PC	PC as % AQAL	Total Concentration	Total Concentration as % of AQAL
R1	0.04	0.1%	13.25	33.1%	0.04	0.2%	8.95	35.8%
R2	0.02	0.1%	13.23	33.1%	0.02	0.1%	8.94	35.8%
R3	0.04	0.1%	12.74	31.8%	0.04	0.2%	8.68	34.7%
R4	0.02	0.1%	13.36	33.4%	0.02	0.1%	9.05	36.2%
R5	0.01	0.0%	13.17	32.9%	0.01	0.0%	8.88	35.5%
R6	0.00	0.0%	13.62	34.1%	0.00	0.0%	9.12	36.5%
R7	0.00	0.0%	13.35	33.4%	0.00	0.0%	8.98	35.9%
R8	0.01	0.0%	13.16	32.9%	0.01	0.0%	8.87	35.5%
Air Quality Objective	40 µg/m ³				25 µg/m ³			

Table 6.5.4: Maximum Predicted 90.4th Percentile of 24 Hour Mean PM₁₀ Concentrations at Discrete Human Receptors

Receptor ID	Receptor Description	90.4 th Percentile 24 Hour Mean PM ₁₀ Concentrations			
		PC	PC as % AQAL	Total Concentration	Total Concentration as % of AQAL
R1	Roseacre Hall	0.29	0.6%	13.51	27.0%
R2	Roseacre Village East	0.15	0.3%	13.37	26.7%
R3	Old Orchard Farm	0.33	0.7%	13.03	26.1%
R4	New Hall	0.16	0.3%	13.50	27.0%
R5	Stanley Farm	0.08	0.2%	13.24	26.5%
R6	White Carr Farm	0.02	0.0%	13.64	27.3%
R7	North Greenhills	0.04	0.1%	13.39	26.8%
R8	Higham Nook	0.04	0.1%	13.20	26.4%
Air Quality Objective		50 µg/m ³			

Table 6.5.5: Maximum Predicted Annual Mean Benzene Concentrations at Discrete Human Receptors

Receptor ID	Receptor Description	Annual Mean Benzene Concentrations			
		PC	PC as % AQAL	Total Concentration	Total Concentration as % of AQAL
R1	Roseacre Hall	0.01	0.2%	0.32	6.4%
R2	Roseacre Village East	0.00	0.0%	0.32	6.4%
R3	Old Orchard Farm	0.01	0.2%	0.32	6.4%
R4	New Hall	0.01	0.2%	0.32	6.4%
R5	Stanley Farm	0.00	0.0%	0.29	5.8%
R6	White Carr Farm	0.00	0.0%	0.32	6.4%

Receptor ID	Receptor Description	Annual Mean Benzene Concentrations			
		PC	PC as % AQAL	Total Concentration	Total Concentration as % of AQAL
R7	North Greenhills	0.00	0.0%	0.32	6.4%
R8	Higham Nook	0.00	0.0%	0.29	5.8%
Air Quality Objective		5 µg/m ³			

Ecological Receptors

Table 6.5.6: Maximum Predicted Annual Mean NO_x Concentrations at Designated Ecological Site

Receptor ID	Receptor Description	Annual Mean NO _x Concentration				
		Background NO _x Concentration (µg/m ³)	PC (µg/m ³)	Total Concentration (µg/m ³)	PC as % Objective	Total Concentration as % of Objective
E9	Morecambe Bay SPA	12.30	0.04	12.34	0.1%	41.1%
Air Quality Objective		30µg/m ³				

Table 6.5.7: Nitrogen Deposition Contribution at Nearby Ecological Site

Receptor ID	Receptor Location	Broad Habitat Type	Critical Load Range kg N/ha/yr	PC (kg N/ha/yr)	Total N Deposition keq/ha-yr	Process Contribution as a % of lower critical load	PC as a % of background Deposition Rate
E9	Morecambe Bay SPA (& Ramsar)	Coastal Saltmarsh	20-30	0.0041	23.7	0.02	0.02

Table 6.5.8: Acid Deposition Contribution at Nearby Ecological Sensitive Site

Receptor ID	Receptor Location	Broad Habitat Type	Total Background Deposition (keq/ha-yr)	Total Process Deposition (keq/ha-yr) (PC)	Total Acid Deposition (keq/ha-yr) (PEC)	CLMaxS	CLMinN	CLMaxN
E9	Morcambe Bay SPA (& Ramsar)	Coastal Saltmarsh	1.850	0.0006	1.851	There is no comparable critical load class for which the CL function is calculated		
Keq/ha-yr = kilo equivalents per hectare per year CL = Critical Load								

Cuadrilla Elswick Ltd

Temporary Shale Gas Exploration

Roseacre Wood, Lancashire

Supplementary Environmental Report

Appendix 10.1 – Ecological Constraints Walkover



Cuadrilla Elswick Ltd

Temporary Shale Gas Exploration

Roseacre Wood, Lancashire

Ecological Constraints Walkover 2017

661310

OCTOBER 2017

GENERAL NOTES

Project No.: 661310

Title: Temporary Shale Gas Exploration, Roseacre Wood, Lancashire
Ecological Constraints Walkover 2017

Client: Cuadrilla Elswick Ltd

Date: October 2017

Status: Draft/Rev 00

EXECUTIVE SUMMARY

1. This report presents the results of a Site-walkover survey and bat activity surveys to identify possible ecological constraints associated with proposed works at Roseacre Wood, including the proposed access track (DHFCS Inskip route). The surveys were carried out to update and confirm findings from the baseline ecological surveys, carried out by ARUP in 2013 and 2014 to inform an Environmental Statement for the proposed temporary shale gas exploration Project.
2. The surveys included Badgers, bats, nesting birds and Water Voles, non-native invasive plant species and hedgerows. Incidental sightings of other important species and habitats were also noted where seen.
3. The Site is within agricultural farm land, with both arable land and improved pasture. There are several ditches and hedgerows as well as an area of broad-leaved woodland. The access to the Site (DHFCS Inskip route) is on existing tarmac and gravel tracks. The Site is close to the village of Roseacre, Lancashire, c. 8 km north-west of Preston. It is surrounded on all sides by agricultural land.
4. On the Site there is habitat suitable for Badgers, bats, nesting birds and Water Voles. A single stand of *Rhododendron ponticum* (Rhododendron) was recorded on the Site.
5. The bat activity survey results show a common assemblage of bats present on the Site and that the Site provides good quality foraging habitat, particularly along the woodland edges in the survey area.
6. The survey results are comparable to those recorded in the baseline ecological surveys for the 2014 Environmental Statement.
7. The proposed mitigation measures remain unchanged from those as described in Section 10.9 of the 2014 ES.

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1 INTRODUCTION

1.1 Purpose of this Report

This report presents the results of a Site-walkover survey and bat activity surveys to detect any possible ecological constraints on the proposed temporary shale gas exploration at Roseacre Wood, Lancashire. A previous Environmental Statement (2014 ES) and baseline ecology surveys were carried out in 2013 and 2014 by ARUP. These new surveys are to update and confirm the findings from the original surveys in the 2014 ES.

1.2 Ecological Context

The Site is within agricultural farm land, with both arable land and improved pasture. There are several ditches and hedgerows along field boundaries as well as an area of broad-leaved woodland. The access to the Site (DHFCS Inskip Route) is on existing tarmac and gravel tracks. The access will cross Roseacre Road. The Site is close to the village of Roseacre, Lancashire, c. 8 km north-west of Preston. It is surrounded on all sides by agricultural land.

1.3 Structure of this Report

The remainder of this report is structured as follows:

- *Section 2* describes the survey and assessment methods;
- *Section 3* presents the survey results;
- *Section 4* evaluates the results;
- *Section 5* lists the references; and
- *Section 6* gives the figures.

Subsequent sections contain the appendices:

- *Appendix A* explains the protected species legislation.

2 METHODS

2.1 General

The initial survey was carried out by two appropriately trained and qualified ecologists on 01 June 2017. The assessment included:

- a field survey to identify ecological constraints; and
- a habitat assessment for protected species.

Further surveys for Water Voles and bat activity surveys were carried out throughout 2017.

There are no habitats on the Site that are suitable for reptiles. An assessment was made for the suitability of the habitats for Badgers, nesting birds, Otter and Water Voles. Great Crested Newt surveys have already been completed at the Site and the results are reported separately.

2.2 Ecological Constraints Survey

The surveys were carried out in suitable weather conditions. The constraints survey comprised a walkover of the Site, recording notable habitats, evidence of invasive species, and the suitability of habitats for protected or notable species¹.

The survey included the following:

2.2.1 Hedgerow Survey

The hedgerows were assessed for their likelihood for qualifying as Important Hedgerows under the Hedgerow Regulations (1997). If hedgerows were identified as being likely to be important, then further botanical surveys would be carried out.

2.2.2 Invasive Species Survey

A walkover of the area within the well pad site and access track (DHFCs Inskip route) (Figure 1) was carried out in June 2017. Where invasive plant species, e.g. *Fallopia japonica* (Japanese Knotweed), *Heracleum mantegazzianum* (Giant Hogweed), *Impatiens glandulifera* (Indian Balsam), were seen during the normal course of other surveys (Great Crested Newt and bat surveys) they were noted and recorded.

¹ Primarily those listed on the Habitat and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended), or as species of principal importance for nature conservation in England under the Natural Environment and Rural Communities Act, 2006

2.2.3 Badgers

All suitable Badger habitats on the Site and within a 30 m buffer of the Site (*Figure 1*) was surveyed. A systematic survey of the Site was carried out, focusing on habitats that are suitable for Badgers, including grassland, woodland and hedgerows. The badger survey comprised a detailed search for signs of Badger activity including latrines (droppings), footprints, paths, feeding evidence, hairs and setts.

2.2.4 Bats

Habitats were assessed for their suitability for foraging and commuting bats. Areas of particular interest vary between species, but generally include sheltered areas and habitats with good numbers of insects such as woodland edges, hedgerows, watercourses and species-rich or rough grassland.

Habitats and areas of particular interest to foraging and commuting bats on and adjacent to the Site are:

- edges of woodland and scrub;
- tree lines; and
- hedgerows and ditches.

Transect Surveys

Bat surveys followed methodology outlined in Collins (2016) to identify areas of high commuting and foraging activity and also the species involved (large roosts can sometimes also be identified from patterns of activity). Survey visits were undertaken with one visit per season (Spring – April/May, Summer – June/July/August and Autumn – September/October) during 2017. One transect route was covered during the surveys. This is shown in *Figure 2*.

Transects consisted of 2 hour dusk surveys across the Site, consisting of walking sections with five minute monitoring stops at previously identified locations with high quality habitat where bats were likely to be encountered. On each visit, a set transect route was walked in suitable weather (above 7°C with little or no rain and no strong winds) using a Batlogger detector and a Duet detector, which allow both targeted and continuous recordings during the survey in both frequency division and time expansion formats. Dusk surveys commenced 30 minutes before sunset and lasted until 2 hours after sunset.

Table 1 details the dates and survey times for each activity survey completed. *Table 2* provides the weather conditions recorded at the beginning and end of each survey were also recorded.

Table 1: Survey dates and timings for each transect surveys

Date	Survey Type	Sunset/ Sunrise Time	Start Time	End Time
17/05/2017	Dusk – Transect 1	21:11	20:41	23:41
11/07/2017	Dusk – Transect 1	21:39	21:09	23:39
31/08/2017	Dusk – Transect 1	20:04	19:34	22:34

Table 2: Weather conditions recorded at the beginning and end of each transect survey

Date	Air Temperature (°C)	Cloud Cover (%)	Wind Speed (Beaufort)	Precipitation
17/05/2017	14	2	2	None
11/07/2017	18	4	3	Light drizzle 1 hour before survey
31/08/2017	16	7	3	None

Levels of bat activity were quantified by the number of bat passes recorded during each walking section or monitoring stop. A single pass by a bat was defined by a gap of one second or more between the end and beginning of the next bat call. Species were identified either in the field or through the analysis of recordings using Bat Explorer® software programs.

Static Surveys

Wildlife Acoustics Song Meter 2 Bat+ (SM2) detectors were used to monitor two different monitoring points (MP) on the Site (see *Figure 2*), on three occasions (see *Table 3*). These surveys followed methodology outlined by Collins (2016) by which SM2s were kept out for five consecutive nights each survey. The SM2 detectors provided complementary data derived from longer recording periods with each monitoring point corresponding with the following habitat:

- MP1 – on woodland edge, near to proposed works (OS grid reference SD 4419 4366); and

- MP2 – along hedge, near to proposed works (OS grid reference SD 4400 3640).

These locations were identified as providing potentially high quality habitat for both commuting and foraging bats where the number of passes by bats was likely to be high.

Static Survey dates (shown on *Table 3*) were selected when the predicted weather forecast indicated suitable weather conditions for foraging and commuting bats (*i.e.* air temperature above 7°C, the absence of strong winds and no precipitation). The surveys were designed to provide information on the level of bat activity and composition of bat species using the Site, the relative importance of features and locations and how patterns of bat activity may change throughout the year. The information collected was used to compliment the information collected during the bat transect surveys as the SM2s collected information over a longer period of time.

Table 3: Survey dates for static detector deployment

Monitoring Point	Spring	Summer	Autumn
1 & 2	17/05/2017	11/07/2017	31/08/2017

The units were set up to continuously record from 30 minutes before sunset until 30 minutes after sunrise. The microphones were mounted on extension cables at least 3 m off the ground. All recordings were stored onto memory cards and analysed using the Kaleidoscope Pro® software program. All automated identifications, noise and no ID files from the software were double checked by an experienced ecologist for quality assurance purposes. Echolocation calls were identified down to species or genus level depending on the type of bat encountered (*i.e.* it is not possible to reliably identify species belonging to the genus *Myotis* and *Plecotus* and *Nyctalus* species) and the quality of the recording.

The level of bat activity was quantified by the number of files (passes) and pulses (individual echolocation pulses within a call) recorded for each recorded species for each night and monitoring period. The Kaleidoscope analysis software produced a single file for each pass made by an echolocating bat. The number of pulses within each file also gives a quantifiable measure for the approximation of the level of foraging and commuting activity.

2.2.5 Nesting Birds

The sites were assessed for nesting birds. Birds nest in a wide variety of habitats including on open ground and in hedgerows.

2.2.6 Otter & Water Vole

Surveys of the ditches crossed by the works and within 100 m of the Site boundary (*Figure 1*) were carried out. The surveys were carried out on two occasions, one early season (June 2017) and one late season (August 2017) in line with the latest Water Vole Guidance (2016).

2.2.6.1 Otter Survey

The Otter survey comprised a detailed search for signs of Otters including spraint (droppings), footprints, slides, paths, feeding evidence, holts (underground resting places) or couches (temporary resting places).

2.2.6.2 Water Vole

Habitat Assessment

Habitat was assessed for Water Voles according to subjective criteria, which were then used to categorise habitat according to suitability for the species. The following habitat factors are taken into consideration:

- water quality;
- water-level regime;
- channel dimensions;
- bank type and material;
- vegetation for cover and food sources;
- shading;
- predation and competition; and
- habitat management.

Habitat suitability was classified as follows:

- Suitable – habitat that has all the elements required for Water Voles certainly in the summer, and probably through most winters.
- Suitable (Sub-optimal) – habitat that has some of the habitat features that are suitable for Water Vole, but with some constraints so that suitability throughout the year is not certain.
- Unsuitable – habitat lacking one or more crucial element for use by Water Voles. This category does not necessarily preclude the habitat being used by commuting Water Voles, but it would not be able to support a resident population.

Evidence of Water Vole Activity

Survey for evidence of Water Vole followed standard methods adapted from Strachan and Moorhouse (2011). All suitable habitats were systematically and thoroughly searched for signs of the species where access was possible. Early June is a suitable time of the year to survey for Water Voles as they are active above ground, and latrines are maintained from February through to November by territorial individuals (Strachan and Moorhouse, 2011). For those habitats that were classed as suitable, a repeat survey for evidence was carried out in August 2017.

Surveys involved an intensive search of the bank side and water-edge habitat, searching for Water Vole field signs including:

- burrows;
- feeding platforms and evidence of feeding;
- food remains;
- latrines; and
- footprints.

2.3 Other Notable Species

During the surveys outlined above, a record was made of any incidental sightings of other notable species, including Hedgehog and Brown Hare.

2.4 Validity of Data

According to Natural England advice, survey data up to two years old may be acceptable for medium to high impact schemes (e.g. housing developments), as long as the habitats have not changed significantly in that time period.

Where a European Protected Species licence is required after the grant of planning permission, Natural England expects applicants to check - by walk-over survey not more than three months before the submission of a licence application - that conditions have not changed significantly since the original walkover surveys were carried out.

3 RESULTS

3.1 Botanical Surveys

3.1.1 Hedgerows

There are five hedgerows either crossed by the access route to the Site, or adjacent to the Site. All hedgerows are similar in structure, being dense and c. 2 m high and 1.5 m wide. They are all species poor with a maximum of three woody species, including *Acer pseudoplatanus* (Sycamore), *Crataegus monogyna* (Hawthorn) and *Fraxinus excelsior* (Ash). None of the hedgerows qualify as Important under the *Hedgerow Regulations* (1997).

3.1.2 Non-native Invasive Plant Species

A single stand of *Rhododendron ponticum* (Rhododendron) was recorded in the woodland at the southern boundary of the Site. No other non native invasive species were recorded in or adjacent to the survey area.

3.2 Assessment for Protected Species

3.2.1 Badgers

No evidence of Badger activity and no Badger setts were recorded on the Site or within 30 m of any works areas.

3.2.2 Bats

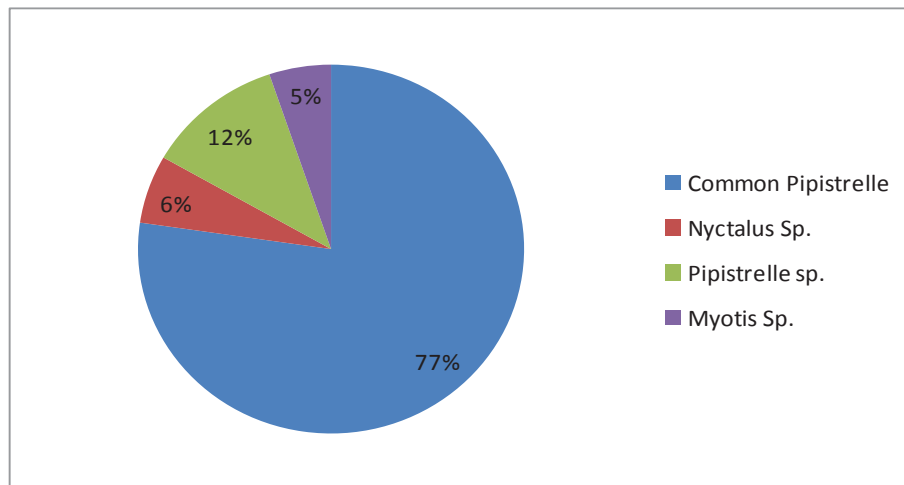
Transect Surveys

Table 4 details the total number of bat passes recorded during the three surveys in May, July and August 2017.

