



MINUTES

Planning Committee

Date:	Wednesday, 29 July 2020
Venue:	Remote Meeting via Zoom.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Tim Armit, Chris Dixon, Noreen Griffiths, Kiran Mulholland, Jane Nixon, David O'Rourke, Heather Speak, Ray Thomas, Stan Trudgill.
Officers Present:	Ian Curtis, Mark Evans, Andrew Stell, Matthew Taylor, Clare Lord, Lyndsey Lacey-Simone.
Members of the Public:	13 members of the public attended the meeting.

Welcome

By way of introduction, the Chairman welcomed members and the public to the remote meeting of the Committee.

Public Speaking at the Planning Committee

There were no registered speakers.

1. Declarations of Interest

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and any personal or prejudicial interests should be declared as required by the Council's Code of Conduct for Members. There were no Declarations of Interest.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meetings held on 3rd and 24th June 2020 as correct records for signature by the Chairman.

3. Substitute Members

The following substitution was reported under Council Procedure Rule 24:

Councillor Noreen Griffiths for Councillor Liz Oades.

Decision Items

4. Planning matters

The Committee considered the report of Mark Evans (Head of Planning and Housing) which set out the various planning applications. A copy of the Late Observation Schedule was circulated prior to the meeting.

During the course of the presentation on planning application no: 17/0779 relating to Land West of Cropper Road, Westby with Plumpton, matters associated with the financial contributions to Fylde's education requirements were raised. Members were reminded that at the 18 March 2020 meeting, it was suggested that appropriate

arrangements be made for the Education Liaison Group to meet at the earliest opportunity to challenge the application/contributions relating to Fylde's education requirements. In addition, a meeting between representatives of Lancashire County Council and various districts across Lancashire to discuss the education contributions resulting from new residential development had been cancelled due to restrictions introduced to reduce the transmission of Covid 19. An undertaking to pursue the rescheduling of the meeting was given by Mr Evans.

Following detailed consideration of each application, it was RESOLVED to decide the applications as stated in the schedule attached.

Information Items

5. List of Appeals Decided

This Information Report provided details of appeal decision letters received between 12 June and 17 July 2020.

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Planning Committee Minutes

29 July 2020

Item Number: 1

Application Reference:	17/0779	Type of Application:	Outline Planning Permission
Applicant:	Wainhomes (North West) Ltd	Agent :	Emery Planning Partnership Ltd
Location:	LAND WEST OF, CROPPER ROAD, WESTBY WITH PLUMPTONS		
Proposal:	OUTLINE APPLICATION WITH ACCESS FROM CROPPER ROAD AND SCHOOL ROAD A DETAILED MATTER AND ALL OTHER MATTERS RESERVED FOR THE PROPOSED DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES AND RESIDENTIAL DEVELOPMENT FOR UPTO 350 DWELLINGS TOGETHER WITH ASSOCIATED WORKS AND INFRASTRUCTURE		

Decision

The decision to GRANT Planning Permission is delegated to the Head of Planning and Housing, with that decision being subject to:

- 1) the Environment Agency withdrawing its objection to the proposed development,
- 2) that the outstanding final highway and drainage comments do not raise any issues that cannot be resolved through the imposition of appropriate planning conditions,
- 3) satisfactory completion of a Section 106 agreement as outlined below,
- 4) agreement of a phasing plan for the delivery of the development (including all access points) and
- 5) a schedule of appropriate conditions.

The Section 106 agreement is to secure:

- provision, phasing, retention and operational details for 30% of the proposed dwellings to be affordable properties
- a financial contribution (and the phasing of this contribution) of up to £1,448,115.87 towards Lytham CE Primary School and/or Staining Primary School and up to £1,329,287.70 at Lytham St Anne's Technology and Performing Arts College and/or St Bede's Catholic High School.
- a financial contribution of £24,000 (and the phasing of the payment of this contribution) towards Travel Plan monitoring of public transport and/or sustainable transport initiatives in the vicinity of the site in accordance with the requirements of Policies T4 and INF2 of the Fylde Local Plan to 2032
- a financial contribution (and the phasing of the payment of this contribution) towards the council's proportionate costs in relation to the monitoring of the obligations of this agreement in accordance with the requirements of Regulation 122 (2A) of the Community Infrastructure Regulations 2010

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.

Any Planning permission that is granted is to be subject to the following conditions (plus any condition requested by Drainage consultees, or any amendment to the wording of these conditions or additional conditions that the Head of Planning & Housing believes are necessary to make otherwise unacceptable development acceptable):

Conditions and Reasons

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than: (i) the expiration of three years from the date of this permission; or (ii) 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.

2. Before any development is commenced (a) reserved matters application(s) must be submitted to and approved by the Local Planning Authority in respect of the following reserved matters:

Nos. (1, 2, 3 and 5)

(Reserved matters are: -

1. Layout
2. Scale
3. Appearance
4. Access
5. Landscaping

This permission is an outline planning permission and details of these matters still remain to be submitted.

3. This permission relates to the following plans:

- Location Plan - DGL Drawing 1500WHD/CRB/LP01 Rev B
- Proposed Access Arrangements - SCP Drawing SCP/15258/F04
- Proposed Access Arrangements (Details) - SCP Drawing SCP/15258/F04.1
- Illustrative Masterplan - DGL Drawing 1500WHD/CRB/MP01 Rev J
- Design Code - Emery Planning Design Code Rev B June 2020

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans in the interests of proper planning in accordance with the policies contained within the Fylde Local Plan to 2032 and National Planning Policy Framework

4. The development hereby approved shall be for up to 350 dwellings and the details for these that are submitted as part of any Reserved Matters application shall be substantially in accordance with the illustrative proposed site masterplan layout plan (1500WHD/CRB/MP01 Revision J) and Design Code Rev B (June 2020)

Reason: In order to ensure a satisfactory layout that does not harm the visual amenities of the area.

