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| RIBBLE VALLEY BOROUGH COUNCIL | | | |  |  |
| Department of Development | |  |  |  |  |
| Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA | | | |  |  |
| Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk | | | | |  |
| Town and Country Planning Act 1990 | | |  | |  |
| PLANNING PERMISSION | | | | | |
| **APPLICATION NO:** | 3/2021/0205 | |  |  |  |
| **DECISION DATE:** | 21 October 2022 | |  |  |  |
| **DATE RECEIVED:** | 22/02/2021 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr Anthony Blackwell  Redrow Homes Limited  Redrow Homes Lancashire  14 Eaton Avenue  Buckshaw Village  Chorley  PN14 7NA | |  |  | | |
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| **DEVELOPMENT PROPOSED:** | | Proposed erection of 36 residential dwellings, along with landscaping and associated site infrastructure. |
| **AT:** | Land at Neddy Lane Billington BB7 9LL | |
| Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s): | | |
|  | The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.  REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchasing Act 2004.  P.T.O. | |
|  | Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:  Location Plan 4441-LP-001 Rev C Redrow Homes  Detailed Site Layout 4441-DSL-001 Rev D Redrow Homes  Affordable Homes Layout 4441-AFH-001 Rev C Redrow Homes  Boundary Treatment Layout 4441-BTL-001 Rev D Redrow Homes  Land Disposal Layout 4441-LDL-001 Rev C Redrow Homes  Materials Layout 4441-ML-001 Rev C Redrow Homes  Waste Management Layout 4441-WML-001 Rev C Redrow Homes  Brick Screen Wall F-SD0806 Redrow Homes  Close Boarded Screen Fence F-SD0906 Redrow Homes  Knee Rail F-SD0902 Redrow Homes  Post and Rail Fence F-SD0900 Redrow Homes  Flood Risk and Drainage Strategy 20023\_ FRA Rev 3 Banners Gate  Drainage Strategy Plan 20023 - DS01 - Rev E Banners Gate  Drive Swept Path Analysis - Layout Plan 20023 - DSP-01 - Rev A Banners Gate  Flood Routing Exceedance Plan 20023 - SK06 - Rev C Banners Gate  Highway Longitudinal Sections Sheet 1 of 2 20023 - SK04 Banners Gate  Highway Longitudinal Sections Sheet 2 of 2 20023 - SK05 Banners Gate  Proposed Extents of Adoption Plan 20023 - SK01 - Rev A Banners Gate  Schematic External Levels & Features Sheet 1 of 2 20023 - SK02 - Rev C Banners Gate  Schematic External Levels & Features Sheet 2 of 2 20023 - SK03 - Rev B Banners Gate  Schematic Flood Compensation 20023 - SK07 - Rev E Banners Gate  Proposed Site Access Arrangement 3276-F01 Croft  Landscape Proposals Sheet 1 of 2 6516.01 - Rev B Trevor Bridge Associates  Landscape Proposals Sheet 2 of 2 6516.01 - Rev B Trevor Bridge Associates  Landscape Proposals 6516.03 Trevor Bridge Associates  Topographical Land Survey Sheet 1 of 2 RH.TS.15 SurveyEng  Topographical Land Survey Sheet 2 of 2 RH.TS.15 SurveyEng  House types  Hampstead Elevations EF-HAMP\_DM.1.0 Redrow Homes  Hampstead Floor Plans EF-HAMP\_DM.1.0 Redrow Homes  Hampstead Rendered Elevations EF-HAMP\_DM.1.0 Redrow Homes  Hampstead Rendered Floor Plans EF-HAMP\_DM.1.0 Redrow Homes  Bungalow Semi-Detached Jan 2021 Redrow Homes  Harlech EF\_HARL\_DM.1 Redrow Homes  Henley Elevations EF\_HENL\_DM.6 Redrow Homes  Henley Floor Plans EF\_HENL\_DM.6 Redrow Homes  Ledsham Elevations EF\_LEDH\_DM.1 Redrow Homes  Ledsham Floor Plans EF\_LEDH\_DM.1 Redrow Homes  Ledsham Rendered Elevations EF\_LEDH\_DM.1 Redrow Homes  Oxford Lifestyle EF\_OXFOQ\_DM.4 Redrow Homes  Shaftesbury Render EF\_SHAF\_DM.8 Redrow Homes  The Weaver Block Elevations The Weaver 8 Block Redrow Homes  The Weaver Block Floor Plans The Weaver 8 Block Redrow Homes  P.T.O. | |
| 3. | Warwick EF\_WARW\_DM.6 Redrow Homes  Single Garage Garage SGC\_002 Redrow Homes  Twin Garage Garage DGT\_003 Redrow Homes    REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.  The materials to be used on the external surfaces of the development as indicated within the approved details shall be implemented in accordance with the approved details.  REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area. | |
| 4. | No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:  " 24 Hour emergency contact number;  " Details of the parking of vehicles of site operatives and visitors;  " Details of loading and unloading of plant and materials;  " Arrangements for turning of vehicles within the site;  " Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;  " Measures to protect vulnerable road users (pedestrians and cyclists);  " The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;  " Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;  " Measures to control the emission of dust and dirt during construction;  " Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;  " Construction vehicle routing;  " Delivery, demolition and construction working hours.  The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.  REASON: In the interests of the safe operation of the adopted highway during the demolition and construction phases.  P.T.O. | |
| 5. | Deliveries to the site shall only be between the hours of:   * 9am and 6pm Monday to Friday (excluding between the hours of 3pm-4pm during school term times) * 9.30am and 2.30pm on Saturdays with no deliveries at weekends or bank holidays   REASON: In the interest of highway safety and to avoid peak traffic on the surrounding highway network. | |
| 6. | For the full period of construction facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.  REASON: To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety. | |
| 7. | Prior to first occupation, the new estate road shall be constructed in accordance with Lancashire County Council's Specification for Construction of Estate Roads to at least base course level.  REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative. | |
| 8. | No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company has been established.  REASON: In the interest of highway safety; to ensure a satisfactory appearance to the highway's infrastructure serving the approved development; and to safeguard the users of the highway and the visual amenities of the locality.  P.T.O. | |
