

## Appendix 1 - Policy Matrix

## Policy Compliance Matrix

Policy Reference	Policy Summary	Compliance
<b>Central Lancashire Core Strategy (2012)</b>		
Policy 1  Locating Growth	<p>Policy 1 seeks to focus growth and investment on well located brownfield sites and the Strategic Location of Central Preston, the Key Service Centres of Chorley and Leyland and the other main urban areas in South Ribble, whilst protecting the character of suburban and rural areas.</p> <p>It acknowledges that some Greenfield development will be required on the fringes of the main urban areas. To promote vibrant local communities and support services, an appropriate scale of growth and investment will be encouraged in identified Local Service Centres, providing it is in keeping with their local character and setting, and at certain other key locations outside the main urban areas.</p> <p>Strand (f) of the settlement hierarchy states that in other places, - smaller villages, substantially built-up frontages and Major Developed Sites - development will typically be small scale and limited to appropriate infilling, conversion of buildings and proposals to meet local need, unless there are exceptional reasons for larger scale redevelopment schemes.</p>	<p>It is acknowledged that the proposed development is not a brownfield site, nor within the Strategic Local of Central Preston or Key Service Centres.</p> <p>The acceptability of the proposed development against Policy 1 is however disputed as Policy 1 does not explicitly prohibit development in Broughton for the character of development proposed.</p> <p>The policy however defines 'typical' development types which may be permitted. Furthermore, the site and the appeal proposals are supported by exceptional reasons.</p> <p><b>The proposed development is considered to accord with Policy 1.</b></p>
Policy 3  Travel Policy	<p>The core strategy travel policy promotes the most sustainable modes of transport encouraging walking, cycling, efficient public transport and managing car usage.</p> <p>It encourages new developments to provide safe pedestrian routes and cycleways. They should further link to local services such as public transport to promote sustainable modes of transport.</p>	<p>The proposed development is within walking distance of the centre of the Broughton settlement and its associated amenity offering, as well as key transport infrastructure. The proposed development also provides a direct link onto the Guild Wheel cycle route to the north.</p> <p>Further details of connectivity and means of promoting sustainable forms of travel would be provided at reserved matters stage.</p> <p>It should be noted that no objections were received in respect of the proposed development from LCC or National Highways.</p> <p><b>The proposed development therefore accords with Policy 3.</b></p>
Policy 4	Policy 4 sets out the minimum requirements for new homes, as follows:	It is common ground this policy is out of date as established through various appeal decisions and as acknowledged within the Planning

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<p>Housing Delivery</p>	<p>Preston – 500 dwellings per annum South Ribble – 417 dwellings per annum Chorley – 417 dwellings per annum</p> <p>It sets out that prior under-provision of 702 dwellings will also be made up over the remainder of the plan period equating to a total of 22,158 dwellings over the 2010-2026 period.</p>	<p>Committee Report. It is also common ground that the evidence base underpinning the policy is out-of-date.</p> <p><b>Policy 4 is out-of-date.</b></p>
<p>Policy 5 Housing density</p>	<p>Density is a key consideration for new development proposals, and it is important that the proposal matches and responds to the character and landscape of the area, while maintaining high quality.</p> <p>It sets out that it is important to consider the sustainability of the land. There should be no detrimental impact on the on the amenity, character, appearance, distinctiveness, and environmental quality of the area.</p>	<p>The proposed development sits at circa 19 dwellings per hectare. No objection was received from the PCC's Landscape Architect nor was it raised as an issue within the Planning Committee Report and therefore it is considered that the proposed density is appropriate and thus compliant.</p> <p><b>The proposed development therefore accords with Policy 5.</b></p>
<p>Policy 6 Housing Quality</p>	<p>The design of new development housing should be high quality, sustainable and functional and set a good standard for the community and environment. This will be achieved by:</p> <ul style="list-style-type: none"> <li>(a) Targeting housing improvements in areas of greatest need ie Inner East Preston, and combine this intervention with wider regeneration initiatives such as in Leyland town centre;</li> <li>(b) Encouraging the re-use of empty housing for residential purposes through either their re-occupation or conversion including sub-division and amalgamation into other types of housing or to allow a change to other uses complementary to the residential area;</li> <li>(c) Facilitating the greater provision of accessible housing and neighbourhoods and use of higher standards of construction.</li> </ul>	<p>Strands (a) and (b) are not applicable in this instance. However the proposed development does seek to provide a significant quantum of accessible and adaptable housing, and would seek to deliver high quality homes, meeting and exceeding applicable standards where possible.</p> <p>Further details in respect of housing quality would be provided at reserved matters stage.</p> <p><b>The proposed development therefore accords with Policy 6.</b></p>
<p>Policy 7 Affordable and Special Needs Housing</p>	<p>Policy 7 sets out how sufficient provision of affordable and special housing to meet identified needs will be delivered.</p> <ul style="list-style-type: none"> <li>(a) Subject to such site and development considerations as financial viability and contributions to community services, to achieve a target from market housing schemes of 30%</li> </ul>	<p>The proposed development commits to provide 40% of the total number of homes as affordable on-site. The Planning Committee Report acknowledges that this meets and exceeds policy requirements.</p>

