

**PLANNING APPEAL: WADDOW VIEW, LAND OFF WADDINGTON ROAD,
CLITHEROE**

Our ref: DAL05/13
LPA ref: 3/2012/0913
PINS ref: APP/T2350/A/13/2194601

Enhanced Statement of Common Ground

1.0 INTRODUCTION

1.1 Jane Dickman of Dickman Associates Ltd, Lorna Cruice of the Appleton Group, Caroline James of Trevor Dawson & Co and Peter Wilkinson of Smith Sutcliffe representing The Huntroyde Estate/Clitheroe Auction Mart/Mr J Taylor; Ms Sarah Howard and Ms Samantha Howard met with John Macholc, Joanne Macholc and Colin Sharpe of RVBC on 16.7.13 to discuss the enhanced statement of common ground following RVBC's withdrawal from defending this appeal which was advised to PINS on 4.7.13.

2.0 SITE DESCRIPTION

2.1 The site extends to 9.2 ha or thereabouts of open land, shown edged red on the location plan included in the core appeal documents and lies on the western side of Clitheroe town centre. The site is outside but immediately adjoins the western settlement boundary of Clitheroe. Access is via Waddington Road and Kirkmoor Road. It is a relatively flat site with a brook and public footpath crossing it.

2.2 To the north the site immediately adjoins the dwellings on Brungerley Avenue, a field used for horse grazing and a section of Waddington Road onto which access is to be formed. To the NE but not immediately abutting the site are Milton, Cowper and Chester Avenues, residential areas.

2.3 The north western boundary of the site abuts land with consent for an extension to the existing cemetery. The SW boundary abuts open land.

2.4 The southern boundary abuts the existing residential area of Kirkmoor Road, Kirkmoor Close and Corbridge Court.

2.5 The land to the east (nearest the town centre) has consent for residential development (3/2011/0892/P), which is currently being marketed and beyond which is the Chester Avenue/Rail Station car park and a play ground.

2.6 The site is considered to be a sustainable location being close to the services, facilities and bus/rail interchange in Clitheroe town centre, the borough's largest settlement.

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3.0 PLANNING APPLICATION HISTORY

3.1 The site is open countryside greenfield and has not been previously developed.

3.2 A pre application meeting was held on 31.7.12 to discuss this matter. On 4.9.12 RVBC provide a formal response that the site was not currently policy compliant being outside the settlement boundary and their preference would be for site promotion through the development plan rather than an application. Putting that 'in principle' objection aside the LPA then set out the requirements for contributions on a range of items including affordable housing, highways, education, POS and wheelie bins.

3.3 On 5.9.12 a public consultation exhibition was held at St Mary's Centre, Church Street, Clitheroe and details of the responses were included in a report by Lexington North submitted with the application.

4.0 PLANNING POLICY

4.1 List of policy documents and policies:

NPPF- paras: 7,14,47,73-77,109-125.186,187

NW RSS - was revoked on 20.5.13 so no longer forms part of the development plan.

RVDLP(adopted 1998)

G1,G2,G3,G4,G5,H2,H19,H21,ENV3,ENV6,ENV7,ENV13,RT8,RT18

RVCS (still emerging, the CS was submitted for examination in Sept 2012, but is currently suspended until 1.9.13 for enabling parts of the evidence base to be updated.

During the period up to 1st July 2013 evidence has been refreshed in respect of the following:

- Gypsy and Traveller Accommodation Assessment
- Strategic Housing Market Assessment
- Employment Land Review
- Town Centre Health Checks
- Retail Survey; and
- Leisure Survey.

In addition a review of Housing requirements has been undertaken and has identified the need for additional work to be undertaken.

As a result of the evidence to date, a number of changes to the submitted plan are proposed to help clarify and reinforce the plan. The updated evidence and resultant changes have been reported to the Planning and Development Committee on 25th June 2013 and subsequently submitted to the Inspector.

In addition further work is being undertaken at present to complete the update of the evidence base:

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- Strategic Housing Land Availability Assessment
- Viability Assessment.

In the light of the outstanding work and the need for further work identified in the Housing Requirements Update, the Inspector has agreed to extend the present suspension period to 1st September 2013.

It is anticipated that these outstanding matters will be completed and reported to a Special Planning and Development Committee Meeting of the Council the evening of Tuesday 6th August 2013. (The start date of this inquiry).

Thereafter RVBC will be re consulting with the public in mid August 2013 on the various background documents including the SHMA and the SHLAA and have advised that this 6 week public consultation period will overlap with the restart of the Core Strategy examination timetable which is now due to start 1.9.13, therefore responses on the consultation will be sent directly to the Inspector.