5. Any application which seeks approval for the reserved matters of layout, scale or appearance pursuant to condition 2 of this permission shall include details of the mix of type and size (including bedroom numbers) of the dwellings to be provided, which shall demonstrate compliance with the requirements of policy H2 of the Fylde Local Plan to 2032. The development shall thereafter be carried out in accordance with the duly approved details.

Reason: To ensure that the development delivers an appropriate mix of types and sizes of housing suitable for a broad range of age groups to reflect the demographics and housing requirements of the Borough as set out in the Fylde Coast Strategic Housing Market Assessment in accordance with the requirements of policy H2 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

6. Any application which seeks approval for the reserved matters of layout, scale or appearance pursuant to condition 2 of this permission shall provide for at least 20% of the properties that are designed specifically to accommodate the elderly including compliance with optional technical standard M4(3A) (wheelchair-accessible dwellings) unless a different percentage is required to comply with Policy H2 of the Fylde Local Plan to 2032.

Reason: To ensure that the identified need for the provision of properties for this sector is catered for in this development as required by Policy H2 of the Fylde Local Plan to 2032, and the National Planning Policy Framework.

7. Any Reserved Matters submission in relation to layout shall include details of existing and proposed site levels throughout the site and finished floor levels of all dwellings. The development shall thereafter only be carried out in accordance with the approved levels.

Reason: In order that the dwellings have an acceptable visual impact, and do not harm residential amenity.

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

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

9. As part of any reserved matters layout full details of the areas of public open space, including children's play areas and a MUGA as identified on the illustrative masterplan (1500WHD/CRB/MP01 Revision J) shall be submitted to the Local Authority for consideration as

part of that application.

The scheme shall make provisions in accordance the Council's adopted policy on public open space in terms of layout and requirements and include a phasing scheme for the construction of the MUGA, play areas and open space and also its ongoing maintenance and management. The approved scheme shall be implemented, and the areas provided retained as open space and play area thereafter.

Reason: To ensure areas of POS on the site comply with policy ENV4 of the Fylde Local Plan to 2032 and is provided at appropriate points during the sites development.

10. The dwellings hereby approved shall be designed and constructed to meet the criteria set out on page 8 of the submitted "Environmental Noise Assessment" (reference 20171207 8147).

Reason: To protect the amenity of the occupants of the dwellings hereby approved.

11. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority.

This strategy will include the following components:

1. A preliminary risk assessment which has identified:

- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors;
- and potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure the development does not pose a risk of pollution to controlled waters and to ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution in line with paragraph 109 of the National Planning Policy Framework.

12. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority.

The remediation strategy shall be implemented as approved.

Reason: To ensure the development does not pose a risk of pollution to controlled waters, and to ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

13. Any reserved matters application for shall be submitted with a Landscape and Environmental Management Plan for consideration by the Local Planning Authority as part of that application. The plan shall as a minimum include details of;

- The full detail of landscaping and ecological proposals throughout the site which demonstrate that the existing ecological value of the site has been bettered through the development proposals which create wildlife habitat, plant native species appropriate to the locality to compensate for direct and indirect impacts, promote habitat connectivity and demonstrate how it will be maintained.
- The design and location of bat and bird boxes to be integrated throughout the site;
- A scheme to protect retained trees and hedgerow during the construction period. The submitted scheme shall indicate trees and hedgerow for retention and provide for a Construction Exclusion Zone around the Root Protection Areas of those trees/hedgerows identified as being retained. The Construction Exclusion Zone shall be provided in the form of protective fencing of a height and design which accords with the requirements BS 5837: 2012 and shall be maintained as such during the entirety of the construction period;
- How the sustainable urban drainage scheme will be managed to promote use by wildlife and provide connectivity through the strategic location for development;
- The design and location of bat and bird boxes to be integrated throughout the site;

The approved plan shall be implemented as part of the construction and on-going occupation of the development.

Reason: To protect and enhance biodiversity on the site in accordance with the NPPF.

14. As part of any reserved matters application an updated water vole assessment shall be submitted to the Local Planning Authority for consideration as part of that application. This shall be based on a recent survey of the site and shall contain an appropriate mitigation strategy should water voles be found to be present at that survey, with this mitigation strategy implemented during the development and thereafter.

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.

15. Any reserved matters application will include a reassessment of existing building and mature trees proposed for removal for bat roosting potential and the findings provided to the Local Planning Authority for consideration as part of that application. This shall be based on a recent survey of the site and shall contain an appropriate mitigation strategy should bat roosts or nesting sites be found to be present at that survey, with this mitigation strategy implemented during the development and thereafter.

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.

16. No works to trees or shrubs shall occur or demolition shall commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA. In the event that bird nests are found a mitigation strategy shall be presented and implemented as part of the development works.