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	<p>in the urban parts of Preston, South Ribble and Chorley, and of 35% in rural areas on sites in or adjoining villages which have, or will have, a suitable range of services; on any rural exception sites including those in the Green Belt there will be a requirement of 100%.</p> <p>(b) Aside from rural exception sites the minimum site size threshold will be 15 dwellings (0.5 hectares or part thereof) but a lower threshold of 5 dwellings (0.15 hectares or part thereof) is required in rural areas.</p> <p>(c) Where robustly justified, off-site provision or financial contributions of a broadly equivalent value instead of on-site provision will be acceptable where the site or location is unsustainable for affordable or special housing.</p> <p>(d) Special needs housing including extra care accommodation will be required to be well located in communities in terms of reducing the need to travel to care and other service provision and a proportion of these properties will be sought to be affordable subject to such site and development considerations as financial viability and contributions to community services.</p> <p>(e) Special needs housing including extra care accommodation will be required to be well located in communities in terms of reducing the need to travel to care and other service provision and a proportion of these properties will be required to be affordable.</p>	<p>In respect of special needs housing, the proposed development also seeks to provide housing for over 55s, housing aimed at ethnic minority groups and accessible, adaptable and wheelchair homes.</p> <p>This is to meet an identified need in a highly sustainable location which has significant local amenity provision (as well as being in close proximity to the city of Preston) to negate the need to travel larger distances for end users.</p> <p>It is common ground that the proposals meet and exceed the target requirements.</p> <p><b>The policy is out of date given it does not reflect current provisions of NPPF and is based on evidence underpinning the development plan which is out of date.</b></p>
<p>Policy 14 Education Policy</p>	<p>New developments should consider nearby school capacities, to ensure there are sufficient places in schools to accommodate additional children. It sets out that developments should contribute to the provision of school places if the development will affect the current capacity at existing schools.</p>	<p>The Appellant is committed to entering into a suitably worded S106 Agreement to secure a financial contribution towards 19 primary school places and 8 secondary school places in line with Policy 14.</p> <p><b>The proposed development is therefore in accordance with Policy 14.</b></p>
<p>Policy 16 Heritage Assets</p>	<p>New developments should protect and seek opportunities to enhance the historic environment and heritage assets.</p> <p>They should support development that protects and enhances the local character and history and improve assets that are in poor condition or at risk.</p>	<p>The Planning Committee Report confirms that the proposed scheme would comply with Policy 16, subject to the conditioning of the parameters plan to ensure the mitigation measures are delivered as presented.</p> <p><b>The proposed development therefore fully complies with Policy 16.</b></p>