At least four different species of bat were recorded during the surveys including Common Pipistrelle (*Pipistrellus pipistrellus*), *Pipistrellus sp.*, *Nyctalus sp.* and *Myotis sp.* Over the course of the surveys, Common Pipistrelle attributed for 77% of all activity recorded (foraging and commuting) on the Site. This was followed by unidentified *Pipistrellus sp.* (12%); these are most likely to be Common or Soprano Pipistrelles. With *Nyctalus sp.* (6%), which were most likely to be Noctule and finally *Myotis sp.* (5%) as shown in *Chart 1*.

Table 4: Total number of bat passes recorded during the transect surveys

Species	May	July	August	TOTAL
Transect				
Common Pipistrelle	122	63	9	194
Nyctalus Sp.	0	15	0	15
Pipistrelle sp.	27	0	2	29
Myotis Sp.	5	7	1	13
TOTAL	154	85	12	251

Chart 1: Species contributions to total level of bat activity recorded across transects

The May survey had the peak level of bat activity recorded (total of 154 passes). At least three different bat species were recorded during each of the transect surveys (with 4 overall).

Bat activity was largely limited to the woodland edge in the east of the transect area and a hedgerow and lines of trees to the south and west, where high levels of foraging activity by Pipistrelle bats was recorded. Occasional passes by Pipistrelles and *Myotis* sp. were recorded along the farm track to the north of the transect area and along the road to the east. *Nyctalus* sp were recorded passing over the Site (Figure 2).

Static Surveys

A summary of the results for each monitoring point are given in *Table 5 and 6* for MP1 and MP2 respectively. Across all monitoring points at least four different species of bat were recorded overall; Common Pipistrelle, *Pipistrelle sp.*, *Myotis sp.* and *Nyctalus sp.* Common Pipistrelle bats were recorded most frequently across all monitoring points and mostly on a nightly basis. *Nyctalus sp.* was the next most frequent at MP1 and *Myotis sp.* was the next most frequent at MP2. Overall the highest levels of activity were recorded at MP1 along the woodland edge that runs along the track to the eastern boundary of the Site. This was followed by MP2 alongside the hedgerow.

The May survey did not record any bat activity and this is thought to be because of an equipment malfunction or interference from the surrounding aerial masts at the Ministry of Defence site nearby.

The tables below present the Number of Files and Pulses for each monitoring point in May, July and August. The column 'Number of Files' represents the number of passes per species (intervals of one second between bat calls represents a new pass). The column titled 'Number of Pulses' represents the number of calls emitted per bat species – this varies between species due to their different calls.

Table 5: Summary of results for Monitoring Point 1

Species	May-17		Jul-17		Aug-17		TOTAL	
	Number of Files	Number of Pulses	Number of Files	Number of Pulses	Number of Files	Number of Pulses	Number of Files	Number of Pulses
Common Pipistrelle	0	0	1226	9187	8	256	1234	9443
Pipistrelle sp.	0	0	9	21	0	0	9	21
Nyctalus sp.	0	0	3	28	1	4	4	32
<i>Myotis</i> sp.	0	0	8	49	0	0	8	49
TOTAL	0	0	1246	9285	9	260	1255	9545

Table 6: Summary of results for Monitoring Point 2

Species	May-17		Jul-17		Aug-17		TOTAL	
	Number of Files	Number of Pulses	Number of Files	Number of Pulses	Number of Files	Number of Pulses	Number of Files	Number of Pulses
Common Pipistrelle	0	0	118	982	0	0	118	982
Pipistrelle sp.	0	0	0	0	0	0	0	0
Nyctalus sp.	0	0	2	6	11	157	13	163
<i>Myotis</i> sp.	0	0	7	19	0	0	7	19
TOTAL	0	0	127	1007	11	157	138	1164

3.2.3 Nesting Birds

The hedgerows are suitable for nesting birds, however no evidence of active nests was recorded during the survey. The hedgerows are particularly dense, making a thorough search for nests impossible. A single Skylark (*Alauda arvensis*) was seen singing over the agricultural fields adjacent to the Site.

3.2.4 Otter and Water Voles

Two of the ditches on the Site are dry and are not suitable for Otter or Water Voles.

The remaining three ditches are suitable for Otter and Water Voles, however no evidence was seen during either of the Site surveys.

3.3 Other Notable Species

Two Brown Hares were recorded on the Site during the survey. They are present within the improved grassland adjacent to the access track and within the arable farm land adjacent to the proposed Site.

4 EVALUATION

4.1 Habitats and Plants

The habitats present at this Site are generally species-poor and common in the local area. The survey was sufficient to assess the value of the habitats on the sites and no further botanical surveys are required. The hedgerows do not qualify as important under the Hedgerow Regulations.

Care will have to be taken when working near the stand of *Rhododendron ponticum* (Rhododendron), as it is an offence to cause this species to spread in the wild.

Mitigation measures proposed for any loss of habitat remains as described in Section 10.9 of the 2014 ES.

4.2 Protected Species

4.2.1 Badgers

No evidence of Badgers was recorded on the Site and no further action is required with regard to Badgers. A repeat survey of the Site should be carried out prior to construction to determine whether these results are still valid.

4.2.2 Bats

Habitats

The habitats on the Site, and in the immediate area, provide suitable foraging and commuting opportunities for bats. This was confirmed when activity and static surveys recorded at least four species of bats using the Site area.

During the transect surveys bat foraging and commuting activity was recorded in association with hedgerows, lines of trees and woodland edges with concentrated activity along the woodland edge on the east of the transect and the hedgerow in the south and west of the transect.

In addition, static bat detectors deployed at two different locations on Site recorded highest levels of activity at MP1 along the woodland edge that runs along the farm track to the eastern boundary of the Site. Activity was also recorded at MP2 (the hedgerow to the west); peak activity was recorded during July at the Site. *Myotis* recording numbers were higher in east at MP1 and *Nyctalus* over in the west of Site near MP2.

Species

At least four different species of bat have been recorded on the Site by the surveys; these are Common Pipistrelle, Pipistrelle sp., *Nyctalus* sp. and *Myotis* sp.

By far the most frequently encountered species were Common Pipistrelle which were recorded mostly on a nightly basis with high levels of activity. Low levels of the other species were recorded in May, June, July and September.

Conclusions

The results indicate a common assemblage of bats present on the Site and that the Site provides good quality foraging habitat, particularly along the woodland edges in the survey area.

Mitigation measures proposed to minimise the impacts on bats remains as described in Section 10.9 of the 2014 ES.

4.2.3 Nesting Birds

No active nests were found in the hedgerows during the survey; however the hedgerows were dense and could not be fully inspected. A check of any vegetation which is due to be removed for active nests should be made immediately prior to removal of the vegetation.

Mitigation measures will remain as described in Section 10.9 of the 2014 ES.

4.2.4 Otter and Water Voles

Three of the ditches are suitable for both Otter and Water Vole however surveys in both June and August did not record any evidence of either species.

No further action is required with regard to these species.

4.3 Other Notable Species

Care will be required when working in any areas which are suitable for Brown Hare (arable fields).

Mitigation measures proposed to minimise the impacts on Brown Hares will remain as described in Section 10.9 of the 2014 ES.

5 REFERENCES

Harris, S., Cresswell, P. & Jefferies, D. (1989). *Surveying Badgers*. Mammal Society, Occasional Publications **9**, London.

Stace CA (2010). *New Flora of the British Isles*. Cambridge University Press; 3rd Edition.

Strachan, R. and Moorhouse, T. (2011). *Water Vole Conservation Handbook* 3rd Edition. Wildlife Conservation Research Unit, Tubney.

6 FIGURES

Figure 1 – Ecological Constraints Walkover 2017

Figure 2 – Bat Activity Transects.





APPENDIX A – RELEVANT LEGISLATION

General

This section briefly describes the legal protection afforded to the protected species referred to in this report. It is for information only and is not intended to be comprehensive or to replace specialised legal advice. It is not intended to replace the text of the legislation, but summarises the salient points.

Badgers

Meles meles (Badger) is protected in Britain under the *Protection of Badgers Act 1992* and Schedule 6 of the *Wildlife and Countryside Act 1981* (as amended).

The legislation affords protection to Badgers and Badger setts, and makes it a criminal offence to:

- Wilfully kill, injure, take, possess or cruelly ill-treat a Badger, or to attempt to do so;
- interfere with a sett by damaging or destroying it;
- to obstruct access to, or any entrance of, a Badger sett; or
- to disturb a Badger when it is occupying a sett.

Bats

All species of British bat are protected by *The Wildlife and Countryside Act 1981* (as amended) extended by the *Countryside and Rights of Way Act 2000*. This legislation makes it an offence to:

- intentionally kill, injure or take a bat;
- possess or control a bat;
- intentionally or recklessly damage, destroy or obstruct access to a bat roost; and
- intentionally or recklessly disturb a bat whilst it occupies a bat roost.

Bats are also European Protected Species listed on *The Conservation of Habitats and Species Regulations 2010*. This legislation makes it an offence to:

- deliberately capture, injure or kill a bat;
- deliberately disturb bats, including in particular any disturbance which is likely (a) to impair their ability - (i) to survive, to breed or reproduce, or to rear or nurture their young; or (ii) hibernate or migrate, where relevant; or (b) to affect significantly the local distribution or abundance of the species to which they belong.
- damage or destroy a breeding site or resting place of a bat; and

- possess, control, transport, sell, exchange a bat, or offer a bat for sale or exchange.

All bat roosting sites receive legal protection even when bats are not present.

Birds

All species of bird are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended). The protection was extended by the CRow Act.

The legislation makes it an offence to intentionally:

- kill, injure or take any wild bird;
- take, damage or destroy the nest of any wild bird while that nest is in use or being built; or
- take or destroy an egg of any wild bird.

Certain species of bird are listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) and receive protection under Sections 1(4) and 1(5) of the Act.

The protection was extended by the CRow Act. The legislation confers special penalties where the above mentioned offences are committed for any such bird and also make it an offence to intentionally or recklessly:

- disturb any such bird, whilst building its nest or it is in or near a nest containing dependant young; or
- disturb the dependant young of such a bird.

Otter

Lutra lutra (Otter) is listed on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), and receives full protection under Section 9. This species is also listed as a European Protected Species on Schedule 2 of the Conservation (Natural Habitats, etc.) Regulations 1994 which gives it full protection under Regulation 39. Protection was extended by the CRow Act.

Under the above legislation it is an offence to:

- kill, injure or take an individual of such a species;
- possess any part of such species either alive or dead;
- intentionally or recklessly damage, destroy or obstruct access to any place or structure used by such species for shelter, rest, protection or breeding;

- intentionally or recklessly disturb such a species whilst using any place of shelter or protection; or
- sell or attempt to sell any such species.

The Otter is included as a Priority Species in the UK Biodiversity Action Plan (UKBAP) and also as a species of principal importance for the conservation of biological diversity in England under Section 74 of the CRoW Act.

The Otter is also protected under Schedule 6 of the Wildlife and Countryside Act 1981 (as amended). This protection relates specifically to trapping and direct pursuit of the species.

The European sub-species is also listed as globally threatened on the IUCN/WCMC RDL.

Water Vole

Water Vole (*Arvicola amphibius*) is fully protected under Section 9 of Schedule 5 of The Wildlife and Countryside Act 1981 (as amended). Protection was extended by the CRoW Act.

Under this legislation, it is an offence to:

- intentionally kill, injure or take (capture) a Water Vole;
- possess or control a live or dead Water Vole, or any part of a Water Vole;
- intentionally or recklessly damage, destroy or obstruct access to any structure or place which Water Voles use for shelter or protection, or to intentionally or recklessly disturb Water Voles while they are using such a place; or
- sell, offer for sale or advertise for live or dead Water Voles.

The Water Vole is included as a Priority Species in the UK Biodiversity Action Plan (UKBAP).

Cuadrilla Elswick Ltd

Temporary Shale Gas Exploration

Roseacre Wood, Lancashire

Supplementary Environmental Report

Appendix 10.2 – Great Crested Newt Survey 2017



Cuadrilla Elswick Ltd

Temporary Shale Gas Exploration

Roseacre Wood, Lancashire

Great Crested Newt Survey 2017

66131

OCTOBER 2017

GENERAL NOTES

Project No.: 661310

Title: Temporary Shale Gas Exploration, Roseacre Wood, Lancashire
Great Crested Newt Survey 2017

Client: Cuadrilla Elswick Ltd

Date: November 2017

Status: Draft/Rev 01

EXECUTIVE SUMMARY

1. This report presents the results of Great Crested Newt (*Triturus cristatus*) surveys carried out at the Roseacre Wood Site, Lancashire, in connection with shale gas investigations. Surveys were carried out during May 2017.
2. Previous surveys in 2013/14 found evidence of Great Crested Newts in two waterbodies (Waterbodies 6 and 8). Environmental DNA surveys in 2014 recorded the presence of Great Crested Newts in one further waterbody (Waterbody 11).
3. Ten waterbodies within 500 m of the site were identified as suitable during the Habitat Suitability Index (HSI) assessment.
4. Surveys to prove presence or absence of Great Crested Newts (GCN) were carried out by licensed surveyors in accordance with Natural England survey guidelines (Natural England 2001).
5. GCN were recorded in two waterbodies with a maximum count of 5 (small population) in Waterbody 6 and maximum count of 28 (medium population) in Waterbody 8. These population size classes are identical to those recorded in the 2014 ES. Contrary to the Regulation 22 information, no Great Crested Newts were recorded in Waterbody 11.
6. Great Crested Newts have therefore been recorded in the same Waterbodies (Waterbodies 6 and 8) as in the 2014 ES and with the same population size class present.
7. Smooth Newts were recorded in two waterbodies with a maximum count of 7 (small population) in Waterbody 6 and maximum count of 23 (medium population) in Waterbody 8.
8. The proposed mitigation measures remain unchanged from those as described in Section 10.9 of the 2014 ES.

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1 INTRODUCTION

1.1 Purpose of this Report

This report presents the results of Great Crested Newt (*Triturus cristatus*) surveys undertaken at Roseacre Wood, Lancashire (OS Grid reference SD 439364). These surveys have been carried out on suitable waterbodies within approximately 500 m required by Natural England and are to determine if Great Crested Newts are present in the wider area.

Great Crested Newts, if present, would present a constraint to the future development at the Site and would require mitigation to prevent harm.

1.2 Ecological Context

The site at Roseacre Wood is in the district of Fylde, Lancashire. The landscape is characterised by arable farmland divided by hedgerows with scattered trees, with Roseacre Wood to the east of survey area. The River Ribble is c.6 km to the south, the villages of Little Plumptre are to the south east and Great Plumptre to the north east, Blackpool is c. 7 km to the west.

1.3 Structure of this Report

The remainder of the report is structured as follows:

- *Section 2* describes the survey methods;
- *Section 3* summarises the results;
- *Section 4* details the ecological evaluation for the site;
- *Section 5* lists the documents referred to in this report;
- *Appendix A* lists the survey results
- *Appendix B* Habitat Suitability Index assessment results.
- *Appendix C* gives relevant legislation.

2 METHODS

2.1 Background Data Search

Records of Great Crested Newts within 2 km of the site boundary were requested from the Lancashire Environmental Records Network as part of an Environmental Statement prepared by Arup in 2014. Records of Great Crested Newts obtained as part of the 2014 Environmental Statement are repeated in this report to inform habitat evaluations. This data is also supplemented with the 2013/2014 survey data and 2014 Regulation 22 data.

Table 1. Data sources used in the background data search relevant to Great Crested Newts.

Information Obtained	Available From	Date obtained
Great Crested Newt records	Lancashire Environmental Records Network	2013-14
Designated site locations and citations	Natural England website	2013-14
Designated site locations and citations	Lancashire Environmental Records Network	2013-14

2.1.1 General

2.1.2 Identification of Features – Scoping Survey

Initially 12 waterbodies were identified using OS maps and aerial imagery, supplemented by the previous survey report published by Arup in 2014. The location of all waterbodies is shown on Figure 1. Their suitability for Great Crested Newts was determined during a Habitat Suitability Index (HSI) assessment in 2017.

2.1.3 Habitat Suitability Index

Water features were assessed to determine their suitability for Great Crested Newt using a Habitat Suitability Index (HSI) developed by Oldham *et al.* (2000), which is derived from assessment systems developed by the US Fish and Wildlife Service. It is a numerical index, between 0 and 1, where 0 indicates unsuitable habitat and 1 represents optimal habitat. The HSI for the Great Crested Newt uses ten factors (suitability indices (SI) 1 to 10), which are thought to affect Great Crested Newts as follows:

- geographic location (SI 1);
- surface area (SI 2);
- hydrology (drying) (SI 3);
- water quality (SI 4);

- shade (SI 5);
- presence of water fowl (SI 6);
- presence of fish (SI 7);
- number of adjacent Waterbodies (SI 8);
- terrestrial habitat (SI 9); and
- macrophyte cover (SI 10).

Each factor is scored and the scores are converted to SI scores on a scale from 0.01 to 1 from graphs given in Oldham *et al.* (2000). The HSI result is calculated using the following formula:

$$\text{HSI} = (\text{SI1} \times \text{SI2} \times \text{SI3} \times \text{SI4} \times \text{SI5} \times \text{SI6} \times \text{SI7} \times \text{SI8} \times \text{SI9} \times \text{SI10})^{1/10}$$

Further research by Brady (unpublished) has developed a system for using HSI scores to define waterbody suitability for Great Crested Newts according to the following categories:

- HSI <0.5 = poor
- HSI 0.5 – 0.59 = below average
- HSI 0.6 – 0.69 = average
- HSI 0.7 – 0.79 = good
- HSI > 0.8 = excellent

There is a positive correlation between HSI scores and presence and abundance of Great Crested Newts in waterbodies. Generally, waterbodies with high HSI scores are likely to support larger populations. However, the relationship is not sufficiently precise to conclude that a waterbody with a high HSI will definitely have a large newt population, or that a waterbody with a low HSI score will only have a small newt population or no newts at all.

2.1.4 Great Crested Newt Presence/ Absence Survey Techniques

Surveys to record presence or likely absence were carried out under the supervision of licensed surveyors and in accordance with English Nature survey guidelines (English Nature 2001), which are outlined below:

- Four survey visits to be carried out between mid-March and mid-June;
- Surveys to be carried out in suitable weather conditions;
- Two of the four survey visits to be carried out between mid-April and mid-May; and
- Surveys using at least three of four methods – egg searching, netting, torching and bottle trapping.