Relevant CS policies are - DMG1, DMG2, EN2, DME2, DME3, DS1, DS2, H1,H2, H3, DMH1, DMH3

We reserve the right to consider other policies/policy changes as appropriate to this appeal.

SHLAA 2009 and 2013

4.2 The land owned by Clitheroe Auction Mart was identified in RVBC's original SHLAA (2009) - Site 023 - it was identified as a site suitable for housing in the 0-5 year timeframe from 2009 with a suitability score of 78. Site 006 owned by the Huntroyde Estate has recently been allowed on appeal, whilst this is not part of the current proposal it relates to it and has a sustainability score recorded in the SHLAA with a score of 88 out of 100.

4.3 The subject site has been submitted to RVBC as part of their current SHLAA update (March 2013).RVBC are currently assessing new sites and reviewing the sites from the 2008 SHLAA. RVBC are still assessing sites and updating the SHLAA so outcomes applicable to the appeal are not yet available. This was due to be available 1.7.13 but the LPA have been given an extension of time by the Core Strategy Inspector to 1.9.13 and have indicated they will be reporting to a special planning committee about the SHLAA the evening of 6.8.13 (the start date of this inquiry).

5.0 MATTERS AGREED WITH RVBC

5.1 There is no issue on highways. These are agreed as LCC (the highway authority) have no objection on traffic/highways grounds subject to conditions. A statement of common ground on highway matters is agreed.

5.2 The site is a sustainable location.

5.3 The settlement boundaries are out of date.

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5.4 On the issue of Housing Land Supply (HLS) the April 2013 figures are the most recent, which were approved by committee on 23.5.13.

Since then a further special planning committee was held on 25.6.13 when the committee agreed in the light of updated evidence on housing requirements to endorse the continued application of the submitted Core Strategy housing requirement of 200dpa for the purpose of guiding decisions on planning applications pending consultation on the updated evidence. It also agreed to "...base further work on the Core Strategy housing requirement on the upper figure of 250 dpa as identified in the consultants conclusions subject to the outcome of the additional work to address matters of mitigation as identified."

The parties have agreed to use the April 2013 document as a useful starting point for this appeal in regard to housing land supply and availability. The parties have agreed on the sites to be discounted in line with the LPA witness proof (Colin Hirst) to the recent Barrowlands appeal. They have also agreed the 200dpa is a minimum and that the consistent under delivery means the 20% additional figure in line with para 47 of NPPF applies. The parties have not agreed on the methodology for the calculation as RVBC still use the residual method, whereas the appellants use the Sedgfield method in line with the recent appeal decision at Mitton Road, Whalley. HLS is not a matter which RVBC will defend.

5.5 Prematurity was discussed but is not a matter which RVBC will defend.

5.6 On visual amenity impact the parties agreed the baseline used by Appleton Group in their LVIA report. The sensitive receptors were agreed to be the Castle; the footpath through and the one adjacent to the site, the local roads and the houses which overlook the site as per the Appleton Group report. Whilst there would be some harm to visual amenity from close quarters, this would be mitigated by landscape screening and buffer planting and this impact would be significantly reduced. The development would not intrude unduly into more distant views and would be assimilated into the edge of the urban settlement from views to the north and north west. Whilst it is accepted that the site is within open countryside and there would be some change to local character this is not considered to be significant or detrimental and this is outweighed by the need to secure adequate housing land. When balanced against all other planning matters the proposed development would be in line with paragraph 14 of NPPF; any adverse impacts of doing so (development) would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

5.7 RVBC provided a copy of the United Utilities (UU) response on the application which was received prior to committee but omitted from the committee report. UU have no objection in principle subject to conditions.

5.8 A bilateral agreement has been given to RVBC and discussion of it is ongoing and the intention is that a signed version will be available at the inquiry.

5.9 It was agreed between the parties that RVBC will only answer questions on matters of fact and will not present a case and will not give matters of opinion at the Inquiry.

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5.10 The Parties will continue to explore whether further matters can be agreed upon.

22.7.13



Signed on behalf of RVBC



Signed on behalf of The Huntroyde Estate/Clitheroe Auction Mart/Mr J Taylor; Ms Sarah Howard and Ms Samantha Howard

6.0 LIST OF CONDITIONS

1. Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates:
 - a) the expiration of 3 years from the date of this permission; or
 - b) the expiration of 2 years from final approval of reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the Application was made for outline permission and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

2. The submission of reserved matters in respect of layout, scale, appearance and landscaping and implementation of development shall be carried out in substantial accordance with the Design and Access Statement and the 'illustrative master plan' (job number 11-021-1002) submitted with the application.