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<p>Policy 17</p> <p>Design of new buildings policy</p>	<p>In considering development proposals, new development building designs will take account of the character and appearance of the local area.</p> <p>Where it can, development will avoid harm to the amenities of the local area and enhance the public space for land users and occupiers.</p>	<p>The application was submitted in outline with all matters reserved except for access. Full details of the design of the new homes would be provided at reserved matters stage.</p> <p>Notwithstanding the above, the proposed development detailed design will take into account the character and appearance of the local area and will provide public open space in line with the submitted parameter plan.</p> <p><b>The proposed development fully complies with Policy 17.</b></p>
<p>Policy 18</p> <p>Green infrastructure</p>	<p>Development will be expected to protect and improve the natural environment to keep the network of green infrastructure.</p> <p>Where development may cause loss or damage to the green infrastructure network, the council will require compensation to be provided or mitigation to be secured.</p>	<p>The current condition of the site is noted and the key green characteristics will be retained and enhanced as part of the proposals to preserve the network of green infrastructure.</p> <p>The provision of public open space and the delivery of a 33% biodiversity net gain (against the 2.0 Metric Calculator) across the site will further reinforce the landscape-first approach to the proposed development design.</p> <p><b>The proposed development therefore accords with Policy 18.</b></p>
<p>Policy 19</p> <p>Areas of separation and major open space</p>	<p>In considering development proposals the council must consider the designated areas of separation and major open space in order to maintain the openness of the countryside and prevent coalescence between settlements in the area. This policy applies to all forms of development.</p> <p>Areas of Separation will be designated around the following northern settlements:</p> <ul style="list-style-type: none"> <li>(a) Broughton;</li> <li>(b) Goosnargh/Whittingham; and</li> <li>(c) Grimsargh;</li> </ul>	<p>The Planning Committee report confirms that the proposed development would not compromise the Area of Separation gap and therefore would preserve the identity and distinctiveness of the village of Broughton.</p> <p>The Landscape Design Officer raised no objection to the proposed development on the grounds of Policy 19.</p> <p><b>The proposed development therefore accords with Policy 19.</b></p>
<p>Policy 21</p> <p>Landscape Character Areas</p>	<p>In considering development proposals the council will require that new development is appropriate to the landscape character and positively contributes towards its preservation, improvement, or the addition of new features.</p>	<p>The Planning Committee Report confirms that the proposed development would not have a significant adverse impact on the landscape character of the area due to the sites containment visually as well as other site-specific conditions.</p>

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		<b>The proposed development therefore accords with Policy 21.</b>
Policy 22 Biodiversity and geodiversity	<p>In considering development proposals the council will require that the biological and geological assets of the area be conserved and protected. This will be achieved by:</p> <ul style="list-style-type: none"> <li>(a) Promoting the conservation and enhancement of biological diversity, having particular regard to the favourable condition, restoration and re-establishment of priority habitats and species populations;</li> <li>(b) Seeking opportunities to conserve, enhance and expand ecological networks;</li> <li>(c) Safeguarding geological assets that are of strategic and local importance.</li> </ul>	<p>No objection was received from Greater Manchester Ecology Unit in respect of the ecological inputs submitted as part of the application. Suitably worded conditions were recommended.</p> <p>Further details in respect of biodiversity and geodiversity enhancements to be integrated into the proposed development would be provided at reserved matters stage.</p> <p><b>The proposed development therefore accords with Policy 22.</b></p>
Policy 26 Crime and Community Safety	<p>Development will be expected to improve community safety and plan for reduced levels of crime. Development can play a part in crime prevention by adhering to 'secured by design' principles, which focus on factors such as natural surveillance and lighting.</p> <p>Furthermore, to reduce anti-social behaviour, development can provide leisure and community activities. New development should consider cooperation between various agencies to enhance safety and well-being.</p>	<p>No objections were received in respect of the proposed development regarding Policy 26.</p> <p>The application was submitted in outline with all matters reserved except for access. Full details of the design of the new homes from a crime and community perspective would be provided at reserved matters stage. The intention is to work to 'secured by design' principles.</p> <p><b>The proposed development therefore accords with Policy 26.</b></p>
Policy 27 Sustainable resources and new developments	<p>Development will be expected to incorporate sustainable resources. Planning permission for new built development will only be granted on proposals for 5 or more dwellings or non-residential units of 500sqm or more where all of the following criteria are satisfied:</p> <ul style="list-style-type: none"> <li>(a) Evidence is set out to demonstrate that the design, orientation and layout of the building minimises energy use, maximises energy efficiency and is flexible enough to withstand climate change;</li> <li>(b) appropriate decentralised, renewable or low carbon energy sources are installed and implemented to reduce the carbon dioxide emissions of predicted energy use by at least 15%;</li> <li>(c) Appropriate storage space is to be provided for recyclable waste materials and composting;</li> </ul>	<p>The application was submitted in outline with all matters reserved except for access. Full details of the design of the new homes and wider site from a sustainable resource perspective would be provided at reserved matters stage.</p> <p>The intention is to design new homes to meet the new Part L reductions in CO2 emissions.</p> <p><b>The proposed development therefore accords with Policy 27 in its intent.</b></p>