Should Great Crested Newts are found to be present during any of the surveys a further two surveys will be required between mid- March and mid- June in order to estimate the population size class of a waterbody.

All water bodies suitable for Great Crested Newts were surveyed four times (where possible); using at least three of the following four survey methods (where appropriate).

The surveys were carried out by suitably qualified ecologists who hold a Natural England licence allowing the disturbance of Great Crested Newts for the purposes of survey in all counties of England (Class Licence CL08), and supervised the surveys undertaken.

Table 1 below provides a summary of weather conditions on all survey visit dates.

Table 1: Weather conditions on survey dates

Date	Time of check	Temperature (°C)	Wind speed	Cloud cover (%)	General weather
02/05/2017	18:00	12	10	0	Clear, dry, mild
03/05/2017	18:00	11	15	0	Clear, dry, warm
08/05/2017	18:00	10	16	0	Clear, dry, warm
09/05/2017	18:00	7	7	0	Clear, dry, cool
10/05/2017	18:00	8	6	60	Fog in morning,
11/05/2017	18:30	13	10	20	Patch cloud, light breeze
16/05/2017	18:30	16	11	40	Light rain, patchy cloud.
17/05/2017	18:30	11	8	0	Clear, cold, dry.
22/05/2017	18:30	17	13	20	Light rain
25/05/2017	18:30	19	6	60	Patchy fog in morning

2.1.5 Field Methods

Egg Searching

Egg search involves searching both live and dead submerged vegetation for Great Crested Newt eggs. The eggs are characteristically laid in a folded leaf, and the large size and yellowish/white coloration readily distinguishes the eggs of Great Crested Newts from those of smaller species. Eggs are unwrapped from folded leaves to confirm identification, and the developmental stage of eggs is noted. Once a Great Crested Newt egg is reliably identified, the search is terminated because this method does not give any meaningful quantitative information on population size and can harm the eggs.

Netting

Netting is carried out using a long-handled dip-net with a very fine mesh of 2-4 mm. The perimeter of the water body is walked, and 15 minutes of netting is carried out for every 50 m of water-margin. The method is less effective than bottle trapping and torching when surveying for adult Great Crested Newts, but is very useful when searching for larvae. This method is used as an alternative or extra method of survey when weather conditions or other constraints did not allow bottle trapping to be carried out efficiently or safely. If a waterbody has significant quantities of dead leaf litter on the bottom, netting would not be carried out due to the amount of disturbance that would be caused and subsequent impact upon the water quality of the waterbody.

Torching

This technique is carried out at night, when newts are most active, and negative results are only meaningful when survey is carried out under suitable weather conditions. Ideal weather conditions are:

- a night-time air temperature of more than 5°C;
- little or no wind; and
- no rain.

Survey involves walking slowly around the edge of the waterbody and scanning the water with a torch (in this instance 1,000,000 candle power Clulite torches were used) where access and safety permit. Great Crested Newts can be easily identified and counted in clear water. The technique is less successful in thick weed or turbid water, but can still be used. Bright light may cause newts to seek cover where they will be undetected, but the technique is appropriate to establish presence and for estimating populations. The species, sex (if possible), number of newts, and survey times are recorded.

Bottle Trapping

This method involves trapping newts at night and if not carried out correctly it can be harmful to the trapped newts. Because of this, strict guidelines from Natural England are followed in accordance with Natural England licence conditions.

The method is reliable for detecting presence of Great Crested Newt, and is especially useful in weedy or turbid water where water visibility is poor or the vegetation is too dense to give good results from torch surveys. 'Funnel traps' constructed from plastic bottles attached to bamboo canes are submerged in the waterbody after dusk and removed early the following morning. Newts enter through the funnel entrance but cannot find their way back out again. The recommended density of traps is 1 trap every 2 m of margin, placed 2 m from the edge, though this depends upon habitat suitability, substrate, and the incline of banks and the depth of the waterbody. Traps are checked in the early morning before the temperature rises (which causes a reduction in the availability of oxygen in the water), and the trapped newts are sexed, counted and released.

A cautious approach to this method is used because there is a risk that newts may be harmed, even following standard trapping protocol as described by Natural England, and following questions raised on the safety of this technique (i.e. Denton 2002). The technique is also unsuitable during periods of hot weather when dissolved oxygen levels in water decrease markedly, where water levels are too low or if there is a risk of vandalism. If the risks are low, bottle trapping is maintained until the end of the survey period.

2.1.6 Population Estimate

When Great Crested Newts are recorded, then a further two surveys are carried out in order to obtain a population estimate. This is calculated from the maximum number of newts caught or seen using one survey method. The maximum count breaks down into three size classes, presented in *Table 2*.

Table 2: Population Estimate

Maximum Count recorded from any single survey method	Population Size Class
1-9	Small
10-99	Medium
100+	Large

2.1.7 Survey Constraints

Waterbodies 4, 5 and 7 are no longer present within the landscape and are not shown on *Figure 1*. Waterbodies 9 and 10 could not be surveyed due to access limitations. These waterbodies were scoped out during the HSI survey prior to commencement of the Great Crested Newt surveys.

Waterbody 1 was ruled out after visit 1 as it had a large number of waterfowl nests present. Surveys were ceased to prevent disturbance of nesting birds. Waterbodies 2 and 12 were ruled out during the second visit as they had been poached by continuous cattle use.

3 RESULTS

3.1 Background Data Search

No records of Great Crested Newts from places within 500 m of the site boundary were returned. The nearest record of Great Crested Newts is c.2.5 km north west of the site.

During field surveys carried out by Arup in 2014 a small population of Great Crested Newts were recorded in Waterbody 6 and a medium population recorded in Waterbody 8. Information provided in the Regulation 22 report in 2014 recorded the presence of Great Crested Newts in eDNA samples in Waterbody 11.

3.2 Great Crested Newt

3.2.1 Identification of Features

There were seven water bodies within 500 m of the site surveyed. Waterbody locations are shown of *Figure 1*. Waterbodies 4, 5 and 7 are no longer present within the landscape. Waterbodies 9 and 10 could not be surveyed due to access limitations.

3.2.2 Habitat Suitability Index

Table 3 below provides a summary of HSI scores for the waterbodies assessed during the surveys. HSI scores and waterbody descriptions were calculated and provided in the HSI assessment report (2017).

Table 3. Habitat Suitability Index (HSI) summary.

Water Feature Number	HSI Score	Suitability
Waterbody 1	0.55	Below Average
Waterbody 2	0.65	Average
Waterbody 3	0.42	Poor
Waterbody 4	-	No Longer Exists
Waterbody 5	-	No Longer Exists
Waterbody 6	0.69	Average
Waterbody 7	-	No Longer Exists
Waterbody 8	0.72	Good
Waterbody 9	-	No access
Waterbody 10	-	No access
Waterbody 11	0.67	Average
Waterbody 12	0.49	Poor

3.2.3 Survey Data

The dates on which the surveys were undertaken are provided in *Table 4*.

Table 4. Survey dates.

Survey Visit Number and Date Surveyed					
1	2	3	4	5	6
02/05/17 03/05/17	08/05/2017 09/05/2017	10/05/2017 11/05/2017	16/05/2017 17/05/2017	22/05/2017	25/05/2017

Table 5 summarises the results of population size class surveys for Great Crested Newts. The full survey results are given in *Appendix A*. All surveys were undertaken during suitable weather conditions, as advised in English Nature (now Natural England) Great Crested Newt Mitigation Guidelines (English Nature, 2001). The overall population is considered medium

Table 5. Great Crested Newt survey results – summary.

Water Feature Number	Amphibians Recorded				Maximum Count of Great Crested Newt	Population Size of Great Crested Newts
	Great Crested Newt	Smooth Newt	Frogs	Toads		
Waterbody 1	0	0	0	0	-	-
Waterbody 2	0	0	0	0	-	-
Waterbody 3	0	0	0	0	-	-
Waterbody 6	5 (1m,4f)	7 (2m,5f)	0	0	5	Small
Waterbody 8	28 (2m,26f)	23 (11m, 12f)	0	0	28	Medium
Waterbody 11	0	0	0	0	-	-
Waterbody 12	0	0	0	0	-	-

4 EVALUATION AND CONCLUSIONS

4.1.1 Potential Impacts

There is small population of Great Crested Newts in Waterbody 6 (peak count 5) and a medium population of Great Crested newts in Waterbody 8 (peak count 28). Overall the meta-population for the site is considered medium. The population size class findings are identical to those recorded in the 2014 ES.

The Regulation 22 report produced in 2014 recorded the presence of Great Crested Newts in Waterbody 11. No Great Crested Newts were recorded in this waterbody in 2017.

Where possible, surveys should be completed at waterbodies where access was not available in 2017 (Waterbodies 9 and 10). Great Crested Newts were not recorded in these waterbodies in 2014, however these survey results are now out of date. In accordance with Natural England guidance, survey data should not be over two years old for medium-high impact schemes. Therefore, subject to development timescales repeat surveys may be required.

Mitigation measures will follow those proposed in Section 10.9 of the 2014 ES.

5 REFERENCES

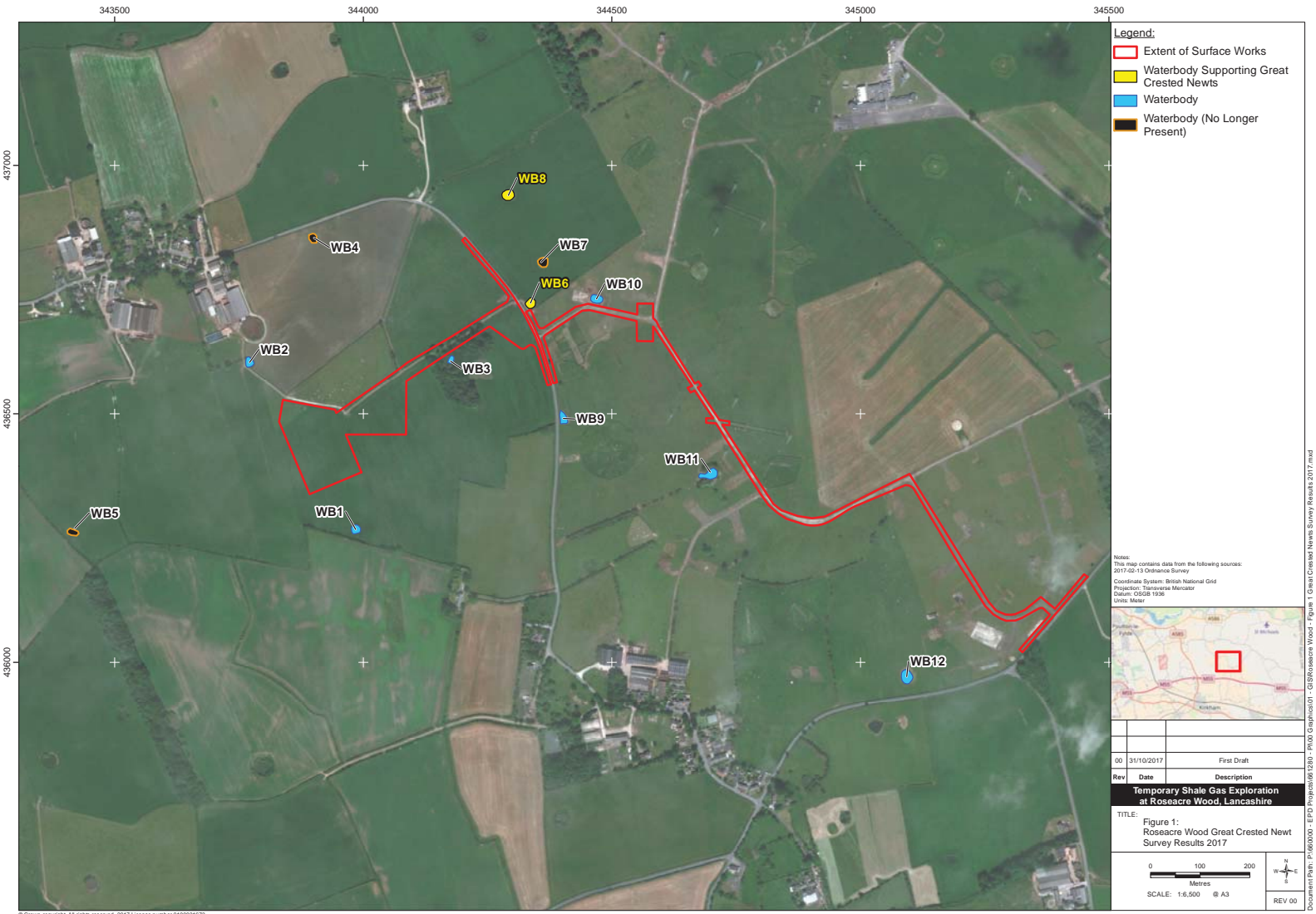
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6 FIGURES

Figure 1 – Great Crested Newt Survey Results 2017



APPENDIX A: SURVEY RESULTS

Waterbody 1 – Amphibians Recorded					
Visit Date	Torch Survey	Bottle Trapping	Netting	Egg Search	Refugia
02/05/2017	0	0	-	0	0
08/05/2017	RULED OUT (BREEDING WATERFOWL)	-	-	-	-
N/A	-	-	-	-	-
N/A	-	-	-	-	-

Waterbody 2 – Amphibians Recorded					
Visit Date	Torch Survey	Bottle Trapping	Netting	Egg Search	Refugia
02/05/2017	0	0	-	0	0
08/05/2017	RULED OUT (SLURRY)	-	-	-	-
N/A	-	-	-	-	-
N/A	-	-	-	-	-

Waterbody 3 – Amphibians Recorded					
Visit Date	Torch Survey	Bottle Trapping	Netting	Egg Search	Refugia
02/05/2017	0	0	-	0	0
08/05/2017	0	Too Cold	0	0	0
10/05/2017	0	0	-	0	0
16/05/2017	Too turbid	Heavy Rain	0	0	0

Waterbody 6 – Amphibians Recorded					
Visit Date	Torch Survey	Bottle Trapping	Netting	Egg Search	Refugia
02/05/2017	3 male GCN 12 female Smooth Newt	0	-	0	0
08/05/2017	0	Too Cold	0	1 found, many folded leaves.	0
10/05/2017	0	1 male 1 female Smooth Newt	0	-	0
17/05/2017	0	1 male 1 female GCN	0	-	0
22/05/2017	0	1 female Smooth Newt	0	-	0
25/05/2017	0	3 female GCN, 3 female 1 male Smooth Newt	0	-	-

Waterbody 8 – Amphibians Recorded					
Visit Date	Torch Survey	Bottle Trapping	Netting	Egg Search	Refugia
03/05/2017	0	0	-	0	0
09/05/2017	1 female Smooth Newt, 1 Common Toad	1 male 6 female GCN, 1 female Smooth Newt	-	0	0
11/05/2017	0	1 female GCN	-	0	0
17/05/2017	0	12 female GCN 10 male 7 female Smooth Newt	-	0	0
22/05/2017	0	1 male 6 female GCN 1 male 2 female Smooth Newt	-	0	0
25/05/2017	0	1 female GCN, 2 female Smooth Newt	-	0	0

Waterbody 11 – Amphibians Recorded					
Visit Date	Torch Survey	Bottle Trapping	Netting	Egg Search	Refugia
03/05/2017	0	0	-	0	0
09/05/2017	0	0	-	0	0
11/05/2017	0	0	-	0	0
16/05/2017	0	Heavy Rain	-	0	0


Waterbody 12 – Amphibians Recorded					
Visit Date	Torch Survey	Bottle Trapping	Netting	Egg Search	Refugia
03/05/2017	0	-	0	0	0
09/05/2017	RULED OUT (SLURRY)	-	-	-	-
N/A	-	-	-	-	-
N/A	-	-	-	-	-

APPENDIX B – HABITAT SUITABILITY INDEX ASSESSMENT DETAILS


Assessment of Waterbodies

The following tables show the notes and scores for the Habitat Suitability Index assessment of the waterbodies following the methods of ARG UK (2010).


Details of the Habitat Suitability Index assessment for Waterbody 1.

Factor	Notes	Score
Location (SI 1)	Northern England, Region A OS grid reference: SD 4336 9826	1.0
Surface Area (SI 2)	250m ²	0.33
Waterbody Drying (SI 3)	Never dries	0.90
Water Quality (SI 4)	Poor	0.33
Shade (SI 5)	50%	1.0
Water Fowl (SI 6)	Minor	0.67
Fish (SI 7)	Minor	0.33
Waterbodies (SI 8)	>10 waterbodies within 1km	1.0
Terrestrial Habitat (SI 9)	Poor	0.33
Macrophyte Cover (SI 10)	0%	0.33
		HSI Score = 0.55
		Below Average
		


Details of the Habitat Suitability Index assessment for Waterbody 2.

Factor	Notes	Score
Location (SI 1)	Northern England, Region A OS grid reference: SD 4336 7760	1.0
Surface Area (SI 2)	250m ²	0.33
Waterbody Drying (SI 3)	Never	0.9
Water Quality (SI 4)	Poor	0.33
Shade (SI 5)	20%	1.0
Water Fowl (SI 6)	Minor	0.67
Fish (SI 7)	Possible	1.0
Waterbodies (SI 8)	>10 waterbodies within 1km	1.0
Terrestrial Habitat (SI 9)	Moderate	0.67
Macrophyte Cover (SI 10)	0%	0.33
		HSI Score = 0.65
		Average
		


Details of the Habitat Suitability Index assessment for Waterbody 3.

Factor	Notes	Score
Location (SI 1)	Northern, Region A OS grid reference: SD 4436 2358	1.0
Surface Area (SI 2)	950m ²	0.95
Waterbody Drying (SI 3)	Never	0.9
Water Quality (SI 4)	Poor	0.33
Shade (SI 5)	95%	0.33
Water Fowl (SI 6)	Major	0.01
Fish (SI 7)	Possible	0.67
Waterbodies (SI 8)	>10 waterbodies within 1km	1.0
Terrestrial Habitat (SI 9)	Good	0.33
Macrophyte Cover (SI 10)	0%	0.33
		HSI Score = 0.42
		Poor
		


Details of the Habitat Suitability Index assessment for Waterbody 6.

Factor	Notes	Score
Location (SI 1)	Northern England, Region A OS grid reference: SD 4436 3372	1.0
Surface Area (SI 2)	400m ²	0.8
Waterbody Drying (SI 3)	Never	0.9
Water Quality (SI 4)	Moderate	0.67
Shade (SI 5)	30%	1.0
Water Fowl (SI 6)	Minor	0.67
Fish (SI 7)	Minor	0.33
Waterbodies (SI 8)	>10 waterbodies within 1km	1.0
Terrestrial Habitat (SI 9)	Moderate	0.67
Macrophyte Cover (SI 10)	0%	0.33
		HSI Score = 0.69
		Average
		


Details of the Habitat Suitability Index assessment for Waterbody 8.