Reason: To protect nesting birds

17. 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 have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This scheme shall include a phasing scheme for the implementation of these works which shall be complied with during the development. These works to include:

- 1(a) – Masterplan Site Access No.1 (Cropper Road north);
- 1(b) - Masterplan Site Access No.2 (Cropper Road north);
- 1(c) - Masterplan Site Access No.3 (Cropper Road south);
- 1(d) – Improvement works on Cropper Road necessary to facilitate the agreed Masterplan access strategy supporting the through access route, including gateway measures and works informed by speed limit review on Cropper Road;

(Note: Delivering these works will require a review, consultation and implementation of new/or changes to TROs; the full cost for these to be funded by the developer.)

Reason: In order to satisfy the Local Planning Authority and the Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site. Also, in order to provide safe access to the site for all users (motorised and non-motorised).

18. Prior to the first occupation of any dwelling the developer shall submit a scheme that funds the investigation, consultation and advertisement of Traffic Regulation Orders for a review of speed limit on Cropper Road between Progress Way roundabout in the north and Lytham St Annes Way roundabout in the south. If the process concludes in changes to TRO's, the developer shall fund the subsequent implementation of necessary speed limit signing and Gateway signing and marking changes.

Reason: In order to satisfy the Local Planning Authority and the Highway Authority that the development will provide a safe and suitable access to the site.

19. Prior to the first occupation of any part of the development hereby approved, the developer shall submit a scheme detailing the location, design of bus stops with appropriate shelters on the through access road within the site, to be agreed and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The scheme shall include the detail of the phasing of these works and shall be implemented in accordance with the approved details and phasing.

Reason: In order to satisfy the Local Planning Authority and the Highway Authority that the development will provide suitable provision for sustainable users in line with the agreed masterplan.

20. No more than 120 dwellings shall be occupied and accessed via Masterplan Site Access No.s 1, 2 & 3 or 4 (as shown on the latest Masterplan Drawing 1500WHD/CRB/MP01, Revision J) until the through access road between Masterplan Site Access No.1 and School Road (via the BAK site and Masterplan Access No.4), including necessary links to Site Access No.2 and new connection from through access route to the junction with Cropper Road and Lea Green Drive is delivered and available for use, including the full improvement scheme for Cropper Road as shown in the Masterplan Drawing referenced above.

Reason: In order to satisfy the Local Planning Authority and the Highway Authority that the development will provide a safe and suitable access to the site and suitable provision for sustainable users in line with the agreed masterplan

21. No more than 60 dwellings shall be occupied and accessed via Masterplan Site Access No.3 (as shown on the latest Masterplan Drawing 1500WHD/CRB/MP01, Revision J) - Cropper Road Southern Access until the through access road between Masterplan Site Access No.1 and School Road (via the BAK site and Masterplan Access No.4), including necessary links to Site Access No.2 and new connection from through access route to the junction with Cropper Road and Lea Green Drive is delivered and available for use, including the full improvement scheme for Cropper Road as shown in the Masterplan Drawing referenced above.

Reason: In order to satisfy the Local Planning Authority and the Highway Authority that the development will provide a safe and suitable access to the site and suitable provision for sustainable users and so as not to prejudice the future development of the adjacent land in accordance with the agreed masterplan and Policy M1 (Masterplanning the Strategic Locations for Development) of the adopted Fylde Local Plan.

22. No more than 60 dwellings in total shall be occupied and accessed via either Masterplan Site Access No.1 or No.2 or the link connecting to Cropper Road and Lea Green Drive prior to delivery of the full through access road between Masterplan Site Access No.1 and School Road (via the BAK site and Masterplan Access No.4), including necessary links to Site Access No.2 and new connection from through access route to the junction with Cropper Road and Lea Green Drive is delivered and available for use, including the improvement scheme for Cropper Road as shown on the agreed Masterplan Drawing 1500WHD/CRB/MP01, Revision J).

Reason: In order to satisfy the Local Planning Authority and the Highway Authority that the development will provide a safe and suitable access to the site and suitable provision for sustainable users and so as not to prejudice the future development of the adjacent land in accordance with the agreed masterplan and Policy M1 (Masterplanning the Strategic Locations for Development) of the adopted Fylde Local Plan.

23. No development shall take place 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. details of the days and hours of construction activity at the site
- b. details of the timing of deliveries to the site
- c. the location of parking of vehicles of site operatives and visitors;
- d. the location of loading and unloading of plant and materials;
- e. the location of storage of plant and materials used in constructing the development;

- f. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- g. the position and management operations for wheel washing facilities;
- h. a management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
- i. a scheme for recycling/disposing of waste resulting from construction work (there shall be no burning on site);
- j. a Management Plan to identify potential ground and water contaminants; details for their storage and how water courses will be protected against spillage incidents and pollution during the course of construction;
- k. a scheme to control noise during the construction phase, and
- l. the routing of construction vehicles and deliveries to site.

Reason: To maintain the operation and safety of the local highway network during site preparation and construction, and to minimise the potential for disturbance to neighbouring amenity throughout development.

24. There shall not at any time in connection with the development hereby permitted be planted hedges, trees or shrubs over 1m above the road level within any visibility splay defined on the approved plans required to maintain safe operation for all users.

Reason: To ensure adequate visibility splays are maintained at all times.

25. 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

26. The Interim Residential Travel Plan as submitted must be developed and implemented in full, involving the preparation and submission of a Full Travel Plan in accordance with a timetable agreed in writing with the Local Planning Authority. All elements of the Full Travel Plan shall continue to be implemented at all times thereafter for as long as any part of the development is occupied or used, for a minimum of at least 5 years.

Reason: To ensure that the development provides and promotes sustainable transport options and alternatives to the private car.