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Policy 29 Water management	Development should improve water quality, water management and reduce the risk of flooding, integrating <i>inter alia</i> sustainable urban drainage systems and maximisation of green infrastructure to contribute to flood relief.	The LLFA initially objected but following the issue of revised information pertaining to the drainage strategy, the objection was removed.  <b>The proposed development is therefore in accordance with Policy 29.</b>
Policy 30 Air Quality	Policy 30 sets out that to improve air quality, delivery of green infrastructure initiatives will be encouraged in tandem with prioritisation of measures to reduce road traffic congestion.	The proposed development will seek to promote active and sustainable forms of transport to deter car reliance for future residents. Full details of the means by which this will be achieved would be provided at reserved matters stage.  PCC's environmental health officer did not object to the proposed development on air quality grounds.  <b>The proposed development is therefore in accordance with Policy 30.</b>
Policy 31 Agricultural Land	Policy 31 seeks to protect the best and most versatile agricultural land from irreversible damage to the soil.	The application site is grade 3b agricultural land. The Planning Committee Report confirms that the proposed development would not lead to the loss of the highest value of agricultural land.  <b>The proposed development is therefore in accordance with Policy 31.</b>
<b>Preston Local Plan (2015)</b>		
Policy AD1 (a) Development within (or in close proximity to) the Existing Residential Area	Development will be permitted provided that it meets the criteria listed below:  a) the design and scale of development is sensitive to, and in keeping with, the character and appearance of the area; b) there would be no adverse impact on residential amenity, particularly by reason of noise, general disturbance and loss of privacy due to the activity under consideration or the vehicular/pedestrian movement it generates; c) the proposal would not lead to an over-concentration of non-residential uses, detrimental to residential character and amenity, and; d) the proposal would not lead to an over-intensification of use of the site.	AD1 is shown on the Preston Proposals Map as covering the settlement area of Broughton.  With regards AD1(a) the policy is permissive of development so long as they do not offend any of the criteria.  Whilst the site adjoins an area denoted on the online and physical proposals maps as an AD1 (a) area, the Council do not consider this to be a most relevant policy.  The appellant's case is that it is one of the most important policies and the proposals would meet the defined criteria.  <b>However, I consider AD1(a) is out of date as the settlement boundary to which it relates is drawn to align with Policy 4 (also out of date) and has been overtaken by significant events set out in my evidence.</b>
Policy AD1 (b)		<b>This also relates to Policy AD1(b) as a result. However, it is common ground that Policy AD1(b) does not relate to the appeal proposals.</b>

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	Development within Existing Villages (including the development of brownfield sites) will also be permitted provided that it meets with the criteria above. In all cases, favourable consideration will be given to proposals containing measures likely to result in an overall improvement to the environment and amenity of the area.	
Policy ST1 Parking Standards	Developments shall provide car parking in accordance with the parking standards adopted by the council.	No objection on parking grounds was received from LCC or National Highways. Full details in respect of the proposed parking provision would be provided at reserved matters stage and will be designed to the Council's adopted standards.  <b>The proposed development is therefore in accordance with Policy ST1.</b>
Policy ST2 General Transport Considerations	All development proposals will need to demonstrate that:  (a) road safety and the efficient and convenient movement of all highway users (including bus passengers, cyclists, pedestrians and equestrians) is not prejudiced; (b) appropriate provision is made for public transport services; (c) appropriate measures are included to facilitate access on cycle or foot; (d) where practicable, ensure existing pedestrian, cycle and equestrian routes are protected and extended; (e) the needs of disabled people are fully provided for; (f) corridors which could be developed as future transport routes (e.g. disused railway lines) are not prejudiced.	The proposed development is within walking distance of the centre of the Broughton settlement and its associated amenity offering, as well as key transport infrastructure. The proposed development also provides a direct link onto the Guild Wheel cycle route to the north.  Further details of connectivity and means of promoting sustainable forms of travel would be provided at reserved matters stage.  It should be noted that no objections were received in respect of the proposed development from LCC or National Highways.  <b>The proposed development is therefore in accordance with Policy ST2.</b>
Policy EN1 Development in the Open Countryside	PCC will not permit proposals which go against open countryside policy. Development is to be limited to: - That needed for purposes of agriculture or forestry or uses appropriate to diversify the rural economy. - The re-use or re-habitation of existing buildings - Infilling within groups of buildings in smaller rural settlements	The appeal proposals represent a form of development which would meet the definition of infill development in the development plan and would be consistent with the way in which the Council has determined other applications.  <b>The proposed development is therefore in accordance with Policy EN1.</b>
Policy EN2 Protection and enhancement of green infrastructure	Development proposals should seek to protect and enhance existing green infrastructure as identified on the Policies Map. Proposals which would involve the loss of green infrastructure will only be granted planning permission where:  a) it can be clearly shown that the site is surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or	The proposed development seeks to protect and enhance the existing green infrastructure associated with the site.  No conflict with Policy EN2 is identified within the Planning Committee Report.  <b>The proposed development is therefore in accordance with Policy EN2.</b>