| 9. | 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.  REASON: In the interest of highway safety; to ensure a satisfactory appearance to the highway's infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway. | |
| 10. | No dwelling hereby permitted shall be occupied or use commenced until the car/vehicle parking area (and any associated turning space) shown on the approved plans has been completed. The parking (and manoeuvring) area(s) shall thereafter always remain available for parking of vehicles associated with the dwelling. Driveways/vehicle parking areas accessed from the adopted highway must be properly consolidated and surfaced in bound materials, (not loose stone, gravel or grasscrete) and subsequently maintained in good working order at all times thereafter for the lifetime of the development.  REASON: In the interest of highway safety; to ensure a satisfactory appearance to the highway's infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway. | |
| 11. | All garage facilities and off street parking shall include provision of an electrical supply suitable for charging an electric motor vehicle.  REASON: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions. | |
| 12. | The development permitted by this planning permission shall be carried out in accordance with the principles set out within the submitted flood risk assessment and outline drainage strategy (reference: 20023\_FRA Rev 03, dated: 4th October 2021). The measures shall be fully implemented prior to first occupation of any dwelling and in accordance with the timing / phasing arrangements embodied within the scheme.  REASON: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems  P.T.O. | |
| 13. | No development shall commence until a final, detailed surface water sustainable drainage scheme has been submitted to, and approved in writing by, the local planning authority. The sustainable drainage scheme shall be based upon the submitted flood risk assessment and sustainable drainage principles set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), either directly or indirectly. The detailed sustainable drainage scheme shall include, as a minimum:  a) Final sustainable drainage plans, appropriately labelled to include:  i. A final surface water drainage layout plan showing all pipe and structure references, dimensions and design levels.  ii. A plan identifying the areas contributing to the surface water drainage network, including surface water flows from outside the curtilage as necessary.  iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate.  iv. Flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems.  v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building.  vi. Details of proposals to collect and mitigate surface water runoff from the development boundary.  vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and deliver suitably clean water to sustainable drainage components.  b) A full set of sustainable drainage flow calculations for the surface water drainage network.  The calculations must show the full network design criteria, pipeline schedules and simulation outputs for the 1 in 1 year, 1 in 30 year and 1 in 100 year return period, plus an additional 40% allowance for climate change and a 10% allowance for urban creep. Surface water run-off must not exceed a maximum rate of 8.3l/s. The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings.  REASON: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.  P.T.O. | |
| 14. | No building hereby permitted shall be occupied until a Verification Report and Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority. The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an final 'operation and maintenance manual' for the sustainable drainage scheme as constructed. Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the development as constructed. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.  REASON: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of Paragraph 165 of the National Planning Policy Framework.  P.T.O. | |
| 15. | No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority. Those details shall include, as a minimum:  a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged they are done so at a restricted rate to be agreed with the Lancashire County Council LLFA.  b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance. The development shall be constructed in accordance with the approved details.  REASONS:   1. To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on site or elsewhere; 2. To ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.   REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. | |
| 16. | Foul and surface water shall be drained on separate systems.  REASON: To secure proper drainage and to manage the risk of flooding and pollution.  P.T.O. | |
| 17. | No construction shall commence (including any earthworks) until details of the means of ensuring the water main that is laid within the site boundary is protected from damage as a result of the development have been submitted to and approved in writing by the Local Planning Authority in writing. The details shall include a survey that identifies the exact location of all sewers in the red line boundary, the potential impacts on the assets from construction activities (including the construction compound), the impacts post completion of the development on the sewer infrastructure within the site and identify mitigation measures, including a timetable for implementation, to protect and prevent any damage to the sewers both during construction and post completion of the development. Any mitigation measures shall be implemented in full prior to commencement of development in accordance with the approved details and timetable and shall be retained thereafter for the lifetime of the development. In the event that the survey of sewer infrastructure identifies the buildings/plots as within a 3 metre standoff either side of the asset (6 metres in total), the developer shall submit evidence to the Local Planning Authority that a diversion has been agreed with the relevant statutory undertaker and that the approved works have been undertaken prior to the commencement of development.  REASON: In the interest of public health and to ensure protection of the public sewer network. | |