Informative notes:

1. **Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:**

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph

38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:

1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
2. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
3. Securing revised plans during the course of the application which have overcome initial problems

2. **Highways Notes**

1. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the County Council at County Hall, Preston PR1 0LD, in the first instance, to ascertain the details of such an agreement and the information to be provided.
2. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.
3. Traffic Regulation Orders, diversions of Public Rights of Way, Stopping Up of existing highway, changes to public transport scheduling/routing and other activities require separate statutory consultation processes beyond the planning application process. The applicant will be obliged to meet all the costs associated with these of works and ensure that any works which rely upon them do not commence until all legal processes have been satisfactorily completed.

Item Number: 2

Application Reference:	19/0284	Type of Application:	Full Planning Permission
Applicant:	BAK Building Contracts Ltd	Agent :	Chadkirk Consulting Ltd
Location:	LAND AT JUNCTION OF SCHOOL ROAD & BAMBERS LANE, WESTBY WITH PLUMPTONS		
Proposal:	RESIDENTIAL DEVELOPMENT OF 99 DWELLINGS WITH ASSOCIATED LANDSCAPING AND INFRASTRUCTURE.		

Decision

The decision to GRANT Planning Permission is delegated to the Head of Planning and Housing, with that decision being subject to:

- 1) the Environment Agency withdrawing its objection to the proposed development,
- 2) that the outstanding final highway and drainage comments do not raise any issues that cannot be resolved through the imposition of appropriate planning conditions,
- 3) satisfactory completion of a Section 106 agreement as outlined below,
- 4) agreement of a phasing plan for the delivery of the development (including all access points) and
- 5) a schedule of appropriate conditions.

The Section 106 agreement is to secure:

- a financial contribution of £6,000 (and the phasing of the payment of this contribution) towards Travel Plan monitoring of public transport and/or sustainable transport initiatives in the vicinity of the site in accordance with the requirements of Policies T4 and INF2 of the Fylde Local Plan to 2032
- a financial contribution of £90,000 (and the phasing of the payment of this contribution) towards off-site affordable housing in the vicinity of the site in accordance with the requirements of Policies HW2 and INF2 of the Fylde Local Plan to 2032
- a financial contribution (and the phasing of the payment of this contribution) towards the council's proportionate costs in relation to the monitoring of the obligations of this agreement in accordance with the requirements of Regulation 122 (2A) of the Community Infrastructure Regulations 2010

The suggested Planning Conditions and Reasons are as follows (plus any additions or revisions to these conditions requested by Drainage consultees and/or deemed necessary by the Head of Planning and Housing):

Conditions and Reasons

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 relates to the following plans:

- Topographical Survey SSS-8526-B
- Site Investigation J0464 NG GSI1063 PI Report RK BAK 02012019
- Preliminary Ecological Appraisal
- Water Vole Report Sept 19
- Tree Survey and RPA 5961.01
- Tree Survey Report MG/5961/TSR/FEB19
- Design and Access Statement SJS-CC-Blackpool-DAS-01
- Transport Assessment 10865/AA/001/02
- Travel Plan 10865/002/02
- Proposed Access Arrangements 10865-004 B
- Preliminary Finished Levels Plan SCH-AJP-ZZ-00-DR-C-1400 P03
- Front Elevations Housetype Planning Drawing 1656BAK/SRB/EL01
- Henley Semidetached Housetype Planning Drawing 1656BAK/SRB/HT01
- Henley/ Mayfair Semidetached Housetype Planning Drawing 1656BAK/SRB/HT02
- Clifton Housetype Planning Drawing 1656BAK/SRB/HT15
- Mayfair V1 Housetype Planning Drawing 1656BAK/SRB/HT18
- Mayfair V2 Housetype Planning Drawing 1656BAK/SRB/HT16
- Stratford Housetype Planning Drawing 1656BAK/SRB/HT17
- Illustrative Masterplan 1500WHD/CRB/MP01 Revision J
- Design Code Rev B (June 2020)
- Materials Plan 1656BAK/SRB/MP01 E
- Storey Heights Plan 1656BAK/SRB/SH01 E
- Illustrative Sections 1656BAK/SRB/SE01 D
- Illustrative Sections 1656BAK/SRB/SE02 D
- Illustrative Sections 1656BAK/SRB/SE03 D
- Boundary Treatments Plan 1656BAK/SRB/BT01 E
- Adopted Highways Plan 1656BAK/SRB/AHP01 E
- Location Plan 1656BAK/SRB/LP01 B
- Green Space Areas Plan 1656BAK/SRB/GS01 C
- Planning Layout 1656BAK/SRB/PL01 H
- Illustrative Culvert Sections 1656BAK/SRB/CUL01
- Landscape Structure Plan 5961.03 B
- Flood Risk Assessment 3203/FRA/Final/v4.0/2020-07-09

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans in the interests of proper planning in accordance with the policies contained within the Fylde Local Plan to 2032 and National Planning Policy Framework

3. The development shall be carried out in accordance with the details on Materials Plan - 1656BAK/SRB/MP01 E unless otherwise agreed in writing by the Local Planning Authority. Prior to any above ground development details of the surface and building materials not identified on this plan, including but not restricted to window and door details, shall be submitted to and approved by the Local Planning Authority. 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 as required by Policy GD7 of the Fylde Local Plan to 2032.