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	<p>c) the development itself is for alternative green infrastructure provision, the needs for which clearly outweigh the loss; and</p> <p>d) policy EN10 is adhered to where the site is part of an ecological network.</p>	
<p>Policy EN4</p> <p>Areas of Separation</p>	<p>Areas of Separation, shown on the Policies Map, are designated between:</p> <ul style="list-style-type: none"> <li>• Broughton and the Preston Urban Area</li> <li>• Goosnargh Whittingham and Grimsargh</li> <li>• Grimsargh and the Preston Urban Area</li> </ul> <p>Development will be assessed in terms of its impact upon the Area of Separation including any harm to the effectiveness of the gap between settlements and, in particular, the degree to which the development proposed would compromise the function of the Area of Separation in protecting the identity and distinctiveness of settlements.</p>	<p>The Planning Committee report confirms that the proposed development would not compromise the Area of Separation gap and therefore would preserve the identity and distinctiveness of the village of Broughton.</p> <p>The Landscape Design Officer raised no objection to the proposed development on the grounds of Policy 19.</p> <p><b>The proposed development is therefore in accordance with Policy EN4.</b></p>
<p>Policy EN7</p> <p>Land Quality</p>	<p>New development should demonstrate that:</p> <p>a) any existing contamination of the land will be addressed by appropriate mitigation measures to ensure that the site is suitable for the proposed use and that there is no unacceptable risk of pollution within the site or in the surrounding area; and</p> <p>b) the proposed development will not cause the land to become contaminated, to the detriment of future use or restoration of the site or so that it would cause pollution in the surrounding area. 1</p>	<p>The preliminary Phase 1 Desk Study recommends a Phase 2 intrusive geo-environmental site investigation. The Planning Committee Report confirms this investigation can be secured via condition and therefore there is no conflict with Policy EN7.</p> <p><b>The proposed development is therefore in accordance with Policy EN7.</b></p>
<p>Policy EN8</p> <p>Development and Heritage Assets</p>	<p>Policy EN8 states that proposals affecting a heritage asset or its setting will be permitted where they make a positive contribution to the character and local distinctiveness through high quality new design that responds to its context, are accompanied by a satisfactory Heritage Statement that fully explains the impact of the proposal on the significance of the heritage asset and sustain, conserve and, where appropriate enhance the significance, appearance, character and setting of the heritage asset itself and the surrounding historic environment.</p>	<p>The Planning Committee Report confirms that the proposed scheme would comply with Policy EN8, subject to the conditioning of the parameters plan to ensure the mitigation measures are delivered as presented.</p> <p><b>The proposed development is therefore in accordance with Policy EN8.</b></p>

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<p>Policy EN9</p> <p>Design of New Development</p>	<p>Policy EN9 of the Adopted Local Plan states that all new development proposals should be designed with regard to the principles set out and explained in the Central Lancashire Design Guide SPD, which are movement and legibility; mix of uses and tenures; adaptability and resilience; resources and efficiency; architecture and townscape.</p>	<p>The application was submitted in outline with all matters reserved except for access. Full details of the design of the new homes would be provided at reserved matters stage.</p> <p>Notwithstanding the above, the proposed development detailed design will take into account the character and appearance of the local area and will provide public open space in line with the submitted parameter plan.</p> <p><b>The proposed development is therefore in accordance with Policy EN9.</b></p>
<p>Policy EN10</p> <p>Biodiversity and Nature Conservation</p>	<p>In Preston, Biodiversity and Ecological Network resources will be protected, conserved, restored and enhanced:</p> <p>Priority will be given to (inter alia)</p> <ul style="list-style-type: none"> <li>- The ecology of the site and the surrounding area (safeguarding existing habitats/features such as but not exclusive to trees, hedgerows, ponds and streams), unless justified otherwise.</li> <li>- When considering applications for planning permission, protecting, conserving, restoring and enhancing Preston's ecological network and providing links to the network from and/or through the proposed development site.</li> </ul> <p>In additional developments must adhere to the following provisions:</p> <ul style="list-style-type: none"> <li>a. The production of a net gain in biodiversity where possible by designing in wildlife and by ensuring that any adverse impacts are avoided or if unavoidable are reduced or appropriately mitigated and/or compensated;</li> <li>b. The provision of opportunities for habitats and species to adapt to climate change;</li> <li>c. The support and encouragement of enhancements which contribute to habitat restoration;</li> <li>d. Where there is reason to suspect that there may be protected habitats/ species on or close to a proposed development site, the developer will be expected to carry out all necessary surveys in the first instance; planning</li> </ul>	<p>No objection was received from Greater Manchester Ecology Unit in respect of the ecological inputs submitted as part of the application. Suitably worded conditions were recommended.</p> <p>Further details in respect of biodiversity and geodiversity enhancements to be integrated into the proposed development would be provided at reserved matters stage.</p> <p>The current condition of the site is noted and the key green characteristics will be retained and enhanced as part of the proposals to preserve the network of green infrastructure.</p> <p>The provision of public open space and the delivery of a 33% biodiversity net gain across the site will further reinforce the landscape-first approach to the proposed development design.</p> <p><b>The proposed development is therefore in accordance with Policy EN10.</b></p>