Factor	Notes	Score
Location (SI 1)	Northern England, Region A OS grid reference: SD 4436 2993	1.0
Surface Area (SI 2)	550m ²	0.8
Waterbody Drying (SI 3)	Never	0.9
Water Quality (SI 4)	Moderate	0.67
Shade (SI 5)	0%	1.0
Water Fowl (SI 6)	Minor	0.67
Fish (SI 7)	Minor	0.33
Waterbodies (SI 8)	>10 waterbodies within 1km	1.0
Terrestrial Habitat (SI 9)	Moderate	0.67
Macrophyte Cover (SI 10)	10%	0.4
		HSI Score = 0.72
		Good
		

Details of the Habitat Suitability Index assessment for Waterbody 11.

Factor	Notes	Score
Location (SI 1)	Northern England, Region A OS grid reference: SD 4436 7037	1.0
Surface Area (SI 2)	350m ²	0.65
Waterbody Drying (SI 3)	Never	0.9
Water Quality (SI 4)	Poor	0.33
Shade (SI 5)	60%	1.0
Water Fowl (SI 6)	Minor	0.67
Fish (SI 7)	Possible	0.67
Waterbodies (SI 8)	>10 waterbodies within 1km	1.0
Terrestrial Habitat (SI 9)	Moderate	0.67
Macrophyte Cover (SI 10)	10%	0.33
		HSI Score = 0.67
		Average
		

Details of the Habitat Suitability Index assessment for Waterbody 12.

Factor	Notes	Score
Location (SI 1)	Northern England, Region A OS grid reference: SD 4535 0996	1.0
Surface Area (SI 2)	550m ²	0.85
Waterbody Drying (SI 3)	Never dries	0.9
Water Quality (SI 4)	Bad	0.01
Shade (SI 5)	0%	1.0
Water Fowl (SI 6)	Minor	0.67
Fish (SI 7)	Possible	0.67
Waterbodies (SI 8)	>15 waterbodies within 1km	1.0
Terrestrial Habitat (SI 9)	Moderate	0.67
Macrophyte Cover (SI 10)	10%	0.33
		HSI Score = 0.49
		Poor
		

APPENDIX C: LEGISLATION

There has been no changes to the legislation governing the protection of Great Crested Newts since that which was reported in the 2014 ES and related Regulation 22 information.

A repeat of the legislation has therefore not been provided here.

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Appendix 13.1 – Landscape and Visual Amenity Baseline

13 Landscape and Visual Amenity Baseline

13.1 Baseline

- Table 13.1 lists the visual receptors, their location and distance from the Site, a short description and viewpoint sensitivity.

Table 13.1 – Schedule of principle viewpoints

Ref No.	Location / Grid Ref / Distance to Roseacre Wood site (m)	Receptor type, susceptibility to change and value and description	Sensitivity
V1	FP3 Junction with Roseacre Lane (SD 343269, 436680) 698m	Recreational PRoW View east close to the beginning of footpath FP3 as it leaves Roseacre Lane towards site	High
V2	Campsite Roseacre Lane, Roseacre (SD 343336, 436718) 652m	Recreational PRoW Representative view from campsite entrance towards site	High
V3	FP4 neat to Roseacre Hall Farm (SD 343540, 436571) 406m	Recreational PRoW Representative panoramic view from the PRoW just south of Roseacre Hall Farm	High
V4	FP4 just north of Holmes Wood (SD 343509, 436404) 413m	Recreational PRoW Representative view from PRoW at point located due west of the site	High
V5	Junction of FP5/FP4 (SD 343706, 435725) 738m	Recreational PRoW Representative view from the junction of two PRoW south west of the site	High
V6	FP5/Bridleway close to Wharles Wood (SD 344144, 435866) 607m	Recreation PRoW Representative view from the PRoW/Bridleway running east-west south of the site close to Wharles wood	High
V7	FP5/Bridleway close to village of Wharles (SD 38613, 38014) 660m	Recreational PRoW Representative view from the start of the PRoW/Bridleway as it leaves Wharles heading west	High
V8	FP8 adjacent to M55 (SD 344470, 434844) 1679m	Receational PRoW Representative view from the PRoW that runs parallel to the north side of the M55	High
V9	View at entrance to Old Orchard Farm off Roseacre Lane (SD 344387, 436156) 541m	Residential Representative view from the roadside entrance to the drive leading to the residential property Old Orchard Farm	High
V10	Highway view looking east from Roseacre Lane (SD 41601, 436391) 467m	Highway Oblique view toward site obtained from users of Roseacre Lane	Low
V11	Junction of Footpath FP1/FP2 north of Nigget Wood looking south (SD 344196, 437618) 1218m	Recreational PRoW Representative view from the junction of footpaths FP1/FP2 north of Nigget Wood looking south to site at a distance of 1.2km	High
V12	Footpath FP2 looking west	Recreational PRoW	High

Ref No.	Location / Grid Ref / Distance to Roseacre Wood site (m)	Receptor type, susceptibility to change and value and description	Sensitivity
	from boundary with Inskip Airfield (SD 344423, 437111) 845m	Representative view from the PRoW FP2 looking west from boundary with Inskip Airfield where PRoW terminates	
V13	Group of five residential units around Stanley Farm residential properties (SD 344128, 437059) 661m	Residential Representative view south from the group of residential properties at Stanley Farm	High
V14	Junction of footpaths FP1/FP2 adjacent to Roseacre Lane looking south (SD 344118, 437059) 540m	Recreational PRoW Representative view from Junction of footpaths FP1/FP2 adjacent to Roseacre Lane looking south	High
V15	Southern residential edge of Inskip looking south west (SD 436094, 437925) 2.6km	Residential Representative view from two storey residential properties on southern edge of Inskip	High
V16	Moorside – Junction of PRoW's FP6 and FP8 (SD 344122, 435300) 1.1km	PRoW View due north across rising agricultural land to broad horizon punctuated by pylons and woodland blocks with Inskip telecommunication masts to right of view	High
V17	Cross Lane – Residential property (SD 343827, 434184) 2.3km	Residential View due north across flat terrain marked by very visually prominent pylons and catenaries	High
V18	South Greenhills – ProW FP9 (SD 342701, 435697) 1.4km	PRoW Expansive view north east across agricultural land to a broad horizon punctuated by pylons crossing in the middle distance and woodland blocks in the middle distance (Carr and Holmes Wood) with well-maintained hedgerows and hedgerow trees	High

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Appendix 17.1 – Cumulative Developments

Scope of Search: Jan 2014 – June 2017 (search undertaken 24-28 June 2017)

Fylde Planning Portal: (Wards) Newton and Treales, Freckleton E., Kirkham N&S, Medlar with Wesham, Elswick and Little Eccleston and Singleton and Greenhalgh

Wyre Planning Portal: Great Eccleston Ward

Lancashire Planning Portal: Fylde Borough Area

Preston Planning Portal: Lea Ward

No.	Application No	Summary of Application	Status/ Decision	Decision Date	Grid ref	Site Address	Overview of Cumulative and In-combination Effects
FYLDE COUNCIL – KIRKAM N/S, MEDLAR WITH WESHAM, FRECKLETON E, ELSWICK WITH LITTLE ECCLESTON and NEWTON AND TREALES							
1	14/0102	Change of use of land for use as air ambulance base including formation of concrete take off pad, siting of portacabin for crew rest facility and siting of containerised fuel storage facility.	Granted	25/07/2014	341600 433900	Land to the rear of Wesham house farm, Fleetwood Road, Medlar with Wesham, Preston, pr4 3hd	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
2	14/0151	Change of use of agricultural land to form a 25 pitch touring caravan and 15 pitch camping site with associated extension to internal road and erection of a facilities building - (re-submission of withdrawn application 13/0717).	Granted	04/04/2015	343149 428238	Donkey Creek Farm, Maze Lane East, Freckleton, Preston, pr4 1un	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
3	14/0188	Proposed erection of an extraction chimney to a height of 23 metres situated to rear of food production plant.	Granted	12/05/2014	341505 432594	Kepak, St Georges Park, Kirkham, Preston, pr4 2dq	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
4	14/0261	Telecommunications determination for replacement of existing 15m high monopole with 17.5m high monopole with 6 antennas, with associated equipment and meter cabins.	Withdrawn	20/05/2014	N/A	Progress Business park, Orders Lane, Kirkham, Preston, pr4 2bz	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
5	14/0429	Proposed replacement of existing 15m high telecommunications monopole with 17.5m high telecommunications monopole and 6 antennas, with associated equipment and meter cabins.	Granted	24/08/2014	N/A	Progress Business Park, Orders Lane, Kirkham, Preston, pr4 2bz	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
6	14/0743	Outline application 8no bungalows	Withdrawn	05/01/2015	342793 430828	The hollies, Lower Lane, Freckleton, Preston, pr4 1jd	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
7	14/0779	Resubmission of application 13/0754 for outline planning permission for erection of up to 264 dwellings together with associated development, open space, landscaping and development relating to biodiversity enhancement / protection. (access applied for and all other matters reserved)	Approved with 106 Agreement/ Discharge of details associated with conditions registered	12/03/2015	342119 433377	Land east of Fleetwood Road and north of, Mowbreck Lane, Medlar with Wesham	The development proposal is sufficiently distant enough from the Site (<3.7km). Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
8	14/0844	Listed building consent for proposed erection of three detached dwellings, two garages and landscaping works in curtilage of listed building	Granted	08/06/2015	N/A	48 Preston Street, Kirkham, Preston, pr4 2za	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
9	14/0861	Proposed erection of terrace of four x two storey dwellings following the demolition of an existing single storey office and store building.	Awaiting Decision	N/A	342695 431984	Land near Balshaw Terrace, Marsden street, Kirkham	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
10	14/0895	Removal of existing flats, glass house buildings and industrial buildings, erection of 12no new dwellings, erection of a fishing hut, landscaping and provision of communal green space	Decided/ Approve with 106 Agreement	03/12/2015	342557 429977	197 Kirkham Road, north of bypass, Freckleton, Preston, pr4 1hu	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
11	15/0124	Outline application for demolition of existing buildings and erection of up to 25 dwellings (access applied for with all other matters reserved)	Decided/ Approve with 106 agreement	19/01/2016	341844 440383	Sunnydale Nurseries, Garstang Road, Little Eccleston with Larbeck, Preston, pr3 0xa	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
12	15/0165	Outline application for residential development of 30 dwellings (access applied for with other matters reserved)	Awaiting Decision	N/A	346866 430523	Land east of Rowan Close, Ash Lane, Newton with Clifton	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.

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Application No	Summary of Application	Status/ Decision	Decision Date	Grid ref	Site Address	Overview of Cumulative and In-combination Effects
13 15/0177	Proposed erection of 231 no. Residential units and associated works	Registered/ revised sit plan registered July 2017	Application received: 17/03/2015	341179 432569	Land west of Kirkham bypass (opposite st Georges park), Kirkham	The development proposal is sufficiently distant enough from the Site (~4.9km). Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
14 15/0349	Outline application for erection of 8 dwellings following demolition of existing buildings (all matters reserved)	Granted	12/02/2016	342187 438566	Bonds of Ewlsick, Bonds Lane, Ewlsick, Preston, pr4 3ze	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
15 15/0367	Outline application (all matters reserved) for the erection of up to three dwellings	Granted	N/A	343880 432876	Land east and west of Primrose Farm, Kirkham Road, Treales Roseacre and Wharles, Preston, pr4 3sd	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
16 15/0434	Proposed agricultural building and retention of part of the adjacent building both for the purposes of livestock housing.	Granted	N/A	343723 436795	Roseacre hall farm, Roseacre Road, Treales Roseacre and Wharles, Preston, pr4 3ue	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
17 15/0450	Outline application for demolition of existing workshop buildings and erection of up to 8 dwellings (use class c3) including associated works (access applied for with other matters reserved)	Granted	N/A	344038 432882	Foundry Yard, Kirkham Road, Treales Roseacre and Wharles, Preston, pr4 3sd	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
18 15/0529	Proposed demolition of the existing annexe building and the construction of a single storey detached teaching unit for sixth form pupils.	Granted	09/10/2015	342187 432162	Pear Tree School, Station Road, Kirkham, Preston, pr4 2ha	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
19 15/0547	Outline application for demolition of existing buildings and residential development of up to 170 dwellings including associated infrastructure (access applied for with all other matters reserved)	Appeal Accepted (Council failed to decide in time) ~Nov 2016 – Granted Jan 2017	N/A	343583 431934	Brook Farm, Dowbridge, Kirkham, Preston, pr4 3 rd	The development proposal is sufficiently distant enough from the Site (~4.5km). Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
20 15/0576	Outline application for erection of 5 no. Detached dwellings, following the demolition of existing barns. (access applied for all other matters reserved)	Refused	15/10/2015	342705 438205	Gorst Farm, Lodge Lane, Ewlsick, Preston, pr4 3yh	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
21 15/0724	Application for approval of reserved matters of appearance, landscaping, layout and scale for erection of 159 dwellings associated outline planning permission 14/0779	Granted	15/02/2016	342087 433469	Land east of Fleetwood Road and north of, Mowbreck Lane, Medlar with Wesham	The development proposal is sufficiently distant enough from the Site (~3.6km). Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
22 15/0761	Conversion of existing barn into a cafe and tack shop, construction of an outdoor manege with lighting on 8m high columns, erection of 2 x 8m columns for cctv, siting of an equine field shelter, demolition of an existing single storey building to widen access, and reconfiguration and extension of the existing car parking area.	Granted	N/A	347443 433869	Pepper Hill Farm, Roseacre Road, Salwick, Preston, pr4 0sd	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
23 16/0050	Outline application for erection of 1 no. Detached dwelling with access, scale and layout applied for and other matters reserved	Refused	17/10/2016	341425 432015	The Homestead, Ribby Road, Kirkham, Preston, pr4 2be	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
24 16/0076	Erection of two storey dwelling to replace existing with revision to existing access point. Erection of single storey outbuilding to side.	Granted	N/A	N/A	Ivy Cottage, Church Road, Treales Roseacre and Wharles, Preston, pr4 3se	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.

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	Application No	Summary of Application	Status/ Decision	Decision Date	Grid ref	Site Address	Overview of Cumulative and In-combination Effects
25	16/0102	Resubmission of application 15/0576 for outline application for erection of 5 no. Detached dwellings, following the demolition of existing barns. (access applied for all other matters reserved)	Refused	11/05/2016	N/A	Gorst Farm, Lodge Lane, Elswick, Preston, pr4 3yh	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
26	16/0112	Outline application for residential development of up to 30 dwellings (access applied for with other matters reserved)	Awaiting decision	N/A	340552 432376 (this has been derived from the postcode)	Campbell's Caravans, Blackpool Road, Kirkham, Preston, pr4 2re	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
27	16/0195	Erection of 2 no. Dwellings with associated garage, boundary fence/wall and parking area, and creation of a footpath link to Fleetwood road recreation ground	Granted	13/06/2016	341779 433421	Land east of Fleetwood Road and north of, Mowbreck Lane, Medlar with Wesham	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
28	16/0306	Re-submission of 15/0842 - change of use of agricultural land to form 36 pitch holiday touring caravan site with associated extension to internal access road, erection of facilities / reception building, siting of static caravan for warden's accommodation and use of previously approved barn for general agricultural use	Granted	15/09/2016	343351 427942	Donkey creek farm, Naze Lane east, Freckleton, Preston, pr4 1un	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
29	16/0516	Construction of earth bound clay lined slurry lagoon with tractor roadway and 1.8m high fence around	Granted	N/A	N/A	Hale Hall Farm, Salwick road, Treales Roseacre and Wharles, Preston, pr4 3sn	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
30	16/0536	Construction of standby electricity generation facility including 14 x engine containers, 2 x transformers, associated switchrooms / metering stations and other infrastructure within compound formed by 2.4m high fence and 4m high bund	Granted	N/A	345384 431524	Dingle farm industrial estate, Vicarage Lane, Newton with Clifton, Preston, pr4 3rx	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
31	16/0621 13/0655	Hybrid planning application (part full / part outline) full planning application? 6,000 capacity football stadium, 11,431m2 warehouse and distribution centre (class b8), 1,518m2 neighbourhood retail store (class a1), internal spine road with access from a585 roundabout, associated parking, landscaping, drainage and infrastructure outline planning application (access sought with other matters reserved) ? , 8 x outdoor floodlit all weather pitches, changing room block, petrol filling station, 785m2 non-food bulky goods retail unit (class a1), hotel (class c1), pub / restaurant (class e4), drive thru restaurant (class a3/a5), 492 space overflow car park & the formation of a surface water attenuation pond.	Decided/ Approved with 106 Agreement	17/02/2015 Discharge details of conditions received 17/08/2016	341605 433931	Mill Farm Ventures, Fleetwood road, Medlar with Wesham	The development proposal is sufficiently distant enough from the Site (<3.6km). Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
32	16/0776	Prior notification for proposed telecommunications development to replace existing 15m pole with 15m pole, new wrap around cabinet and installation of 1 equipment cabinet.	Approve Prior Determination	N/A	343985 431630	1 mobile site adj Dowbridge farm, Blackpool Road, Kirkham	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
33	16/0846	Outline application for the erection of up to 24 no. Dwellings (access applied for and other matters reserved)	Awaiting Decision	N/A	342180 438707	Land north of high gate and east of, Copp Lane, Elswick	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
34	16/0879	Outline application for erection of 2 no. Dwellings with access and layout applied for and other matters reserved	Granted	30/06/2017	341865 432072	6 Victoria Road, Kirkham, Preston, pr4 2bt	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
35	16/1029	Outline application for erection of up to 68 dwellings and associated open space and infrastructure. (all matters reserved)	Refused	27/07/2017	341748 433678	Land north of Sanderling way off Fleetwood Road, Medlar with Wesham	The development proposal is sufficiently distant enough from the Site (~3.7km). Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.