4. 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 have been submitted to and approved in writing by the Local Planning Authority in consultation with the

Highway Authority. This scheme shall include a phasing scheme for the implementation of these works which shall be complied with during the development. These works to include:

- 1(a) – Interim site access scheme at School Road (with appropriate ducting etc. to minimise abortive work), in advance of full signalisation works;
- 1(b) - Site access signalised junction, including Toucan crossing across site access road, surfacing works to the east and the west of the proposed junction to provide suitable carriageway construction to accommodate traffic signal control loops (MOVA) and acceptable anti-skid resistance on the stop line approaches;
- 1(c) - Pedestrian footway on School Road along full BAK site southern frontage;
- 1(d) - Gateway measures and works informed by speed limit review on School Road;

(Note: Delivering these works will require a review, consultation and implementation of new/or changes to TROs; the full cost for these to be funded by the developer.)

Reason: In order to satisfy the Local Planning Authority and the Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site. Also, in order to provide safe access to the site for all users (motorised and non-motorised).

5. Prior to the first occupation of any dwelling the developer shall submit a scheme which funds the investigation, consultation and advertisement of Traffic Regulation Orders for a review of speed limit on School Road between Cropper Road roundabout and the existing start of the 30mph limit to the west. If the process concludes in changes to TRO's, the developer shall fund the subsequent implementation of necessary speed limit signing and Gateway signing and marking changes.

Reason: In order to satisfy the Local Planning Authority and the Highway Authority that the development will provide a safe and suitable access to the site.

6. Prior to the first occupation of any part of the development hereby approved, the developer shall submit a scheme detailing the location and design of 2 bus stops with appropriate shelters on the through access road within the site, to be agreed and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The scheme shall include the detail of the phasing of these works and shall be implemented in accordance with the approved details and phasing.

Reason: In order to satisfy the Local Planning Authority and the Highway Authority that the development will provide suitable provision for sustainable users in line with the agreed masterplan.

7. Prior to occupation of the 30th dwelling on the development site hereby approved, the developer shall construct the site access road to base course for 100m into the site (including provision of footways on both sides of the site access road), the footways on School Road and measures required following the speed limit review (as set out in Condition 3 parts 1c and 1d) are to be delivered and the shared pedestrian/cycleway from the site access is to be delivered connecting through to the Wainhomes site (reference 17/0779) on the eastern boundary.

Reason: In order to satisfy the Local Planning Authority and the Highway Authority that the development will provide a safe and suitable access to the site and suitable provision for sustainable users.

8. Prior to occupation of the 60th dwelling on the development site hereby approved (or 1 year

after occupation of the 30th dwelling - whichever comes sooner) the full site access road between School Road and the north eastern extent of the site red edge is to be constructed and available for use; this road to be built up to and contiguous with north eastern boundary as shown in plans

- Location plan - 1656BAK/SRB/LP01, Rev B
- Adopted Highways Plan 1656BAK/SRB/AHP01 E
- Planning Layout 1656BAK/SRB/PL01 H

Reason: In order to satisfy the Local Planning Authority and the Highway Authority that the development will provide a safe and suitable access to the site and suitable provision for sustainable users and so as not to prejudice the future development of the adjacent land in accordance with the agreed masterplan and Policy M1 (Masterplanning the Strategic Locations for Development) of the adopted Fylde Local Plan.

9. Prior to occupation of the 75th dwelling on the development site hereby approved (or prior to the 180th dwelling on the overall Strategic Location Masterplan Site HSS5, whichever comes first) the School Road signal controlled junction as set out in Condition 3 part 1(b) shall be fully constructed, completed and available for use, unless otherwise agree in writing with the LPA in consultation with the LHA.

Reason: In order to satisfy the Local Planning Authority and the Highway Authority that the development will provide a safe and suitable access to the site and suitable provision for sustainable users in line with the agreed masterplan.

10. No development shall take place 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. details of the days and hours of construction activity at the site
 - b. details of the timing of deliveries to the site
 - c. the location of parking of vehicles of site operatives and visitors;
 - d. the location of loading and unloading of plant and materials;
 - e. the location of storage of plant and materials used in constructing the development;
 - f. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - g. the position and management operations for wheel washing facilities;
 - h. a management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
 - i. a scheme for recycling/disposing of waste resulting from construction work (there shall be no burning on site);
 - j. a Management Plan to identify potential ground and water contaminants; details for their storage and how water courses will be protected against spillage incidents and pollution during the course of construction;
 - k. a scheme to control noise during the construction phase, and

- I. the routing of construction vehicles and deliveries to site.

Reason: To maintain the operation and safety of the local highway network during site preparation and construction, and to minimise the potential for disturbance to neighbouring amenity throughout development.

11. There shall not at any time in connection with the development hereby permitted be planted hedges, trees or shrubs over 1m above the road level within any visibility splay required to maintain safe operation for all users.

Reason: To ensure adequate visibility splays are maintained at all time

12. 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. No dwelling within 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 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, in accordance with policies of the development plan.

13. 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 in accordance with policies of the Development Plan.

14. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development (including areas of carriageway, footway, drainage, verge, lighting, etc) and all other communal areas have been submitted to and approved by the local planning authority. These areas shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into for their formal adoption or a private management and Maintenance Company has been established.

Reason: To ensure that the estate streets and other communal areas 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 the character of the area and the safe operation of the site for future residents.

15. The Interim Residential Travel Plan as submitted must be developed and implemented in full, involving the preparation and submission of a Full Travel Plan in accordance with a timetable agreed in writing with the Local Planning Authority. All elements of the Full Travel Plan shall continue to be implemented at all times thereafter for as long as any part of the development is occupied or used, for a minimum of at least 5 years.