REASON: For the avoidance of doubt and to define the scope of the permission.

3. The development hereby permitted in outline relates to the erection of up to 345 residential units and a crèche. The application for reserved matters shall not exceed 345 residential units.

REASON: For the avoidance of doubt and to define the scope of the permission.

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4. In respect of those matters reserved for later approval: appearance; landscaping; layout, and scale, (hereinafter called 'the reserved matters') details shall be submitted to and approved in writing by the local planning authority before any development begins. Those details shall include plans identifying the layout, design and external appearance of the buildings, landscape and boundary treatment, recreation and public open space provision, parking and manoeuvring arrangements for vehicles, including a contoured site plan showing existing features, the proposed slab floor levels and road levels. The development shall be implemented in accordance with the approved details.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the Application was made for outline permission and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted within the visibility splays be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over the height of 0.6m from the channel level.

The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed access road from the continuation of the nearer edge of the carriageway of Waddington Road to points measured 43m in each direction along the nearer edge of the carriageway of Waddington Road, from the centre line of the access, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority as shown on drawing No J087/WV/socg/fig1..

REASON: To ensure adequate visibility at the street junction or site access and in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

6. The new estate road for the layout or for any phase of the layout shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any other construction work takes place within the site or within that phase.

REASON: In order to ensure the provision of satisfactory and safe accesses into the site for construction vehicles in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

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7. No part of the development shall be commenced until all the off-site highway works have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and the site access constructed to base course level.

REASON: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

8. No part of the development hereby permitted in outline shall be occupied or opened for trading until all the off-site highway works have been constructed in accordance with a scheme that has first been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works, in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

9. Prior to the first occupation of any dwelling, a Travel Plan shall be submitted to and approved in writing by the Planning Authority. The Travel Plan shall be implemented within the timescale set out in the approved plan and will be audited and updated at intervals as approved and the approved plan shall be carried out.

REASON: To ensure a multimodal transport provision for the development and reduce the traffic impact on the local road network, in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

10. Prior to the commencement of development, a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall provide details of:

- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in the construction of the development;
 - iv) the erection and maintenance of security fencing;
 - v) wheel washing facilities;
 - vi) measures to control the emission of dust and dirt during construction;
- and

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- vii) a scheme for recycling/disposing of waste resulting from construction works.
- viii) Periods when plant and materials trips should not be made to and from the site (mainly peak hours, but the developer to suggest times when trips of this nature should not be made).
- ix) Routes to be used by vehicles carrying plant and materials to and from the site.
- x) Measures to ensure that construction vehicles do not impede adjoining accesses.

The approved construction method statement shall be adhered to throughout the entire period of construction works.

REASON: In order to ensure safe working practices on or near the highway in the interests of safety and in the interests of the amenities of nearby residents in accordance with the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

11. Prior to the occupation of the development hereby permitted in outline, the mitigation measures detailed in the flood risk assessment submitted with the application (reference FRA/SEA14 revision 2.0 dated October 2012) shall be carried out in their entirety unless any reasonable modifications have first been agreed in writing by the Local Planning Authority.

REASON: To prevent flooding by ensuring the satisfactory storage/disposal of surface water from the site in order to prevent a mitigate the risks of flooding on and off site and to comply with the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan; Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft and the requirements of the National Planning Policy Framework.

12. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of the development.

REASON: To prevent flooding by ensuring the satisfactory storage/disposal of surface water from the site in order to prevent a mitigate the risks of flooding on and off site and to comply with the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan; Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft and the requirements of the National Planning Policy Framework.

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13. Any reserved matters applications submitted pursuant to this outline permission shall indicate the provision of an 8m wide vegetated buffer zone adjoining the watercourse that crosses the site. This buffer zone shall be measured from the top of the bank of the watercourse. No development, including the erection of any structures, buildings, fences, walls or other means of enclosure or formation of hard standings shall be carried out within this area. No planting shall take place within this area except with the prior written permission of the Local Planning Authority.

REASON: To protect the watercourse and the wildlife using the river corridor and to reduce the impact of the development on biodiversity in accordance with Policies G1 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

14. Prior to the commencement of development, a strategy outlining the general system of drainage for foul and surface water flows arising from the entire site shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall include details of any necessary infrastructure. Thereafter, the detailed scheme for foul and surface water drainage for any phase of the development shall be submitted for approval in accordance with the strategy for the entire site that has been approved under this condition.

REASON: To secure proper drainage and to reduce the risk of flooding and pollution and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft; and to comply with the requirements of the National Planning Policy Framework.