Application No	Summary of Application	Status/ Decision	Decision Date	Grid ref	Site Address	Overview of Cumulative and In-combination Effects
						predicted.
36	16/1038	Outline application for erection of up to 9 dwellings (all matters reserved)	Refused	26/05/2017	341715 438278 (derived from postcode)	Land west of west view, West View, Elswick, Preston, pr4 3ua The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
37	17/0044	Erection of 23 affordable dwellings following demolition of existing mill building	Granted / revised layout plan submitted May 2017	15/05/2017	341839 432389	Sunny bank mill, Sunny Bank, Kirkham, Preston, pr4 2je The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
38	17/0092	Extension to rear (east) of industrial unit including erection of 23 metre high extraction chimney and installation of co2 tank	Granted	30/06/2017	341490 432590	Kepak, st Georges Park, Kirkham, Preston, pr4 2dq The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
39	17/0114	Outline application for erection of 10 no. Dwellings following demolition of existing dwelling (access, layout and scale applied for and all other matters reserved)	Registered	N/A	344435 431279	Highgate barn, Blackpool Road, Newton with Clifton, Preston, pr4 3rj The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
40	17/0421	Proposed detached two storey dwelling to replace existing dwelling and associated buildings.	Awaiting Decision	N/A	344716 431136	Rose wood, Blackpool Road, Newton with Clifton, Preston, pr4 3rj The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
41	17/0471	Erection of 4 residential dwellings	Registered	N/A	343933 432852	Foundry yard, Kirkham Road, Treales Roseacre and Wharles, Preston, pr4 3sd The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
42	17/0502	Application for prior notification for extension to existing agricultural storage building	Approve Prior Determination	N/A	343518 436764	Derby Lodge Farm, Roseacre Road, Treales Roseacre and Wharles, Preston, pr4 3ue The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
43	17/0536	Erection of 50 dwellings to be accessed from beech road with associated landscaping, parking, pumping station and electricity sub-station following demolition of existing agricultural buildings (resubmission of 16/0645)	Registered	N/A	341831 438554	Land north of, Beech Road, Elswick The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
44	17/0536	Erection of 50 dwellings to be accessed from beech road with associated landscaping, parking, pumping station and electricity sub-station following demolition of existing agricultural buildings (resubmission of 16/0645)	Registered	N/A	341831 438554	Land north of, Beech Road, Elswick The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
45	17/0558	Demolition of existing cottage and erection of two detached dwellings	Registered	N/A	344984 430782	Moons Cottage, 29 School Lane, Newton with Clifton, Preston, pr4 3rt The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
46	17/0568	Outline application for the development of up to 190 dwellings with access from Weeton road and all other matters reserved	Registered	N/A	341255 433533	Land to north of Weeton road / west of a585 Kirkham bypass, Medlar with Wesham, Preston, pr4 3na The development proposal is sufficiently distant enough from the Site (~4km). Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
47	17/0595	Outline application for residential development of 30 dwellings including 10 affordable dwellings (access and layout applied for and other matters reserved)	Registered	N/A	344631 430717	Land adj to 12a oak lane, Newton with Clifton, Preston, pr4 3rr The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.

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WYRE COUNCIL – GREAT ECCLESTON						
48	17/00631/REMAJ Reserved matters application for the erection of 55 dwellings with matters of access, layout, scale, appearance and landscaping to be determined following outline approval 16/00481/OUTMAJ)	Pending Consideration	Received: 07/07/2017	545996 437983	Land to the north and south of Preston Road Inskip Preston Lancashire pr4 0tt	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
LANCASHIRE COUNCIL – FYLDE BOROUGH AREA						
49	LCC/2017/0053 Erection of a multi - use games area including 3m high ball stop fencing	Granted/Valid	16/06/2017	343031 429720	Strike Lane Primary School, Strike Lane, Freckleton	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
50	LCC/2017/0048 Single storey detached building to provide additional teaching accommodation	Granted/Valid	16/05/2017	338099 436339	Weeton County Primary School, Grantham Road, Weeton with Preese	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
51	LCC/2017/0020 Retrospective application for a 150mm diameter borehole for groundwater sampling, water level and water quality monitoring on agricultural land	Granted/ Completed	07/02/2017	343028 436629	Field to west of Roseacre Village, Roseacre, nr Kirkham	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
52	LCC/2017/0004 Single storey detached classroom pod	Granted/Valid	01/03/2017	332875 429607	Primary School, St Leonards Road east, Lytham st Annes	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
53	LCC/2016/0073 Single storey extension to form new office and canopy to main entrance	Granted/ Completed	16/01/2017	332134 429685	Mayfield Primary School, St Leonards Road East, Lytham st Annes	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
54	LCC/2016/0060 Construction of earth bunded lagoon to store digestate from anaerobic digester plant at Stanley villa farm	Granted/ Completed	19/10/2016	337905 434208	Land off Mythop road, Weeton with Preese	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
55	LCC/2016/0058 Variation of condition 4b of planning permission lcc/2014/0120 to allow working of composting and wood shredding operations on Sundays between the hours of 8.00 to 1700	Granted/ Completed	09/09/2016	346767 428874	Clifton Marsh landfill site, Lytham Road, Clifton, Preston	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
56	LCC/2016/0057 Construction of a biological treatment plant	Granted/ Completed	09/09/2016	339707 435571	Stanley Villa Farm, Back Lane, Greenhalgh, Weeton with Preese	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
57	05/12/0618NM1 Non material amendment for amendments to the drainage system	Granted/ Completed	26/07/2016	338155 436472	Weeton Primary School, Grantham Road, Weeton, Preston	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
58	LCC/2016/0024 Single storey extension, new pedestrian entrance, widening of existing vehicle entrance and 7no new car parking spaces to replace spaces lost due to new pedestrian footpath	Granted/ Completed	13/04/2016	332114 429688	Mayfield Primary School, St Leonard's Road East, Lytham st Annes	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
59	LCC/2016/0013 Erection of a detached office building and an open sided extension to the existing waste transfer building to cover a conveyor belt and two outside storage bays. (Retrospective application).	Granted/ Completed	13/07/2016	338275 428319	Lidun Park Industrial Estate, Boundary Road, Lytham st Annes.	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.

	Application No	Summary of Application	Status/ Decision	Decision Date	Grid ref	Site Address	Overview of Cumulative and In-combination Effects
60	LCC/2016/0014	Change of use of land and building as an extension to the existing waste transfer station and for the storage of skips (retrospective application)	Granted/ Completed	13/07/2016	339276 428320	Lidun Park Industrial Estate, Boundary Road, Lytham st Annes.	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
61	LCC/2016/0007	The erection of photovoltaic panels and associated works including switchgear housing, security fencing and integral connection to the existing waste water treatment work substation	Refused/ Completed		345030 428086	Clifton Marsh waste water treatment works, Preston New Road, Freckleton	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
62	LCC/2015/0100	Construction of earth bunded lagoon to store digestate from anaerobic digester plant at stanley villa farm	Withdrawn		337828 434309	Land off Mythop road, Weeton	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
63	LCC/2015/0047	Proposed temporary construction compound	Granted/Valid	30/07/2015	330559 431657	Land adjacent to Squires Gate Lane, Blackpool	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
64	LCC/2015/0039	Variation of condition 16 of permission 05/10/0641 to allow the fishing lake to be used for commercial purposes for a maximum of 12 persons at any one time	Withdrawn		345192 431166	Lynwood, Blackpool Road, Newton.	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
65	LCC/2015/0018	Single storey extension and canopy	Granted/Valid	30/04/2015	334143 428948	Clifton County Primary School, Clitheroe Road, Lytham st Annes	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
66	LCC/2014/0164	The construction of a lagoon and associated work to the existing ad plant	Withdrawn		338817 428770	Carr Farm, Lodge Lane, Brying with Warton	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
67	LCC/2014/0162	Variation of conditions 1 and 2b of permissions 05/09/0376 and 06/09/0395 to allow land filling and land raising to be extended until 31 December 2035 and restored within 12 months of cessation of land filling and land raising and to amend the final restored landform	Granted/ Completed	19/05/2015	347229 429022	Clifton Marsh landfill site, Preston New Road, Newton with Clifton.	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
68	LCC/2014/0160	Erection of a bund	Refused		336530 434124	Ream Hills Farm Mythop Road Weeton	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
69	LCC/2014/0126	Change of use of agricultural land to extend the lcc highways depot site by 25 metres south and west of the existing site	Granted/ Completed	10/12/2014	339562 439146	Lcc Highways Depot, Grange Road, off Fleetwood Road, Singleton	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
70	05/13/0715NM1	Non material amendment for re- orientation of the underground plant by 90 degrees, provision of 6x 0.9m high concrete bollards, relocate the kiosk and storage container, reduce the size of the grp dosing unit reduce the stone surface to provide more landscaping, the central access track to be stone filled porous paving and minor changes to position and size of man hole covers	Granted/ Superseded		337837 439548	Off Pool Foot Lane, Little Singleton, Poulton le Fylde.	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
71	LCC/2014/0123	Variation of condition 1 of planning permission of 05/11/0431 to extend the time period for restoration of the site to 30 April 2015	Granted/ Completed	23/09/2014	337525 436590	Preese Hall Exploration Site, Preese Hall Farm, Weeton, Kirkham	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
72	LCC/2014/0120	Non compliance with conditions 5 and 8 of planning permission 05/13/0696 to extend the hours of working for composting and wood shredding	Granted/ Completed	10/11/2014	346851 428848	Clifton Marsh Landfill Site, Lytham Road, Clifton, Preston	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and

Application No	Summary of Application	Status/ Decision	Decision Date	Grid ref	Site Address	Overview of Cumulative and In-combination Effects
	operations and to increase the stockpile height of waste materials from 5m to 10m					visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
73 LCC/2014/0116	Installation of a desalination plant within the existing landfill gas control compound for a temporary trial period of two years	Granted/ Completed	29/09/2014	347042 428760	Clifton Marsh Landfill site, Lytham Road, Clifton	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
74 LCC/2014/0115	Erection of 2.4 metre boundary fencing	Granted/ Completed	15/08/2014	332858 429609	Heyhouses Endowed C of E Junior School, Clarendon Road north, Lytham st Annes	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
75 LCC/2014/0105	Construction of a bund with soils and inert waste	Refused	05/10/2014	336918 433937	Ream Hills Farm Mythop Road Weeton	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
76 LCC/2014/0104	New salt dome to store rock salt, extensions to existing vehicle storage units and additional landscaping	Granted/ Completed	10/12/2014	339591 439169	LCC Highways Depot, Grange Road, off Fleetwood Road, Singleton	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
77 LCC/2014/0096	Construction and operation of a site for drilling up to four exploration wells, hydraulic fracturing of the wells, testing for hydrocarbons, abandonment of the wells and restoration, including provision of an access road and access onto the highway, security fencing, lighting and other uses ancillary to the exploration activities, including the construction of a pipeline and a connection to the gas grid network and associated infrastructure to land to the north of Preston new road, little Plumpton	Refused		337408 432740	Agricultural land that forms part of Plumpton Hall Farm to west of the farm buildings, north of Preston New Road, off Preston New Road, Little Plumpton, Preston	The development proposal is sufficiently distant enough from the Site (~7.5km). Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. It is acknowledged that there is likely to be an overlap of construction activities between Preston New Road and Roseacre Wood. As stated in the 2014 ES, different activities would be synchronised at each site to reduce the risk of any cumulative effect No significant incombination or cumulative effects are predicted.
78 LCC/2014/0099	Retention of the temporary office unit and external ramps and guard rails	Granted/ Completed	03/09/2014	339543 439262	Lancashire County Council depot, Grange Road, Singleton	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
79 LCC/2014/0084	Permission is sought for a three year period to retain the existing site compound and access track, install seismic and pressure monitors within the existing well; undertake seismic and pressure monitoring; plugging and abandonment of the existing exploratory well and restoration of the site.	Refused		339168 438954	Grange Hill Exploration Site, off Grange Road, Singleton, Poulton le Fylde	The development proposal is sufficiently distant enough from the Site (~5.5km). Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
80 LCC/2014/0068	Non compliance with condition 3 of permission 05/12/0557 to allow the permanent retention of the access road	Granted/Valid	21/08/2014	335688 440683	Poulton waste water treatment works, Old Mains Lane, Poulton le Fylde	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
81 LCC/2014/0070	Modification to existing pipe bridge across main dyke, temporary access off the a585 mains lane on land adjacent to former Poulton waste water treatment works	Granted/ Completed	18/07/2014	335648 440669	Land north of Mains lane, Poulton le Fylde	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
82 LCC/2014/0028	Demolition of existing building for new single storey intensive support unit, including new access road off moor street, fencing, access gates, 6x6m high lighting columns, 6x illuminated bollards, relocation of existing car parking spaces and landscaping	Granted/Valid	03/09/2014	342167 432082	Pear Tree School, Station Road, Kirkham.	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
83 LCC/2014/0032	Proposed 15m wide pipe bridge across main dyke, supported on raised manholes, and with associated hardstanding, bank stabilisation and ground reprofiling	Granted/ Completed	06/05/2014	336535 439380	Land north of main Dyke Bridge, off Garstang Road East, Poulton le Fylde	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely.

Application No	Summary of Application	Status/ Decision	Decision Date	Grid ref	Site Address	Overview of Cumulative and In-combination Effects
						No significant incombination or cumulative effects are predicted.
	PRESTON: LEA					
84 06/2014/0339 06/2013/0148	Erection of 104 dwellings, associated roads, footways, open space and landscaping	Previously approved subject to s106 agreement	8/8/2013	349963 431718	Cottam Way, West of, Canberra Lane, (Cottam Hall Site K), Preston, Lancashire	The development proposal is sufficiently distant enough from the Site (~7.5km). Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
85 06/2014/0581	Erection of 4no. Detached two storey dwellings and alterations to existing vehicular access (reserved matters application for outline approval 06/2013/0701)	Approval of reserved matters	20/11/2014	347895 430927	38 Darkinson Lane, Lea, Preston, Lancashire, pr4 0rj	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
86 06/2014/0685	Erection of 6no. Two storey detached dwellings with garages and creation of new vehicular access to serve new dwellings and no. 154 Hoyles Lane	Refused	N/A	N/A	N/A	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
87 06/2014/0932	Erection of 6no. Two storey detached dwellings with garages and creation of new vehicular access to serve new dwellings and no.154 Hoyles Lane (resubmission of planning application 06/2014/0685)	Previously approved subject to s106 agreement	23/04/2015	N/A	154 Hoyles Lane, Preston, Lancashire, pr4 0nb	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
88 06/2015/0243	Reserved matters application for 283 dwellings, including associated infrastructure, commercial and community facilities, open space provision, landscaping and ecological mitigation measures	Approval of reserved matters	23/07/2015	349650 431733	Land adjacent to Cottam between Cottam Way, Lea Road and Lancaster Canal - Plot 11, 12 and 13 at Cottam Hall, Lea, Preston	The development proposal is sufficiently distant enough from the Site (~7.4km). Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
89 06/2015/0530 06/2017/0588	Erection of 350no dwellings, new vehicular access from Hoyles Lane and Sidgreaves Lane, open space, landscaping and associated infrastructure	Approval of amended plans/	17/12/2015	349269 432587	Land to the north of Hoyles Lane and to the east of Sidgreaves Lane, Lea, Preston	The development proposal is sufficiently distant enough from the Site (~6.5km). Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
90 06/2016/0046 06/2012/0145	Outline application for the redevelopment of 53 hectares of land for residential development of up to 1100 dwellings (Class C3), retail (Class A1 500 sqm), commercial (Class A3 1600 sqm) and community facilities (Class D1/D2), children's play areas, open space provision, landscaping and associated infrastructure including internal road layout, footpaths, cycle routes and ecological mitigation measures (all matters reserved)	Approval in outline/ previously approved subject to a106 agreement	22/03/2013	349454 431936	Sidgreaves Lane, Lea Road and Lancaster Canal - Cottam Hall, Lea, Preston, Lancashire	The development proposal is sufficiently distant enough from the Site (~7km). Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
91 06/2016/0786	6no. Dwellings with access from lea road	None available on portal	N/A	349297 431758	Bridge House, Lea Road, Preston, pr4 0ra	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
92 06/2016/0847	8no. Dwellings and associated works	Approval with conditions	06/12/2016	347870 430991	Harrison House Farm, 76, Darkinson Lane, Preston, pr4 0rj	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
93 06/2016/1159	Erection of 6no. Two storey detached dwellings with garages and creation of new vehicular access to serve new dwellings and no.154 Hoyles Lane (resubmission of planning application 06/2014/0685) (pursuant to 06/2014/0932 to seek variation of condition no.13 "Code for Sustainable Homes")	Approval with conditions	19/01/2017	349767 432540	154 Hoyles Lane, Preston, Lancashire, pr4 0nb	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.
94 LCC/2016/0046	Preston western distributor. Link road and east west link road. The development includes a new motorway junction to the m55 together with	Approved		348697 432102	Land in Lea, Cottam and Bartle and to the west and north of the	The development proposal is sufficiently distant enough from the Site (~6.3km). Therefore cumulative effects on air

Cuadrilla Ewswick Limited

Temporary shale gas exploration at Roseacre Wood, Lancashire
Supplementary Environmental Report

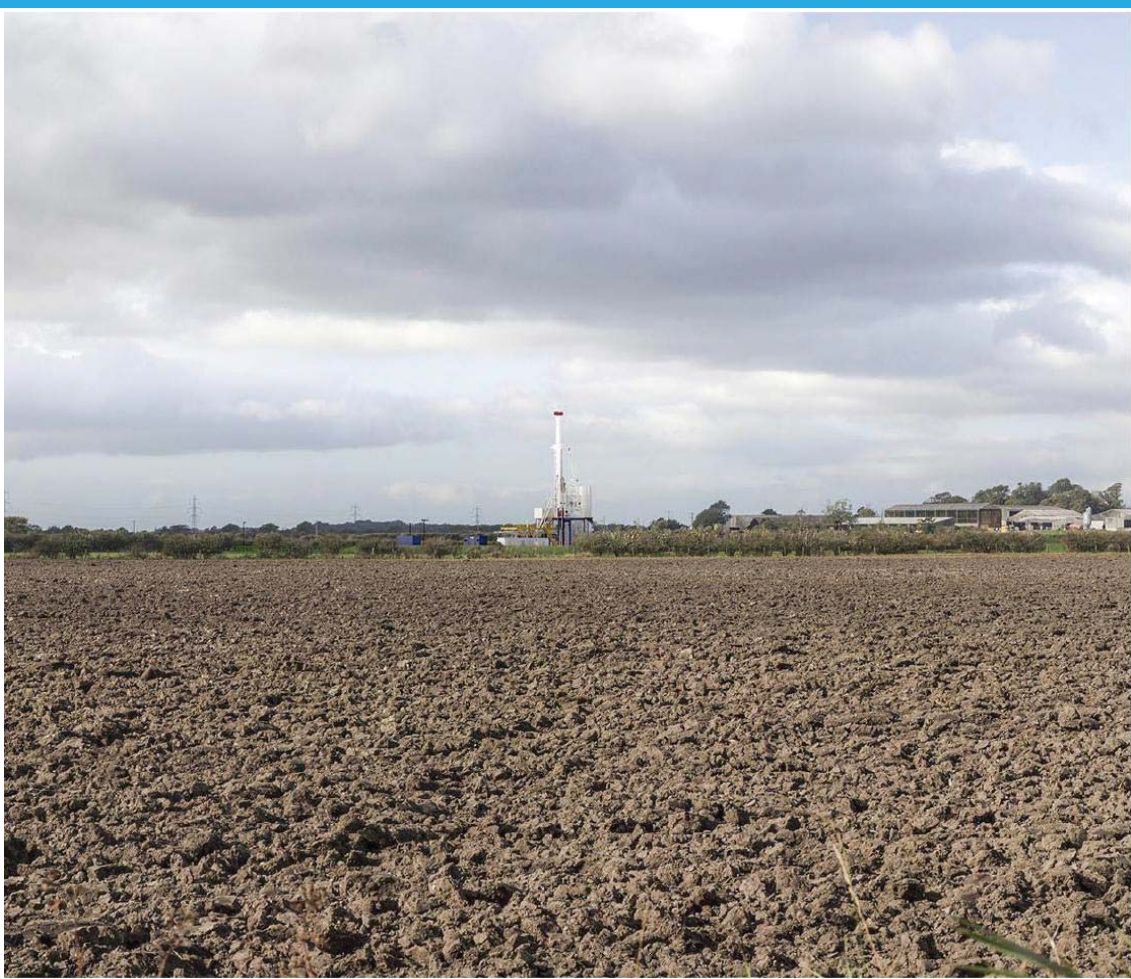
	Application No	Summary of Application	Status/ Decision	Decision Date	Grid ref	Site Address	Overview of Cumulative and In-combination Effects
		temporary soil storage and contractor areas, cycle track alongside all highways, water attenuation ponds, diversion/stopping up of public rights of way, landscaping and ecology mitigation areas, construction of two bridges, two viaducts, two underpasses and a cattle creep.				existing built up area of Preston.	quality, heritage, ecology, noise, landscape and visual impacts, and water resources are unlikely. The permitted route for all vehicle types and vehicles under 7.5T for the development proposal will only interact with the Project at Clifton Lane, where Clifton Road meets Stations Road and where Church Lane crosses into Deepdale Lane. However, given the small timescale of overlap it is not considered that it will cause a significant cumulative transport effect. No significant incombination or cumulative effects are predicted.
95	17/0247 Appeal reference: APP/M2325/W/17/3172835	Outline application for residential development of up to 50 dwellings (access applied for with all other matters reserved).	2 Applications refused (Feb and July 2017). Appeal hearing 1 st Nov 2017	Appeal hearing 1 st Nov 2017	342385 438502	Land North of Mill Lane, Ewswick, PR4 3ZH	The scale of development is small. Therefore cumulative effects on air quality, heritage, ecology, noise, landscape and visual impacts, water resources and transport are unlikely. No significant incombination or cumulative effects are predicted.