Reason: To ensure that the development provides and promotes sustainable transport options and alternatives to the private car.

16. The development shall be carried out in complete accordance with the submitted written scheme of investigation by CgMs heritage (ref 25963/01/PO). If remains are encountered then 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) and a phase of appropriate analysis, reporting and publication shall be developed and a further written scheme of investigation submitted to and agreed with the local planning authority before development commences. All archaeological works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with the agreed details.

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

17. Prior to the commencement of any earthworks within 10m of any ditches a reasonable avoidance method statement for otter should be submitted to and agreed in writing to the LPA. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the LPA.

Reason: To ensure that otters are not present within the ditches during works.

18. Prior to development a lighting plan for the street lighting shall be submitted to and approved in writing by the LPA. The strategy shall:

- show how and where street lighting will be installed and through appropriate lighting contour plans demonstrated clearly that any impacts on linear features of potential value to foraging and commuting bats are negligible and;
- Specify frequency and duration of use.

All external lighting shall be installed in accordance with agreed specifications and locations set out in the strategy

Reason: To ensure bat roosting habitat is protected.

19. No clearance of trees and shrubs in preparation for or during the course of development shall take place during the bird nesting season (1 March 31 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 to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of trees and shrubs shall take place 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: To protect biodiversity in accordance with the NPPF.

20. In order to protect Common Toad the development shall be carried out in accordance with the details contained in the Great Crested Newt Presence/Absence Survey Report, Contract Ecology September 2019 Section 7.5 as already submitted with the planning application and agreed in principle with the LPA prior to determination.

Reason: The Common Toad (*Bufo bufo*) is a Species of Principal Importance under Section 41 of the NERC Act (2006), therefore, they need to be taken into consideration by a public body when performing any of its functions with a view to conserving biodiversity.

21. Prior to the commencement of development, a Landscape and Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall as a minimum include details of;

- The full detail of landscaping and ecological proposals throughout the site which demonstrate that the existing ecological value of the site has been bettered through the development proposals which create wildlife habitat, plant native species appropriate to the locality to compensate for direct and indirect impacts, promote habitat connectivity and demonstrate how it will be maintained.
- The design and location of bat and bird boxes to be integrated throughout the site;
- A scheme to protect retained trees and hedgerow during the construction period. The submitted scheme shall indicate trees and hedgerow for retention and provide for a Construction Exclusion Zone around the Root Protection Areas of those trees/hedgerows identified as being retained. The Construction Exclusion Zone shall be provided in the form of protective fencing of a height and design which accords with the requirements BS 5837: 2012 and shall be maintained as such during the entirety of the construction period
- How the sustainable urban drainage scheme will be managed to promote use by wildlife and provide connectivity through the strategic location for development;
- Retention and future management of existing common meadow rue found along the sites boundaries.

The approved Plan shall be implemented throughout the construction of the dwellings and any mitigation and enhancement works identified in the Plan provided in accordance with the phasing set out in the approved document.

Reason: To protect and enhance biodiversity on the site in accordance with the NPPF.

22. Prior to the commencement of any above ground development a scheme providing details of the areas of public open space and children's play areas as identified on Green Space Areas Plan 1656BAK/SRB/GS01 C and Planning Layout 1656BAK/SRB/PL01 H shall have been submitted to and approved by the Local Planning Authority. Such a scheme shall make provisions in accordance the Council's adopted policy on public open space in terms of layout and requirements and include a phasing scheme for the construction of this play area and open space and also its ongoing maintenance and management. The approved scheme shall be implemented, and the areas provided retained as open space and play area thereafter.

Reason: To ensure areas of POS on the site comply with policy ENV4 of the Local Plan to 2032

23. The whole of the landscape works, as shown on the Landscape Structure Plan 5961.03 B 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 sylvicultural 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.

24. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority.

This strategy will include the following components:

1. A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors;
 - and potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure the development does not pose a risk of pollution to controlled waters, and to ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution in line with paragraph 109 of the National Planning Policy Framework.

25. Drainage conditions as suggested by the EA, UU and LLFA will be included here

Informative notes:

1. Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:

1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
 2. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
 3. Securing revised plans during the course of the application which have overcome initial problems
2. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.
3. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the County Council at County Hall, Preston PR1 0LD, in the first instance, to ascertain the details of such an agreement and the information to be provided.
4. Traffic Regulation Orders, diversions of Public Rights of Way, Stopping Up of existing highway, changes to public transport scheduling/routing and other activities require separate statutory consultation processes beyond the planning application process. The applicant will be obliged to meet all the costs associated with these of works and ensure that any works which rely upon them do not commence until all legal processes have been satisfactorily completed.
5. Whilst there is only a low risk of water vole being present, the applicant is reminded that under schedule 5 of the Wildlife & Countryside Act 1981 (as amended) it is an offence kill or recklessly damage, destroy or obstruct habitat utilised by water vole . If a water vole is found during the development all work should cease immediately and a suitably licensed ecologist employed to assess how best to safeguard the water voles(s). Natural England should also be informed.