| 18. | The landscaping proposals hereby approved (Drawing: 6516.01 - Rev B; 6516.02 - Rev B; 6516.03 ) 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 10 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.  All trees/hedgerow shown as being retained within the approved details shall be retained as such in perpetuity.    REASON: To ensure the proposal is satisfactorily landscaped and trees/hedgerow of landscape/visual amenity value are retained as part of the development. | |
| 19. | During the construction period, all trees to be retained shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standard to the satisfaction of the Local Planning Authority.  REASON: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development hereby approved.  P.T.O. | |
| 20. | Notwithstanding the submitted details, prior to the above ground construction of any of the dwellings hereby approved details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites shall have been submitted to, and approved in writing by the Local Planning Authority.  For the avoidance of doubt the details shall be submitted on a dwelling/building dependent species site plan and include details of plot numbers and identify the actual wall and roof elevations into which the above provisions shall be incorporated.  The artificial bird/bat boxes shall be incorporated into the identified individual dwellings during their construction and be made available for use before each such dwelling is occupied and thereafter retained. The development shall be carried out in strict accordance with the approved details.  REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development | |
| 21. | Notwithstanding the submitted details, prior to the above ground construction of any of the dwellings hereby approved, a scheme to provide appropriate compensatory storage either on or off the site has been submitted to, and approved in writing by, the local planning authority.  The scheme and plans submitted shall show the final engineering solution for the compensatory storage, providing detailed design to demonstrate how the scheme will function to ensure flood waters can enter the storage and be discharged freely after a flood. It must be demonstrated that there will be no loss in storage capacity for the lifetime of the development.  The scheme shall be fully implemented prior to any development on site and subsequently maintained, in accordance with the scheme's timing/phasing arrangements.  Reasons   * To ensure that there are no detrimental impacts to flood storage or flood flow routes * To reduce the risk of flooding to the proposed development, future users and elsewhere   P.T.O. | |
| 22. | Prior to the occupation of any of the dwellings hereby approved a detailed management plan shall have been submitted to, and approved in writing by the local planning authority. The maintenance plan must demonstrate how the compensatory storage scheme, including proposed drainage channel shall be maintained for its lifetime. The plan as a minimum shall include:   * Details of the organisation responsible for the ongoing maintenance for the lifetime of the development * Details of the funding arrangements in place for the inspection and maintenance. It must be demonstrated how the ongoing maintenance for the lifetime of the development will be funded. * As built drawings and a maintenance and operation manual. This must include physical access arrangements for maintenance and establishment of legal rights of access. * The maintenance schedule of work - itemising the tasks to be undertaken and the frequency at which they should be performed so that an acceptable long-term performance standard is secured. The schedule should be a living document as it may change, where inspections advise changes to the scheme maintenance requirements   Reasons   * To ensure that there are no detrimental impacts to flood storage or flood flow routes * To reduce the risk of flooding to the proposed development, future users and elsewhere | |

**Note(s)**

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|  | For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes. |
|  | The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application. |
|  | The Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development. |
| 4. | |  | | --- | | Note: Construction Management Plan. There must be no reversing into or from the live highway at any time all vehicles entering the site must do so in a forward gear and turn around in the site before exiting in a forward gear onto the operational public highway.  There must be no storage of materials in the public highway at any time.  There must be no standing or waiting of machinery or vehicles in the public highway at any time.  P.T.O.  Vehicles must only access the site using a designated vehicular access point.  There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations all of which must be managed within the confines of the site.  A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk  All references to public highway include footway, carriageway and verge. | |  | |  | |
| 5. | This decision notice should be read in conjunction with the Section 106 Agreement signed and dated 17 October 2022. |

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| Nicola Hopkins  **NICOLA HOPKINS**  **DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING** |

**Notes**

**Right of Appeal**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

· If you want to appeal against your local planning authority’s decision then you must do so within 6 months of the date of this notice.

· If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority’s decision then you must do so within 12 weeks of the date of this notice.

· If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority’s decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority’s decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

**Purchase Notices**

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.