Cuadrilla Elswick Ltd

Temporary Shale Gas Exploration Roseacre Wood, Lancashire

Planning Statement Addendum

March 2018



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1 Introduction

1. This report has been written in support of the ongoing planning appeal ref. APP/Q2371/W/15/3134385 submitted by Cuadrilla Elswick Limited (“Cuadrilla”) in respect of proposed temporary shale gas exploration works at Roseacre Wood in Lancashire.
2. As confirmed in his decision letter of 6 October 2016, the Secretary of State (SoS) is minded to grant this appeal subject to the re-opening of the inquiry to hear further evidence on highway safety. That inquiry is due to take place in April 2018, after which Inspector Mel Middleton will prepare an addendum inspector's report for the SoS on highway safety. It is then expected that the SoS will make his final decision on this appeal at some stage thereafter.
3. This Planning Statement Addendum has been prepared to provide an update to the SoS on whether there have been any relevant non-highway safety related changes to policy, guidance and legislation and any other material changes that have arisen since the SoS decision letter was issued. This report will not form part of the evidence base for the inquiry, which will solely consider highway safety, and will be the subject of separate public consultation.
4. Except as set out below in this report, all other planning matters remain unchanged from the position as at the date of the SoS's decision letter.

2 Planning Context and Project Update

2.1 Planning History of Exploration Works within the Licence Area

1. Whilst there is no material change to the information presented in Section 2.3 of the 2014 Planning Statement, work at Cuadrilla's Preston New Road site commenced in January 2017.

2.2 Groundwater Monitoring Wells (Subject of a Separate Application)

2. The updated Environment Agency (EA) document ‘*The Environment Agency's approach to groundwater protection* (EA, 2017)’ refers to the *Infrastructure Act 2015*⁶ stressing the importance of measuring methane emissions for 12 months prior to hydraulic fracturing.
3. The monitoring of dissolved methane in groundwater commenced on site on 13th October 2016. Since this date a groundwater sample for dissolved methane has been collected and analysed by an external laboratory each month (the analysis also includes a test for carbon dioxide and other hydrocarbons C₃-C₆). At the time of

writing, 11 months of monitoring has been completed with the most recent sample taken on 30th August 2017.

2.3 Environmental Management

4. Other than the new requirement for an Invasive Species Management Plan (see Section 3, below) there has been no material change to the environmental management, which includes environmental monitoring, as considered in the 2014 Planning Statement.

3 Site and Surroundings

3.1 Access

1. Section 4.6 in the 2014 Environmental Statement (ES) describes the assessment of impacts and arrangements for offsite access. This has since been updated based on a revised HGV Route Strategy, and is presented in the Traffic Addendum, evidence on this will be submitted for examination at the April 2018 inquiry.

3.2 Ecological Context

2. Updated baseline ecological surveys were carried out for the Project in 2017. The 2017 ecological survey results were comparable with those undertaken in 2013 and 2014.
3. The only additional finding was the identification of a single area of Rhododendron within 10m of the proposed access route into the Site. As a result, an Invasive Species Management Plan will be required for works in close proximity to the stand of Rhododendron identified in Roseacre Wood.

4 The Proposed Development

4.1 Well Pad Construction and Drilling

1. Based on experience of constructing the Preston New Road exploration site, Cuadrilla is likely to use construction techniques which reduce the aggregate required to construct the site foundation, and therefore reduce the number of HGVs which might otherwise be necessary. Assuming the use of these techniques and based on experience of the actual length of the site construction and the drilling of wells 1 and 2 at the Preston New Road exploration site, it is anticipated that the site construction and drilling phase for wells 1 and 2 for the Roseacre Wood site will last approximately 7 and 12 months respectively, however 2 months of these phases overlap with each other so the total consecutive length of time is actually 17 months.

2. At the previous planning inquiry in 2016, it was estimated that construction of the Roseacre Wood site would take 2 months¹. This has now been revised to 7 months following the experience at Preston New Road. The drilling of wells 1 and 2 was originally estimated to take 8 months at the previous inquiry but this has been revised to 12 months. Finally the restoration of the site was originally estimated to take 2 months² and this has been revised to 4.5 months.
3. Note that, irrespective of the phase of operation, the imposition of a cap on HGV movements of 50 movements (25 HGVs in and 25 HGVs out) per day ensures that in environmental terms the duration of any particular phase and the total number of HGV movements, within the life of the planning permission, would not affect the significance of the environmental effects. In addition the revised indicative programme complies with the proposed planning condition that all operations are completed within a period of 75 months from commencement of development.

5 Key Benefits and the Justification for Natural Gas from Shale

5.1 Local and National Economic Benefit

1. The HM Treasury (2016)³ has consulted on a Shale Wealth Fund which could deliver £1 billion of funding that would be paid to communities in which the resource is being developed over the next 25 years. The fund has been proposed to ensure that economic growth and investment are spread as widely as possible in the local community, thereby addressing at a national level any concerns over a narrow spread of economic benefit and furthering Government commitment to the development of shale gas and local communities.
2. Consultation closed on 26 October 2016, during which it emerged that the Shale Wealth Fund should benefit the communities who host shale sites, and that local communities should have a say over how the money is spent in their area. This was confirmed by the Government in their Autumn Statement 2016.
3. On 25 January 2018, the SoS issued a written statement in which he confirmed that "Exploring and developing the UK's shale gas resources could bring substantial benefits and the Government's view is that there is a national need to develop these resources in a safe, sustainable and timely way." As set out in the clean growth strategy, the Government are fully committed to the development and deployment of low-carbon technologies for heat and electricity generation. As we move towards this low-carbon economy, natural gas will continue to play an important role in our energy system. The Government are confident that the right protections are in place

¹ CUA/INQ/024 estimated 3 months for construction and the indicative programme in Figure 2 of Mr Smith's proof cited 5 months, though the main position at the previous inquiry, as set out in the Transport Proof of Mr Ojeil submitted on behalf of Cuadrilla, was considered to be 2 months.

² The indicative programme in Figure 2 of Mr Smith's proof cited 12 months for restoration, though the main position at the previous inquiry, as set out in the Mr Ojeil's Transport Proof, was considered to be 2 months.

to explore shale safely and have always been clear that shale development must be safe and environmentally sound.

6 Accordance with Planning Policy

6.1 Relevant Policy and Guidance

6.1.1 Emerging Fylde Local Plan

1. The Fylde Borough Local Plan (1996-2006) is due to be replaced in due course by the Emerging Fylde Local Plan (to 2032).
2. The Emerging Fylde Local Plan will cover the plan period 1 April 2011 up to 31 March 2032.
3. Following the issue of the SoS's decision letter on the Roseacre Wood appeal in October 2016, the Fylde Local Plan Submission Version was submitted to the SoS on 9 December 2016 for Examination in Public, which took place between March and December 2017. The Examination Inspector has not yet published her report.
4. The current published timetable for adoption of the plan is early summer 2018. However, as confirmed at a Planning Committee meeting that took place on 17 January 2018, Fylde Borough Council is in the process of producing a modified version of the plan which will be subject to a further round of consultation. The Examination Inspector will consider any consultation responses before deciding whether any further changes are required to make the plan sound.

6.2 Land use and Agriculture

6.2.1 Countryside

5. Policy SP2 (Development in Countryside Areas) in the Fylde Borough Local Plan (1996-2006) is due to be replaced in due course by the Submission Fylde Local Plan (to 2032) Policy GD4 (Development in the Countryside). Under these policies the Site is designated as Countryside. Policy GD4 defines the types of development which are acceptable in the countryside in appropriate circumstances. These include a number of uses including minor extensions to existing buildings and developing isolated new homes. It also states that development in the countryside will be limited to:

“That needed for the purposes of...other uses appropriate to a rural area, including which would help to diversify the rural economy.”

6. The exploration and extraction of shale gas and oil is considered to be appropriate to a rural location, subject to appropriate environmental criteria. This is due to the open and un-built nature of the countryside which means that there is less potential for development to pose any harm to the residential amenity of any surrounding occupiers of residential properties. The development would help to diversify the

rural economy in accordance with the emerging plan's vision for the site which seeks to “*remain flexible in its approach to changing economic and employment patterns*” and promotes an “*energy hub*” in Fylde with a “*cluster of energy based companies*”. Policy GD4 is considered relevant to the extraction of Shale Gas as it will form an important part of diversifying the rural communities with an industry which can provide many investment opportunities into the provision of local services.

6.2.2 Agricultural Land

7. Consultation saw Policy EC3 evolve into Policy GD1 in the Submission Fylde Local Plan (to 2032), which states:

“The significant loss of the best and most versatile agricultural land will be resisted unless it is necessary to deliver development allocated in the Local Plan, or for strategic infrastructure.”

8. Policy GD1 moves away from the term “*irreversible*” towards “*significant*” implying that a loss of the best and most versatile agricultural land is permissible in certain circumstances. This policy also seeks to ensure that the loss of the best and most versatile land throughout the district and not just outside of settlement boundaries is minimised.
9. The best and most versatile agricultural land is defined as Grades 1, 2 and 3a. The loss of grade 3a land is not considered to be significant as any permission would be temporary and on a relatively small scale. Furthermore, the excavated top-soil and sub-soil will be stored during the works and restored during decommissioning and restoration in line with industry best practice. Taking land out of intensive agricultural practices for a period of time would also see a reduction of artificial inputs (fertilizers, pesticides and herbicides) into the natural environment.

6.3 Biodiversity

10. Policy ENV2 (Biodiversity) in the Submission Fylde Local Plan (to 2032) seeks to replace in due course several policies from the Fylde Local Plan (1996-2006) including policies EP15, EP16, EP17 (Nature Conservation, Sites of Specific Scientific Interest and Biological Heritage Sites) and EP19 (Special Protected Sites). Policy ENV2 is considered relevant to the extraction of Shale Gas as it seeks to ensure the strongest possible protection will be given to sites designated for their biodiversity value.
11. In terms of the natural environment, there is one statutory designated ecological site within a 5km radius surrounding the Site. Fishwick Bottoms Local Nature Reserve is c.3km south-east of the Site. It is ecologically distinct from the Site and is sufficient distance that it would not be affected by the Project. Morecombe Bay Ramsar and Special Protection Area (SPA) are located approximately 6km to the north-west of the Site. No non-statutory designations are located within the Site boundary and there are none within a 1km radius surrounding the Site. The application would lead to no significant detrimental impact in terms of biodiversity.

12. EP18 (Existing Natural Features) in the Fylde Local Plan (1996-2006) is due to be replaced in due course by ENV1 (Landscapes) in the Submission Fylde Local Plan (to 2032). This is discussed further below.

6.4 Landscape Character

13. Policy ENV1 (Landscape) in the Submission Fylde Local Plan (to 2032) is due to replace in due course both Policies EP11 (New Development in Rural Areas) in the Fylde Local Plan (1996-2006) and the Preferred Options Policy ENV1 (Landscape and Biodiversity).

14. Policy ENV1 (Landscape) states:

“Development will have regard to its visual impact within its landscape context and the landscape type in which it is situated. Development will be assessed to consider whether it is appropriate to the landscape character, amenity and tranquillity within which it is situated, as identified in the Lancashire Landscape Character Assessment, December 2000 or any subsequent update. In addition:

- *A landscaped buffer of appropriate depth and species will be provided for development that impacts upon land in or adjacent to the Countryside, and wherever necessary includes advanced planting, in order to limit the visual impact of development;*
- *In the event of the loss of landscape features, the impact will be minimised or, where loss is unavoidable, their like-for-like replacements will be provided. Where such features, including trees, woodlands, hedgerows and field ponds, are lost and replaced, measures will be put in place to manage these new features;*
- *Suitable landscape planting of native species, appropriate to its context should be incorporated within or, where appropriate, close to new development. Measures should be put in place for the management of such landscaping. Specific consideration should be given to how landscaping schemes will minimise the rate of surface water run-off.”*

15. The Submission Fylde Local Plan (to 2032) outlines that landscape buffers will need to be provided in the open countryside, rather than just outside of settlement boundaries as outlined in the Preferred Options Report, and it should be of an appropriate depth.
16. The visual impacts of the Project would be short term, temporary and reversible. Cuadrilla has outlined that they will provide a sufficient and an appropriate buffer to screen the impacts of the Project. This includes the planting of trees and shrubs around the periphery of the well pad and planting to fill gaps in existing hedgerows where they increase visibility of the Site. These commitments are captured by draft planning conditions 39, 40 and 41 (Appendix C – Planning Conditions, SoS decision letter).

17. Policy ENV1 cannot be sensibly applied due to the short term, temporary and reversible nature of the Project.

6.5 Existing Open Space

18. It is noted that the SoS decision letter makes reference to Policy ENV4 (Protecting existing open space).
19. Policy ENV3 and ENV4 of the Submission Fylde Local Plan (to 2032) refer to the protection of existing open space and provision of new open space (the Green Infrastructure network) respectively.
20. Policy ENV3 refers to the protection of the Green Infrastructure network from inappropriate development. The Project does not affect any existing public open space, loss of land currently used for allotments, or impinges on Fylde's Public Rights of Way network and as such Policy ENV3 cannot be sensibly applied.
21. Policy ENV4 covers policy for housing developers to provide open space as part of their proposal, for developers to contribute to the Green Infrastructure network or for developers to provide money for other local enhancement. The Project does not involve any new housing and as such Policy ENV4 cannot be sensibly applied.

6.6 Pollution

6.6.1 Surface Water

22. Policy EP23 (Development that would affect coastal waters and rivers etc.) in the Fylde Local Plan (1996-2006) is due to be replaced in due course by Policy INF1 (Service Accessibility and Infrastructure) in the Submission Fylde Local Plan (to 2032) (in accordance with paragraph 100 of the National Planning Policy Framework (NPPF)). The policy is considered relevant as it requires development to demonstrate that it will support the infrastructure requirements as outlined in the Infrastructure Delivery Plan and states:
23. "In order for Fylde to protect and create sustainable communities, proposals for development should:
- *Minimise any negative impacts on the quality of existing infrastructure as a result of new development;*
 - *Mitigate any environmental impacts of new infrastructure provision;*
 - *Use sustainable natural resources where appropriate."*
24. In accordance with this policy, the Project is not anticipated to have any negative impacts on existing infrastructure. Mains water will be supplied by the local United Utilities mains; all foul sewage water will be collected and tankered off site. Electricity will be supplied by onsite diesel generators. Small power (mains electricity) and telecom communications may be provided to the site welfare facilities. Demands on utility services will thus be minimal.

25. Policy CL1 (Flood Alleviations, Water Quality and Water Efficiency) of the Submission Fylde Local Plan (to 2032) is considered relevant as it makes provisions for a requirement for new development to minimise flood risk impacts on the environment. The policy notes that all new development is required to minimise flood risk impacts on the environment, retain water quality and water efficiency, and mitigate against the likely effects of climate change on present and future generations. The key sections of this policy updated from the Preferred Options version and with relation to the Project include:
- *“a) Ensuring that development incorporates the most sustainable form of managing surface water, subject to the requirement for approval from the drainage authority. This will be expected to be investigated and confirmed as part of any planning application submission. It will be necessary to attenuate any discharge of surface water through the incorporation of sustainable drainage systems (SuDS), following the SuDS hierarchy. This would be greenfield run-off rate on greenfield sites. On previously developed land, surface water betterment will be expected. The preference will be for no surface water to discharge to the public sewer, directly or indirectly, if more sustainable alternatives are available. The priority options for the management of surface water are set out in detail in the Infrastructure Delivery Plan.*
 - *e) Ensuring that watercourses, which require watercourse consent are protected from encroachment and adverse impacts and that water quality is maintained and improved.*
26. Provisions relating to surface water are also covered in Policy CL2 (Surface Water Run-Off and Sustainable Drainage) of the Submission Fylde Local Plan (to 2032). The Policy is considered relevant as it sets a requirement for discharge rates to be pre-agreed with relevant parties and outlines a number of attenuation measures that must be incorporated into new developments, for example:
27. “Store rainwater for later use; and
28. The first 5mm of rainfall should infiltrate. In areas where infiltrations rates are slow, e.g. soils with a high proportion of clay, then permeable surfaces may be under-drained. This will have the effect of slowed surface water run-off rates”
29. “Attenuate rainwater in ponds or open features for gradual release into the watercourse”; or
30. “Attenuate rainwater by storing in tanks or sealed water features for gradual release into a watercourse.”
31. Where compelling and detailed evidence demonstrates that the above measures are not feasible or would adversely affect viability, then the following national discharge (SuDS) hierarchy will be considered in priority order:
1. Controlled discharge of rainwater direct to a watercourse;
 2. Controlled discharge of rainwater to a surface water drain; and

3. Controlled discharge of rainwater to the combined sewer. Development must utilise SuDs whenever practical; and reduce discharge to greenfield run-off rates wherever feasible.
32. In accordance with these policies, any discharge of surface water via an interceptor from the Site will be discussed and agreed with the Environment Agency. Approval will be sought from the Environment Agency for any discharge to a watercourse.