Item Number: 3

Application Reference:	20/0336	Type of Application:	Variation of Condition
Applicant:	Hallam Land Management Ltd	Agent :	
Location:	CLIFTON HOUSE FARM, LYTHAM ROAD, BRYNING WITH WARTON, PRESTON, PR4 1AU		
Proposal:	APPLICATION TO VARY CONDITION 7 OF PLANNING PERMISSION 17/1050 (OUTLINE APPLICATION WITH ACCESS FOR A RESIDENTIAL DEVELOPMENT OF UP TO 115 DWELLINGS) TO INCREASE THE NUMBER OF DWELLINGS THAT CAN BE OCCUPIED IN ADVANCE OF THE COMPLETION AND BRINGING INTO USE OF A PACKAGE OF OFF SITE HIGHWAY IMPROVEMENTS AT THE JUNCTION OF CHURCH ROAD, LYTHAM ROAD AND HIGHGATE LANE FROM 15% TO 33% OF THE OVERALL DEVELOPMENT		

Decision

The decision to GRANT Planning Permission is delegated to the Head of Planning and Housing, with that decision being subject to:

- 1) the completion of a Deed of Modification entered into pursuant to S106A of the Town and Country Planning Act 1990 in order to link the provisions of the extant planning obligations for planning permissions 15/0562 and 17/1050 (dated 14.07.16 and 13.02.19 respectively) to this permission; and
- 2) the following conditions.

Conditions and Reasons

1. No development shall take place until a plan detailing the phasing of development and the allocation to each phase of a share of a total open space provision of not less than 0.87ha including a play area has been submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that any phased development of the site takes place in an appropriate sequence and to ensure adequate provision of associated infrastructure to serve the dwellings in each phase in order that the infrastructure required to support and/or mitigate the impact of the development is delivered concurrently with it in accordance with the requirements of Fylde Local Plan to 2032 policies M1 and ENV4, in the interests of proper planning and because no such details have been submitted as part of the application.

2. Details of the access within each phase of the site, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins on the phase in question and the development shall be carried out as approved.

Reason: The application is granted in outline only under the provisions of Article 5 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.

3. Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of planning permission 15/0562.

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 and to

ensure that the date of expiry of the permission is consistent with the extant planning permission.

4. The development hereby permitted shall begin 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.

5. The access on to Lytham Road to the development hereby permitted shall be carried out in accordance with approved plan number 0988-F01 revision F. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any equivalent Order following the revocation or re-enactment thereof) the area indicated as an area of verge to be kept free of all obstructions above 0.6m shall thereafter be kept free of any obstruction higher than 0.6m above the level of the carriageway. No dwelling shall be occupied until the details shown on the approved plan have been completed and made available for use.

Reason: To ensure a suitable and safe means of access to the site and to achieve a satisfactory standard of engineering works in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

6. No greater quantity of housing shall be built than that which would give rise to traffic generated by the development no greater than that forecast in the submitted Transport Assessment July 2015 by Croft Transport Solutions.

Reason: To ensure that traffic generated by the development does not overload the capacity of the surrounding highway network in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

7. No more than 33% of the development hereby approved shall be occupied until the completion and bringing into use of the works at the junction of Church Road, Lytham Road and Highgate Lane required by conditions 16 and 17 of appeal decision APP/M2325/A/14/2217060.

Reason: To ensure that appropriate highway infrastructure is delivered at an early stage in order to mitigate the development's impact on the capacity of the surrounding highway network and to enhance provisions for the free flow of traffic through Warton in accordance with the requirements of Fylde Local Plan to 2032 policies M1 and GD7 and the National Planning Policy Framework.

8. No dwelling hereby approved shall be occupied until a MOVA/UTC control has been installed and brought in to use at the Church Road/Lytham Road/Highgate Lane junction. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the MOVA/UTC control shall include the following measures: (i) installation of MOVA control and setup; (ii) relocation of loop locations in highway where required (in line with MOVA requirements); (iii) a new signal control box; (iv) New signal poles and signal heads; and (v) installation of remote CCTV monitoring of the junction.

Reason: To ensure that appropriate improvements to existing signalised junctions are delivered concurrently with the development in order to mitigate its impact on the capacity of the surrounding highway network and to enhance provisions for the free flow of traffic through Warton in accordance with the requirements of Fylde Local Plan to 2032 policies M1 and GD7 and the National Planning Policy Framework.

9. No dwelling shall be occupied until details of travel mode share targets for the development and measures to achieve them (a Travel Plan) have been submitted to and approved in writing by the local planning authority. The development shall be carried out and retained in

accordance with the approved details.

Reason: In order to promote modal shift and increased use of sustainable methods of travel in accordance with the objectives of Fylde Local Plan to 2032 policies GD7 and T4 and the National Planning Policy Framework.

10. No dwelling shall be occupied until it has been provided with a Visitors Pack which shall have been previously submitted to and approved by the local planning authority, highlighting the sensitivity of the Ribble & Alt Estuaries to recreation activity and highlighting alternative recreational opportunities. The Visitors Pack shall thereafter be kept available in the dwelling for the use of future occupants.

Reason: To ensure that future residents and visitors to the development are made aware of the importance of and their potential to affect the integrity of nearby designated nature conservation sites – particularly the Ribble and Alt Estuaries Site of Special Scientific Interest (SSSI), Special Protection Area (SPA), Ramsar site and land which is functionally linked to the SPA – and to ensure appropriate measures are introduced are taken to mitigate the development's potential effects on designated nature conservation sites in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017.

11. No development shall take place on any phase of the site until details of foul and surface water drainage for that phase and of its management have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and retained thereafter in accordance with the approved management details. No dwelling shall be occupied until it is provided with its drainage as approved.

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 Local Plan to 2032 policies CL1 and CL2, and the National Planning Policy Framework.