15. Prior to the commencement of any phase of development, details for surface water drainage and means of disposal for that phase, based on sustainable drainage principles and evidence of an assessment of site conditions (inclusive of how the scheme shall be maintained and managed after completion and any necessary infrastructure) shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, no surface water shall discharge into the public foul combined or surface water sewerage system, directly or indirectly, in accordance with the submitted application and Flood Risk Assessment. The development shall be completed and maintained, managed in accordance with the approved details.

REASON: To secure proper drainage and to reduce the risk of flooding and pollution and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft; and to comply with the requirements of the National Planning Policy Framework.

16. Prior to the commencement of any phase of development, details of the foul drainage scheme for that phase including any necessary infrastructure shall be submitted to and approved in writing by the Local Planning Authority. No

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dwelling shall be occupied for that phase until the approved foul drainage scheme for the phase has been completed in accordance with the approved details. Unless otherwise agreed in writing, the approved foul drainage scheme shall only connect to the foul sewer network between manhole reference 8001 on the existing 675mm combined sewer and manhole reference 9002 on the existing 675mm combined sewer, both of which are located at grid reference 373861:442060.

REASON: To secure proper drainage and to reduce the risk of flooding and pollution and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft; and to comply with the requirements of the National Planning Policy Framework.

17. Notwithstanding any indication on the submitted plans, no development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system, restricting surface water discharge to 33l/s has been approved by the Local Planning Authority. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To secure proper drainage and to reduce the risk of flooding and pollution and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft; and to comply with the requirements of the National Planning Policy Framework.

18. Prior to the commencement of development, an intrusive ground investigation shall be carried out as recommended and described in Section 6 (Scope of Ground Investigation) of the Phase I (desk study) Investigation Report by Betts Associates (report number 12CHE052/DS dated May 2012) that was submitted with the outline application; and a report of the findings of the investigation shall be submitted for the written approval of the Local Planning Authority. Any mitigation measures that are found to be necessary shall be carried out to the satisfaction of the Local Planning Authority prior to the commencement of development.

REASON: In the interests of providing an appropriate environment for the end users of the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

19. No development shall begin until a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be implemented in accordance with the approved details prior to occupation of the development and thereafter retained.

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REASON: In order to encourage renewable energy and to comply with the requirements of the National Planning Policy Framework.

20. The development hereby permitted in outline shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

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

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

21. Prior to occupation of the first dwelling, a landscape management plan including long-term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings) including public open spaces and play areas shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall also provide precise details of all play equipment and its maintenance and indicate a timescale when the play space shall be provided and made available for use. The Landscape Management Plan shall be carried out in accordance with the details so approved.

REASON: In order to ensure the provision and future maintenance of satisfactory landscaped areas and public open spaces in order to provide a satisfactory level of amenity for the future occupiers of the proposed development and in the interests of visual amenity in order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

22. Prior to the commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified for retention in the approved landscaping scheme (condition 20 refers) shall be protected in accordance with the advice contained in BS5837 2012 -Trees in Relation to Design, Demolition & Construction. A tree protection-monitoring schedule shall be submitted and agreed in writing by the Local Planning

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Authority and all root protection/construction exclusion zone measures shall be inspected by the Local Planning Authority before any site works are begun.

The root protection zone shall remain in place until all building work within that phase has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by the development are afforded maximum physical protection from the adverse effects of development in accordance with policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME2 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

23. Existing habitat features, hedgerows/streams as shown on the masterplan shall be retained and protected during the lifetime of the development from the adverse effects of development works by maintaining construction exclusion zones the details of which shall have first been submitted to and approved in writing by the Local Planning Authority prior to commencement of each phase of development.

REASON: In order to reduce the impact of the development on biodiversity in accordance with Policies G1 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

24. No development shall begin until details of a lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall include details to demonstrate how artificial illumination of important wildlife habitats (trees with bat roost potential and hedgerows used by foraging areas bats) is minimised. The approved lighting scheme shall be implemented in accordance with the approved details.

REASON: In order to reduce the impact of the development on biodiversity in accordance with Policies G1 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

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25. The dwellings shall achieve a minimum Level 3 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

REASON: In order to encourage an energy efficient development in accordance with the requirements of the National Planning Policy Framework.

INFORMATIVES

1. The applicants are advised that 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 would need to be the subject of an Order under the appropriate Act.
2. The applicants are advised that 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 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 is advised to contact the Development Support Manager (Rachel Crompton) at Lancashire County Council.

JD 22.7.13

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