6.6.2 Ground Water

33. Policy EP23 (Development that would affect coastal waters and rivers etc.) in the Fylde Local Plan (1996-2006) is due to be replaced in due course by Policy INF1 (Service Accessibility and Infrastructure) in the Submission Fylde Local Plan (to 2032) (in accordance with paragraph 100 of the NPPF).
34. Provisions made for the protection of groundwater are also outlined in Submission Fylde Local Plan (to 2032) Policy CL1 (Flood Alleviations, Water Quality and Water Efficiency), which states:
35. “Where development potentially impacts on groundwater, satisfactory mitigation is possible. However, there are some types of development which are unlikely to be acceptable within Source Protection Zones”.
36. The implications of these policies are relevant to the Project.
37. In accordance with these policies, the monitoring of dissolved methane in groundwater commenced on site on 13th October 2016. At the time of writing, 11 months of monitoring has been completed with the most recent sample taken on 30th August 2017.
38. In addition to this, hydraulic fracturing is prohibited in protected groundwater source areas. According to the current classification of aquifers in the Fylde area there are no protected groundwater source areas.
39. The monitoring scope and reporting procedures will be agreed with the regulators and presented in advance in the Environmental Management and Monitoring Plan (EMMP). Cuadrilla will liaise with the EA to discuss the EMMP in the context of recent regulatory updates.

6.6.3 Light Pollution

40. Policy EP28 (Light Pollution) of the Fylde Local Plan (1996-2006) has not been replaced in the Submission Fylde Local Plan (to 2032), instead light pollution will be dealt with in accordance with paragraph 125 of the NPPF, which encourages the use of good design to “*limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation*”.
41. The implications of this NPPF policy are relevant to the Project.

42. It is acknowledged that the Site would be lit at night. However, in accordance with the NPPF, this would be subject to a detailed lighting scheme to limit light pollution.

6.6.4 Air Quality

43. Policy EP26 (Air Pollution) of the Fylde Local Plan (1996-2006) is due to be replaced in due course in accordance with paragraph 124 of the NPPF, which states *“planning policies should sustain compliance and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and cumulative impact on air quality from individual sites in local areas”*.
44. The implications of this NPPF policy are relevant to the Project.
45. According to the ⁴Defra website, there remain no Air Quality Management Areas (AQMAs) within the vicinity of the Site. A re-assessment of impacts of the Project has concluded that in accordance with the NPPF policy, the residual air quality effects of the Project are of negligible significance under a conservative operating scenario.

6.7 Noise

46. The Planning Inspector made reference to Policy EP27 (Noise Pollution) in the Fylde Borough Local Plan (1996-2006), which states:
- “Development which would unnecessarily and unacceptably result in harm by way of noise pollution will not be permitted. Where appropriate, planning permission will be granted subject to conditions to minimise or prevent noise pollution.”*
47. Policy EP27 has not been replaced in the Submission Fylde Local Plan (to 2032). Instead, noise pollution will be dealt with in accordance with paragraph 123 of the NPPF, which states:
- “Planning policies and decisions should aim to:*
- *avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;*
 - *mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;*
 - *recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and*

⁴ <https://www.gov.uk/preventing-air-pollution>

- *identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.”*

48. At paragraph 12.293 of the Inspector's Report appended to the SoS's October 2016 decision letter, the Inspector states that setting a noise limit of 39db would not entirely eliminate all adverse effects, it would reduce them to an acceptable level and as a result there would be no significant adverse noise impact. He concludes that subject to the imposition of appropriate planning conditions, the Project would be in accordance with policy EP27.
49. It is considered that, with the imposition of conditions, the Project also complies with paragraph 123 of the framework.
50. The implications of this NPPF policy are therefore relevant to the Project.

6.8 Cultural Heritage

51. It is noted that the SoS decision letter makes reference to Policy ENV6 (Historic environment).
52. Policy EP21 (Archaeology) of the Fylde Borough Local Plan (1996-2006) are due to be replaced in due course by Policy ENV5 (Historic Environment) of the Submission Fylde Local Plan (to 2032).
53. ENV6 related to good design in new development, was subsequently dropped in the Submission Plan.
54. There are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, Listed Buildings or Conservation Areas within proximity (within 1km) of the Site. Whilst Policy ENV5 is considered relevant, there would be no significant environmental effects on any of the features designated for their heritage or historic value. No harm will be generated by the proposal to their historical significance or the setting of these heritage assets.

7 Conclusion

1. On review, there has been no material change that would alter the position as set out in the SoS decision letter. The Project continues to be in alignment with Government policy and its support for shale gas exploration.

INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	27 JUNE 2018	6
LIST OF APPEALS DECIDED			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY OF INFORMATION

The council received the following attached appeal decisions between 11/5/18 and 15/6/2018.

SOURCE OF INFORMATION

Development Services

INFORMATION

List of Appeals Decided attached.

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

To inform members on appeals that have been decided.

FURTHER INFORMATION

Contact Andrew Stell, Development Manager, 01253 658473

APPEAL DECISIONS

The council has received decisions on the following appeals in the period 11 May 2018 to 15 June 2018.

Rec No: 1			
19 April 2018	17/0611	HIGHGATE COTTAGE, BRYNING LANE, NEWTON WITH CLIFTON, PRESTON, PR4 3RL ERECTION OF BRICK BOUNDARY WALL (HEIGHT 1.71 METRES TO 1.85 METRES) TO WESTERN LAND BOUNDARY.	Householder Appeal Case Officer: AP
Fylde Dec. Level	DEL		
Appeal Decision:	Dismiss: 21 May 2018		
Rec No: 2			
21 March 2018	17/0850	WINDMILL HOUSE, 22A EAST BEACH, LYTHAM ST ANNES, FY8 5EX DROPPED KERB TO PROVIDE VEHICULAR ACCESS AND OFF-STREET PARKING TO THE FRONT OF WINDMILL HOUSE. RELOCATION OF ONE ORIGINAL STONE GATEPOST. PARTIAL REMOVAL OF BRICK-WALL. INSTALLATION OF WROUGHT IRON GATE.	Householder Appeal Case Officer: AP
Fylde Dec. Level	DEL		
Appeal Decision:	Dismiss: 16 May 2018		
Rec No: 3			
12 March 2018	17/0451	WREA VIEW, WEETON ROAD, WESTBY WITH PLUMPTONS, PRESTON, PR4 3PL APPLICATION FOR THE REMOVAL OF CONDITIONS 3 AND 6 OF PLANNING PERMISSION 14/0728 TO ALLOW EXISTING DETACHED OUTBUILDING TO REAR TO BE OCCUPIED AS A SEPARATE RESIDENTIAL DWELLING	Written Representations Case Officer: AP
Fylde Dec. Level	DEL		
Appeal Decision:	Dismiss: 24 May 2018		
Rec No: 4			
14 March 2018	17/0822	LAND OPPOSITE SUB STATION, PEEL ROAD, WESTBY WITH PLUMPTONS FORMATION OF GAS POWERED GRID SUPPORT PLANT AND BATTERY STORAGE FACILITY (GENERATING CAPACITY OF UP TO 20MW) WITH 18 ENGINES AND ASSOCIATED BATTERIES, TRANSFORMERS AND STORE WITHIN A COMPOUND FORMED BY A 4M HIGH TIMBER ACCOUSTIC BARRIER AND A 2.4M HIGH GREEN MESH FENCE	Written Representations Case Officer: RB
Fylde Dec. Level	DEL		
Appeal Decision:	Allowed: 04 June 2018		

Appeal Decision

Site visit made on 8 May 2018

by Andrew McGlone BSc MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 May 2018

Appeal Ref: APP/M2325/D/17/3185564

Highgate Cottage, Bryning Lane, Newton with Clifton PR4 3RL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Paul Freeman against the decision of Fylde Borough Council.
 - The application Ref 17/0611, dated 22 July 2017, was refused by notice dated 28 August 2017.
 - The development proposed is the erection of brick boundary wall to western land boundary adjacent to highway, in replacement of existing hedge row.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal property is a detached dwelling to the south of the Bell and Bottle public house. The front boundary of the appeal site largely comprises of a mature hedge, but there is also a brick wall between the vehicular access and the exit from the public house car park. Bryning Lane is characterised by residential properties that are supplemented by trees and hedgerows. The latter line the front boundaries of a number of properties in the lane. There are also examples of brick walls, but they are either low or interspersed by railings. Even though there are examples of timber fencing near to the appeal site, these do not characterise the area.
4. The Fylde Borough Local Plan As Altered (Local Plan), October 2005. Thus, the Local Plan pre-dates the National Planning Policy Framework (the Framework), which is a material consideration. A number of Local Plan policies have been saved, including Policy HL5 which explains that proposals for other forms of development within the curtilage of a dwelling including garages, garden sheds, greenhouses, animal houses, swimming pools etc will be permitted subject to criteria. While a new brick boundary wall is not specifically listed, the use of 'including' and 'etc' mean that the list is not closed to other forms of development. One of the criteria to meet is: the proposal in terms of its scale, design and external appearance is in keeping with the existing building and does not adversely affect the street scene. As Local Plan Policy HL5 is broadly consistent the Framework which explains the need for good design, it carries substantial weight.

5. In refusing planning permission the Council have also cited Policy GD7 (criteria c, e and h) of the emerging Fylde Council Local Plan to 2032 (ELP). I understand that the independent examination process is currently ongoing, but I do not also know the extent of any unresolved objections to Policy GD7. As the emerging plan has yet to be found 'sound', policies within it do not, for the time being, carry full development plan weight. However, the criteria cited by the Council are broadly consistent with the Framework. Thus, having regard to Framework paragraph 216, I attach this policy moderate weight.
6. The existing hedgerow makes a positive visual contribution to the area. In its place the proposed wall would extend along the full length of the host property's boundary with the lane. The length of the wall, together with its height, would result in a considerable expanse of solid wall. This would not reflect the characteristics of boundary treatments on the lane. It is important that householder developments maintain the character and appearance of the street scene as poor design can have a significant harmful effect on the locality. I note there is a wall in front of Beech House, but railings also form part its design which reduce its effect on the street scene. Furthermore, the appeal scheme is not directly comparable to the properties to the north-west which abut the footway.
7. Notwithstanding the absence of any heritage assets, the proposed wall would result in a harmful effect being created, due to its scale, design and appearance. The wall would adversely affect the street scene. Framework paragraph 65 states: local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design. However, the proposal would not represent good design. Thus, it would not mitigate concerns about incompatibility with an existing townscape.
8. Criterion f of Policy GD7 seeks to apply Secured by Design principles to all new developments. I note the appellant's points about security and privacy. I agree that the scheme would offer some benefit in this regard. There is also no requirement for parties to have pre-application discussions, even though they are encouraged. However, there remains a need for development to relate well to its surroundings.
9. I have assessed the proposal on its own planning merits. This leads me to conclude that the proposal would significantly harm the character and appearance of the area. As such, it would not accord with saved Local Plan Policy HL5 and ELP Policy GD7; which jointly seek, among other things, other forms of development within the curtilage of a dwelling, in terms of its scale, design and external appearance to be in keeping with the existing building, the surrounding context so that they do not adversely affect the street scene.

Conclusion

10. For the reasons set out above, I conclude that the appeal should be dismissed.

Andrew McGlone

INSPECTOR



Appeal Decision

Site visit made on 15 May 2018

by S R G Baird BA (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16th May 2018

Appeal Ref: APP/M2325/D/18/3194963

Windmill House, 22a East Beach, Lytham St Annes, Lancashire FY8 5EX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr P Akroyd against the decision of Fylde Borough Council.
 - The application Ref 17/0850, dated 5 October 2017, was refused by notice dated 5 December 2017
 - The development proposed is the relocation of one original stone gatepost, the partial removal of a brick wall and the installation of wrought iron gate together with the creation of a dropped kerb to provide vehicular access and off-street car parking to the front of Windmill House.
-

Preliminary Matter

1. The pedestrian gate and wall/hedge for a short length either side has been removed. From the submissions, I understand that this is a temporary measure to allow for building work to the property.

Decision

2. The appeal is dismissed.

Main Issue

3. The effect on the character and appearance of the area having regard to the location of the No. 22a within the Lytham Conservation Area (CA).

Reasons

4. The appeal site is located within several blocks of mature residential properties on the edge of the CA. Other than at one property, (No. 24) the remaining houses in this block have retained the original low garden wall and pedestrian gate. Whilst in blocks further to the east, where several modern flat blocks have been developed, there are examples of vehicle accesses the overriding feature of this part of the CA is the absence of vehicular accesses. The combination of the low walls with pedestrian only gates makes a significant contribution to the attractive and mature character, appearance and significance of the CA. The proposed hard surfacing of the garden area to the front of No. 22a would not, on its own, have an adverse impact on the character or appearance of the CA. However, the introduction of a vehicular access would break the pleasing rhythm of wall, gate and hedging resulting in less than substantial harm to the significance of CA.
5. The National Planning Policy Framework (Framework) identifies CAs as Designated Heritage Assets (DHA) and advises that great weight should be given to the effect of a proposed development on the significance of a DHA and

its conservation. Where less than substantial harm would occur the Framework advises that the harm should be weighed against the public benefits of the proposal. As in most urban CAs long stay parking is permitted on the highway. I acknowledge that parked cars do impinge on views of the terraced properties from the south. However, the impact of such parking is neutral in terms of its effect on the character and appearance of the area. The reduction in on-street parking, the limited opening up of views and the absence of harm relating to the provision of hard surfacing are not outweighed by the harm to the character and appearance of the area. Accordingly, the proposal would fail to preserve or enhance the character or appearance of the CA.

Conclusion

6. For the above reasons and having taken all other matters into consideration, I conclude that this scheme would fail to preserve or enhance the character or appearance of the Lytham Conservation Area. As such the proposal would conflict with the objectives of development and emerging development plan Policies HL5, EP3, GD7 and ENV5. Accordingly, this appeal is dismissed.

George Baird

Inspector



Appeal Decision

Site visit made on 8 May 2018

by Katie McDonald MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: Thursday, 24 May 2018

Appeal Ref: APP/M2325/W/18/3195723

Wrea View, Weeton Road, Westby with Plumpton PR4 3PL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted.
 - The appeal is made by Mr Mark Taylor against the decision of Fylde Borough Council.
 - The application Ref 17/0451, dated 25 May 2017, was refused by notice dated 13 December 2017.
 - The application sought planning permission for the erection of a single storey mono-pitch residential annexe on land to rear following removal of existing outbuildings without complying with conditions attached to planning permission Ref 14/0728, dated 13 March 2015.
 - The conditions in dispute are Nos 3 and 6 which state that:
 - 3. *Notwithstanding the provisions of the Town & Country Planning (General Permitted development) Orders, the existing curtilage of Wrea View shall not be subdivided by fencing, walls, hedging or any other means to provide a separate garden area to the annexe accommodation hereby approved.*
 - 6. *The proposed development shall only be occupied as part of an extended family unit at the application property and shall not be sold off or sublet as a separate unit of accommodation.*
 - The reasons given for the conditions are:
 - 3. *To prevent the establishment, or give the appearance and characteristics of, a separate residential planning unit as any additional, separate dwelling units would be contrary to the adopted countryside policies in the Fylde Borough Local Plan and would require separate consideration.*
 - 6. *The proposed development site lies in a countryside area and any additional, separate dwelling units may be contrary to the adopted countryside policies in the Fylde Borough Local Plan and would require separate consideration.*
-

Decision

1. The appeal is dismissed.

Background and Main Issue

2. Planning permission for the erection of a residential annexe included 2 restrictive conditions subject to this appeal. One condition ensures that the annexe is occupied as part of an extended family unit, not to be sold off or sublet as a separate unit of accommodation. The other condition restricts the subdivision of the curtilage by the erection of boundary treatments.
3. Accordingly, the main issue is whether the conditions are necessary and reasonable, having regard to the description of the development.

Reasons

4. Based on the evidence before me, the intention behind the appeal is to remove the conditions in order to allow occupation of the building as a separate residential dwelling.
5. A residential annexe is generally regarded as being part and parcel of the main dwellinghouse use, even if it is entirely self-contained. The development that the Council approved was for a residential annexe and the Council assessed that proposal only. Having found it to be acceptable, the Council sought to restrict the occupation of the annexe to extended family members, along with controlling any future subdivision of the garden, in order to ensure that the building was not occupied independently as a separate residential dwelling. Having regard to the original act of development, these conditions are entirely necessary and reasonable to ensure that the development remains to be a residential annexe.
6. Correspondingly, National Planning Practice Guidance¹ advises that, although conditions can be used to make a minor modification to a proposal, conditions that would make a development substantially different from that set out in the application should not be used. By extension there may be cases where removing conditions would significantly change the proposal.
7. The appellant is seeking to remove conditions 3 and 6. This would facilitate unrestricted occupation of the building and the erection of boundary treatments to subdivide the curtilage. The appellant believes that this would enable the use of the building as a separate residential dwelling, yet the difference between that and an annexe would not be material. I disagree. To remove the conditions would modify the development in such a way as to make it substantially different from that set out in the original application. It would be tantamount to the creation of a separate planning unit, materially different to its permitted use as a residential annexe; and for these reasons, a Section 73 application is unsuitable.
8. This being the case, the issues raised by the main parties regarding the accessibility of the site and the effect upon rural character and appearance are not before me to decide.