12. No development shall take place on any phase of the site until details of finished floor levels and external ground levels of each plot on that phase have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings before any ground works take place to establish site levels in the interests of residential and visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policy GD7.

13. No development shall take place on any phase of the site until an intrusive site investigation of the nature and extent of contamination and unexploded ordnance has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any new construction begins on that phase. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate that phase of the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. That phase of the site shall be remediated in accordance with the approved measures before new construction begins. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the relevant phase of the site shall incorporate the approved additional measures.

Reason: To prevent pollution of the surrounding environment and to ensure the safe development of the site before any groundworks take place in the interests of the amenity of future occupiers and other sensitive receptors in accordance with the requirements of Fylde Local Plan to 2032 policy GD9 and the National Planning Policy Framework.

14. No development shall take place on any phase of the site until a programme of archaeological work for that phase has been implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

Reason: To ensure that a suitable programme of archaeological investigation is implemented prior to the commencement of any construction works in order to record and advance the understanding of the archaeological and historical significance of the site for archival and research purposes in accordance with the requirements of Fylde Local Plan to 2032 policy ENV5 and the National Planning Policy Framework.

15. No development shall take place on the relevant phase until details of the pedestrian and cycle accesses to the southern and eastern boundaries of the site (shown indicatively on the illustrative master plan drawing number 013-006-P009 REV C accompanying the application) have been submitted to and approved in writing by the local planning authority. No dwelling on the relevant phase shall be occupied until the relevant pedestrian and cycle access shall have been completed and made available in accordance with the approved details.

Reason: In order to promote modal shift and increased use of sustainable methods of travel in accordance with the objectives of Fylde Local Plan to 2032 policies GD7 and T4 and the National Planning Policy Framework.

16. The external fabric of the dwellings hereby approved and the boundary fences around their rear or private amenity areas shall be constructed so as to comply with the sound reduction performance recommended in section 5 of the Noise Assessment version number 2 by SLR global environmental solutions reference 410.02826.00007.

Reason: To ensure the implementation of appropriate noise attenuation measures for the proposed dwellings in order to achieve satisfactory living conditions for future occupiers of the development in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

17. No dwelling on any particular phase shall be occupied until the public open space allocated to that phase has been laid out and made available for its intended purpose. The public open space shall be retained thereafter in accordance with a maintenance scheme which shall have been submitted to and approved by the local planning authority before development commences on the relevant phase. No dwelling on the last of any phase of the development which includes residential dwellings shall be occupied until the play area and all the public open space on all phases has been laid out and made available for its intended purpose.

Reason: To ensure that the development makes a proportionate contribution towards the provision and future maintenance of public open space on the site in order to avoid a deficiency in the quantity and quality of recreational open space in the locality and to ensure that the impact of the development on existing recreational open space is adequately mitigated in accordance with the requirements of Fylde Local Plan to 2032 policy ENV4 and the National Planning Policy Framework.

18. No development shall take place until details of existing trees or hedgerows which are to be retained on site and the manner of their protection have been submitted to and approved by the local planning authority and paragraphs (i) and (ii) below shall have effect until the

expiration of 1 year from the date of the first occupation of the last completed dwelling for its permitted use.

- (i) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).
- (ii) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
- (iii) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the local planning authority.

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 and to ensure that appropriate compensatory planting is provided to mitigate the loss of any existing vegetation within the site occurring as a result of the development in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and ENV1, and the National Planning Policy Framework.

19. No development shall take place within 6m of the ditch immediately to the east of the application site.

Reason: To ensure that measures are put in place to protect the ditch in order to preserve existing habitats and drainage infrastructure adjacent to the site in accordance with the requirements of Fylde Local Plan to 2032 policies CL1, CL2 and ENV2, and the National Planning Policy Framework.

20. No clearance of any vegetation in preparation for or during the course of development shall take place during the bird nesting season (March to July inclusive) unless an ecological survey has first been submitted to and approved in writing by the local planning authority. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird nesting 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 approved methodology.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

21. No development shall take place, including 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 hours of site operation;

- b) the parking of vehicles of site operatives and visitors;
- c) loading and unloading of plant and materials;
- d) storage of plant and materials used in constructing the development;
- e) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- f) wheel washing facilities;
- g) measures to control the emission of dust and dirt during construction;
- h) a scheme for recycling/disposing of waste resulting from demolition and construction work.

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 and to prevent any obstruction of the surrounding highway network in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

22. Any application which seeks approval for the reserved matters of layout, scale or appearance pursuant to condition 2 of this permission shall include details of the mix of type and size (including bedroom numbers) of the dwellings to be provided, which shall demonstrate compliance with the requirements of policy H2 of the Fylde Local Plan to 2032. The development shall thereafter be carried out in accordance with the duly approved details.

Reason: To ensure that the development delivers an appropriate mix of types and sizes of housing suitable for a broad range of age groups to reflect the demographics and housing requirements of the Borough as set out in the Fylde Coast Strategic Housing Market Assessment in accordance with the requirements of policy H2 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

Informative notes:

1. For the purposes of condition 3 of this permission, the applicant is reminded that planning permission 15/0562 was granted (under appeal reference APP/M2325/W/15/3141398) on 13 February 2017. Two applications for approval of reserved matters have been submitted pursuant to condition 3 of planning permission 17/1050 (application references 19/0926 and 20/0084). The timeframe for the submission of any further applications for approval of reserved matters (including any which could be made pursuant to this permission) has, however, now expired.
2. The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.