Conclusion

9. For the reasons set out above, the appeal is dismissed.

Katie McDonald

INSPECTOR

¹ Paragraph: 012 Reference ID: 21a-012-20140306 Revision date: 06 03 2014

Appeal Decision

Site visit made on 8 May 2018

by Andrew McGlone BSc MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 4 June 2018

Appeal Ref: APP/M2325/W/18/3196360

Land off Peel Road, Peel Road, Fylde FY4 5LN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Cairan Dylan of Suncredit Solutions Ltd against the decision of Fylde Borough Council.
 - The application Ref 17/0822, dated 25 September 2017, was refused by notice dated 2 January 2018.
 - The development proposed is a gas powered grid support plant and a battery storage facility with a generating capacity of up to 20MW and all associated ancillary works.
-

Decision

1. The appeal is allowed and planning permission is granted for a gas powered grid support plant and a battery storage facility with a generating capacity of up to 20MW and all associated ancillary works at Land off Peel Road, Peel Road, Fylde FY4 5LN in accordance with the terms of the application, Ref 17/0822, dated 25 September 2017, subject to the conditions in the attached schedule.

Procedural Matter

2. A plan has been submitted by the appellant as part of the appeal (plan Ref: P17-2890_001). This plan was not considered by the Council in their determination of the planning application. While the appeal process should not be used to evolve a scheme, the plan seeks to address inaccuracies relating to the position of Hawthorne planting on the site's western boundary. While, this plan has not been subject of public consultation, the Council point out that it does not fundamentally alter the proposal or the site area. I agree. I do not consider that interested parties or the Council would be prejudiced by my consideration of this plan. I have determined the appeal on this basis.

Main Issue

3. The main issue is whether the appeal site is a suitable location for the proposed development, having regard to its countryside location and its effect on the site's rural character and landscape.

Reasons

4. The appeal is a parcel of land on the east side of Peel Road. The road is part of a flat open rural landscape, and there are no boundaries to the north, south or east. In the main the road is used by vehicular traffic. There was a consistent, but steady flow of vehicles passing the site during my afternoon site visit in

both directions. The ground level of the site is below that of the road. A roadside hedge roughly 1.5 metres high extends intermittently along the east side of the road. An existing field access is to the south-west corner of the site. Either side of Peel Road there is intermittent development, which includes farmsteads, a business park, dwellings and a camping and caravan site. This is separated by open fields.

5. Opposite the site and to the north-west is an electricity substation. A mixture of fencing, hedgerows and trees line its boundary with the road. The substation forms part of a wider electrical generation, transmission and distribution system, and includes powerlines, transformer, circuit breakers and buildings. To the north of the site there is a group of three electricity pylons. These are connected to three separate overhead power lines. Two of the lines extend in a south-easterly direction; the other in a north-westerly direction. As a result, there are a number of additional pylons in the landscape. Each pylon is of a lattice design and is tall. In the distance, to the south-east, is Staining Wood Solar Farm.

Whether suitable location

6. The Council's development plan is The Fylde Borough Local Plan As Altered (Local Plan), October 2005. With the exception of two policies, all other policies within the Local Plan have been saved. Nonetheless, the Local Plan does pre-date the National Planning Policy Framework (the Framework), which is a material consideration.
7. The appeal site is within an area of open countryside on the Fylde Borough Local Plan (As Altered) October 2005 Proposals Map. I understand that the emerging Fylde Local Plan Proposals Map (Submission Version) (Proposals Map) would not change this. The Fylde Council Local Plan to 2032 (Submission Version) (SLP) has been submitted for examination, and been subject of multiple examination hearings. The closure of the hearings enabled the Council to produce and consult on the proposed main modifications to the SLP and the Proposals Map. This consultation has now ended, and the Council now await the Inspectors report about whether the plan is 'sound'. As such, the SLP does not form part of the development plan, although I do recognise its advanced stage. I do not, however, know the extent of any unresolved objections. For this reason, I attach policies within the SLP moderate weight.
8. Saved Local Plan Policy SP2 states: in countryside areas, development will not be permitted except where proposals properly fall within one of five categories. The first category includes other uses appropriate to a rural area, including those provided for in other policies of the plan which would help diversify the rural economy and which accord with policy SP9.
9. Although the remit of 'other uses appropriate to a rural area' is not defined by the policy, the appellant's approach would allow any other form of development in the countryside. This is not the intention of the policy, having regard to the reasoned justification. Part of this justification does, at paragraph 2.20, discuss tourism development, while other specific forms of development are set out. The proposal does not accord with any of those. As such, the appeal scheme would not accord with the first category of Policy SP2. I note the appeal site is land that belongs to a local farmer. While the scheme may help to diversify the farm, I have no evidence before me to demonstrate by how much or whether the income received is essentially required for the purposes

of agriculture. Thus, I am not convinced that the proposal would accord with saved Local Plan Policy SP9. I note that a tourism element has been inserted into the first category of SLP Policy GD4. Even so, the proposal would not accord with category (a).

10. In terms of other policies in the development plan, saved Local Plan Policy CF1 permits the provision of utility services. The proposal's main function is as an energy generation and storage facility. Thus, I share the Council's view that the appeal scheme is not a utility service. But, even if I am not correct, such forms of development would be subject to a number of criteria. One of which is that the development is located within a settlement, except where it is required to provide a service to a rural area. While energy produced from the appeal scheme would undoubtedly service, in some capacity, the rural area, it would not accord with this criterion as the energy would be distributed across the wider grid network, which would also include urban areas. Thus, conflict would arise with the policy overall, even if the scheme fulfilled all the other criteria.
11. It is submitted by the appellant that the proposal would fulfil Policy SP2(5) and SLP Policy GD4(d). The proposed development would be physically linked to the substation, and the regional gas distribution network, plus the local and national electrical grid transmission system. Hence, it would not be unrelated to the operation of that existing facility. Development must, nevertheless, be essentially needed, and of a type and scale which would not harm the character of the surrounding countryside.

Character and landscape

12. The appeal site forms part of a mossland landscape within the subcategory of South Fylde Mosses according to A Landscape Strategy for Lancashire (LS). The site is part of an open low lying flat landscape. As a result, despite the scheme's low profile, a new vertical element would be introduced into the landscape, which does not accord with the LS strategy. But, an assessment is needed as to whether this would be harmful.
13. I note the findings of the appellant's Landscape and Visual Statement, but views across the landscape from the road, especially when travelling southwards would be interrupted by the development. While the pylons next to the road initially form part of this viewpoint, and pylons do extend to the south-east, there are still long-range views of the open mossland landscape. Even though the pylons are taller than the proposed development, they have for a long time, despite their appearance, been an accepted part of the countryside environment.
14. Siting the scheme next to the road would broadly reflect the type and layout of other infrastructure development along the road. However, the eastern side of the road has a more open character. Despite the use of lower ground levels, the proposal would be just over four metres high in parts. The development would also form an elongated enclosed block of built form that would interrupt views to the south-east, and to a lesser extent to the north-east. Hence, the proposal would not maintain the open low-lying landscape. This would result in harm to the landscape context and type, which would harm the intrinsic value of the countryside and its rural character from these viewpoints.
15. I note that the proposal would have a 35 year life-span. Although the site would be decommissioned and the land returned to its current state, 35 years

is a long period of time in which the harm that I have found would occur. While the Staining Wood Solar Farm was granted planning permission with a 30 year temporary consent, this site is next to a woodland.

16. Nevertheless, I accept that the existing and proposed native landscaping would grow over time, and mature specimens could be planted, which could be managed subject to suitable planning conditions. These would soften the development. I note the Council's Landscape Architect considered that this represented satisfactory mitigation. This is a view that I agree with.

Essentially needed

17. There is a large swell of supporting evidence which is collectively supportive of the appeal scheme, and sets out the consequences of insufficient infrastructure provision to service the country's current and future needs and aspirations to secure economic growth and the homes that we need. The proposal would in this regard primarily provide local electrical grid support.
18. Having regard to SLP Policy INF1, infrastructure includes gas and electricity generation and provision. Such forms of development will be required to support infrastructure requirements as set out in the Infrastructure Delivery Plan (IDP) to protect and create sustainable communities in Fylde. The IDP is, however, in draft form and is part of the emerging plan process. The IDP will identify the infrastructure required to deliver the Local Plan. The SLP proposes to deliver a minimum of 7,768 new homes and roughly 60.6 hectares of employment land up to 2032. Although paragraph 21 of the National Planning Policy Framework (the Framework) states that planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, SLP Policy INF1 does not provide definitive support for infrastructure developments in the countryside. The same applies for SLP Policy CL3, which applies to renewable and low carbon energy generation except onshore wind turbines.
19. Despite the proposal's contribution, and the proposed connection to the substation, the National Grid has stated that the extra growth planned in Fylde is unlikely to have a significant effect upon their electrical transmission infrastructure. While, the reported delay of Moorside Power Station does not seem to have changed the National Grid's position, the proposal would make a valuable contribution to the grid network providing real-time electricity and capacity which can be drawn upon so that there is always a secure supply. The scheme has also been designed to help deliver the overarching aims of the Electricity Market Reform by operating directly under National Grid's Capacity Market. The Capacity Market is aimed at delivering low-carbon energy supplies whilst maintaining supply security and minimising cost to the consumer. Given this, I consider that the development is essentially needed for the continuation of an existing facility, and that it would help minimise vulnerability and provide resilience to the impacts of climate change.
20. I note the Council's view around the specific location of the appeal site, but from the evidence that I have available, it seems to me that the site has been chosen as it is a viable point where both electricity and gas networks intersect. This is said to be a challenging exercise as connection costs increase considerably away from the point of connection, and one which is large enough to accommodate the development; located away from statutory designations and where off-site effects can be made acceptable; and without constraints

from high-quality habitat or built form. I have no reason to doubt this evidence, regardless of any contractual agreements that are in place. Thus, the development would be located to make the most of existing infrastructure.

21. I note the Hilcote Lane¹ decision. While the two schemes may be comparable in terms of the development sought, I do not have the full details of this scheme before me or the environment in which this scheme would be situated and its landscape character. Thus, I give it little weight.

Conclusion on main issue

22. The development plan remains the starting point for determination of the appeal. The appeal scheme would conflict with saved Local Plan Policies CF1 and SP9, and it would harm the character of the countryside, having regard to the LS, but this harm would be satisfactorily mitigated by landscaping, and the development is essentially needed for the continuation of an existing facility. Consequently, this conflict is outweighed, and I conclude that the appeal site is a suitable location for the proposed development, having regard to its countryside location and its effect on the site's rural character and landscape.
23. Thus, I conclude that the proposal would accord with saved Local Plan Policies SP2(5), EP10, EP11 and Framework paragraphs 17(5), 58, 93, 98. Jointly, these policies, among other things, only permit development in countryside areas where proposals are essentially needed for the continuation of an existing enterprise, facility or operation, of a type and scale which would not harm the character of the surrounding countryside so that it is in keeping with the landscape's character type, features and intrinsic value.
24. Added to this, I conclude, for the same reasons, that the proposal would accord with SLP Policies GD4, GD7, ENV1 and INF1; which, jointly seek, among other things, development essentially needed for the continuation of an existing enterprise, facility or operation, of a type and scale which would relate well to its context so that the character of the surrounding countryside and landscape is not harmed.
25. Saved Local Plan Policies CL3 and CF9 are referred to by the appellant, but these policies apply to renewable and low carbon energy generation and wind turbines respectively.

Other matters

26. I agree with the parties that the proposed development would accord with the relevant policies and guidance in terms of air quality, biodiversity, flooding, highways and noise. I also recognise that the appeal scheme would provide employment and economic benefits from the provision of infrastructure, its construction and the supply chain associated of the proposal. Spending would also occur in the local economy. However, these matters have not altered my findings on the proposal before me, which I have considered on its merits.

Conclusion and conditions

27. Comments have been provided by the appellant on the Council's suggested planning conditions. I have also had regard to the appellant's suggestions.

¹ Appeal Decision Ref: APP/R1010/W/17/3172633

28. I have imposed a condition specifying the approved plans and a requirement for the site operator to notify the Council when the development has first become operational as this provides certainty. I have not, however, imposed a condition about micro-siting of substations as this should be considered as part of an application. In the interests of the character and appearance of the countryside, a condition is necessary so that the development hereby permitted is removed and the land is appropriately restored at the end of a 35 year operational period. I have imposed conditions about materials and protective fencing in the interests of the character and appearance of the area. I have imposed a condition so that an archaeological investigation takes place given the past use of the area.
29. Given the use of the road and the speed limit, I have imposed conditions about the design and construction of the site access, access road, vehicle parking and manoeuvring areas and a condition to secure a construction method statement. In the interests of flooding and the noise environment, I have imposed conditions to ensure the identified flood protection measures are implemented and the development achieves rating sound levels. To minimise the effect of the development on biodiversity, a condition is necessary to control the clearance of any vegetation. To provide a net gain in biodiversity, a condition is necessary for habitat enhancement measures.
30. For the reasons set out above, I conclude that the appeal should be allowed.

Andrew McGlone

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 11370-003 – Figure 1; 11370-002 – Figure 2; P17-2890_001; 11370-002 – Figure 3; 11370-003-Visibility-R3 – Figure 5A; 11370-003-Visibility-R3 – Figure 5B; Figure 7; Figure 8; Figure 9; Figure 10; Figure 11; Figure 12; Figure 13; 533-5362; and 7814/01.
- 3) Within five days of the energy plant first becoming operational, the site operator shall issue written confirmation notifying the Local Planning Authority of the date upon which that use commenced.
- 4) The generators, site compound and all other associated appurtenances hereby approved shall be removed from the site on or before the expiration of 35 years from the date that the energy plant first became operational and the land restored to its former appearance in accordance with a restoration scheme which has first been submitted to and approved in writing by the Local Planning Authority. The restoration scheme shall be submitted not later than 12 months prior to the expiration of the 35 year period and shall include:
 - (i) Details and a schedule for the dismantling of all apparatus (including hardstandings) associated with the generators and site compound;

- (ii) Details and a schedule of all surface treatment and landscaping works required to return the site to its former use; and
- (iii) A timetable for implementation.

The restoration scheme shall thereafter be implemented in accordance with the approved details and the timetable contained therein.

- 5) Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, none of the structures or enclosures shown on drawing no. 11370-002 (figure 2) shall be erected or brought onto the site until details of the materials to be used on their external surfaces have been submitted to and approved in writing by the Local Planning Authority. The details submitted shall include the type, texture, colour treatment and finish of the materials. The structures shall be constructed in accordance with the approved details, and retained as such thereafter.
- 6) No development (including any works of site preparation) shall take place until a Written Scheme of Investigation (WSI) outlining a programme and timetable of archaeological investigation has been submitted to and approved in writing by the local planning authority. The WSI shall include:
- (i) a phased programme and methodology of site investigation and recording to include:
 - a desk-based assessment including, where appropriate, historic building assessment(s), detailed survey and interpretative record;
 - a targeted archaeological evaluation; and
 - trial excavation.
 - (ii) a programme for post investigation assessment to include:
 - analysis of the site investigation records and finds;
 - production of a final report on the significance of the archaeological interest represented; and
 - where remains are encountered, a subsequent phase of impact mitigation (which may include preservation in situ by the appropriate design or siting of new roads, structures and buildings, formal excavation of remains or other actions).
 - (iii) provision for publication and dissemination of the analysis and report on the site investigation.
 - (iv) provision for archive deposition of the report, finds and records of the site investigation.
 - (v) nomination of a competent person(s) or organisation to undertake the work set out in the approved WSI.

The development shall thereafter be carried out in accordance with the approved WSI and the timetable contained therein.

- 7) No development shall take place until a scheme has been submitted to and approved by the Local Planning Authority for a Construction Exclusion Zone (CEZ) to be formed around the hedgerows identified as being retained as part of the landscaping scheme shown on plan Ref: P17-2890_001. The CEZ shall be provided in the form of protective fencing of a height and design which accords with the requirements BS 5837: 2012. The protective fencing shall be constructed in accordance with the approved scheme before development commences and shall be maintained as such throughout the construction period.

- 8) No development shall take place until a scheme for the design and construction (including surface treatment) of the site access (the layout and position of which is shown on drawing no. 11370-003-Visibility-R3) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- (i) Provision for visibility splays of 2.4 metres x 46 metres in both directions at the junction of the site access with Peel Road;
 - (ii) Provision for any gates or barriers to be erected a minimum of 5 metres away from the back edge of the carriageway and that they do not open over the highway; and
 - (iii) Provision to ensure that the final surfacing of the first 5 metres of the access road entering the site from the carriageway does not contain any loose material that is capable of being drawn onto the highway.

The site access shall be constructed in accordance with the approved scheme before any works associated with the construction of the energy plant and site compound first take place, and shall be retained as such thereafter for the lifetime of the development. The visibility splays provided in (i) shall be maintained free from any obstruction over 1m in height.

- 9) Before the energy plant first becomes operational, a scheme for the design and construction (including surface treatment) of the access roads, vehicle parking and manoeuvring areas to be provided within the site compound shall be submitted to and approved in writing by the Local Planning Authority. The access roads, vehicle parking and manoeuvring areas shall be constructed in accordance with the approved scheme before the energy plant first becomes operational and shall be retained as such thereafter for the lifetime of the development.
- 10) The flood protection measures identified in the Flood Risk Assessment by S M Foster Associates Limited (Ref: 049/37/peel/fra/0917) shall be implemented in full before the energy plant hereby permitted first becomes operational, and shall be maintained as such thereafter for the lifetime of the development.
- 11) No clearance of any vegetation in preparation for or during the course of development shall take place during the bird breeding season (March to July inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird breeding season until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.
- 12) Before the energy plant hereby approved first becomes operational, a scheme for the implementation of Habitat Enhancement Measures (HEM) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate compliance with the principles set out in section 7.3 of the Preliminary Ecological Appraisal by Elliott Environmental Surveyors (Ref: EES17-054 V2). The HEM shall be implemented before the energy plant first becomes operational and shall be maintained as such thereafter.

- 13) No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:
- a) hours of work for site preparation, delivery of materials and construction;
 - b) arrangements for the parking and manoeuvring of vehicles for site operatives and visitors;
 - c) details of areas designated for the loading, unloading and storage of plant and materials;
 - d) details of the siting, height and maintenance of security hoarding;
 - e) arrangements for the provision of wheel washing facilities for vehicles accessing the site; and
 - f) measures to control the emission of dust and dirt during construction.
- The approved CMS shall be adhered to throughout the construction period for the development.
- 14) The landscaping scheme shown on plan Ref: P17-2890_001 shall be carried out during the first planting season after the energy plant first becomes operational and the areas which are landscaped shall be maintained as landscaped areas throughout the lifetime of the development in accordance with the details shown on the approved plan. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within 10 years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.
- 15) The rating sound levels specified in section 6 of the Noise Impact Assessment by 'tnei' (Ref: 11370-006) shall be achieved for all noise sensitive receptors at all times that the development is operational. All sound levels should be measured at or calculated to a position representing the boundary of the nearest noise sensitive receptor which may suffer a loss of aural amenity from sound associated with the development. The measurements and assessment shall be made in accordance with BS4142: 2014 Methods for rating and assessing industrial and commercial sound.

END OF SCHEDULE