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	<p>applications must then be accompanied by a survey assessing the presence of such habitats/species and, where appropriate, make provision for their needs;</p> <p>e. In exceptional cases, where the need for development in social or economic terms is considered to significantly outweigh the impact on the natural environment, appropriate and proportionate mitigation measures and/or compensatory habitat creation and/or restoration of at least equal area, quality and diversity will be required through planning conditions and/or planning obligations.</p>															
<p>Policy EN11 Species Protection</p>	<p>Policy EN11 states that planning permission will not be granted for development which would have an adverse effect on a protected species unless the benefits of the development outweigh the need to maintain the population of the species in situ. Should development be permitted that might have an effect on a protected species planning conditions or agreements will be used to:</p> <p>a) Facilitate the survival of the individual species affected; b) Reduce the disturbance to a minimum; and c) Provide adequate alternative habitats to sustain the viability of the local population of that species.</p>	<p>The proposed development would not have an adverse effect on protected species. All required mitigation measures will be put in place to ensure ongoing protection during construction phases, with creation of new habitats forming part of future reserved matters applications.</p> <p><b>The proposed development is therefore in accordance with Policy EN11.</b></p>														
<p>Policy HS3 Green Infrastructure in New Housing Developments</p>	<p>All new residential development resulting in a net gain of dwellings will be required to provide sufficient public open space to meet the recreational needs of the development, in accordance with the standards set out below:</p> <table border="1" data-bbox="349 1062 1193 1479"> <thead> <tr> <th>Typology</th> <th>Provision Standard</th> </tr> </thead> <tbody> <tr> <td>Parks, gardens</td> <td>1.81ha per 1000 population</td> </tr> <tr> <td>Semi-natural greenspace</td> <td>1.78ha per 1000 population</td> </tr> <tr> <td>Amenity greenspace</td> <td>0.54ha per 1000 population</td> </tr> <tr> <td>Provision for children and young people</td> <td>0.02ha per 1000 population</td> </tr> <tr> <td>Allotments</td> <td>0.17ha per 1000 population</td> </tr> <tr> <td>Playing pitches</td> <td>1.01ha per 1000 population</td> </tr> </tbody> </table>	Typology	Provision Standard	Parks, gardens	1.81ha per 1000 population	Semi-natural greenspace	1.78ha per 1000 population	Amenity greenspace	0.54ha per 1000 population	Provision for children and young people	0.02ha per 1000 population	Allotments	0.17ha per 1000 population	Playing pitches	1.01ha per 1000 population	<p>The proposed development integrates 1.62 hectares of public open space and landscaping.</p> <p>The Planning Committee Report raises no issues with the proposed development's provision of such space against their standards as set out in Policy HS3.</p> <p><b>The proposed development is therefore in accordance with Policy HS3.</b></p>
Typology	Provision Standard															
Parks, gardens	1.81ha per 1000 population															
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Broughton-in-Amounderness Neighbourhood Plan		
Policy NE2 Visual Impact of New Development	The visual impact of new development particularly that on the edge of the defined settlement of Broughton when viewed from approaching routes should be minimised by landscape screening and tree planting.	No objection was received from PCC's Landscape Officer in respect of the visual impact of the proposed development.  <b>The proposed development is therefore in accordance with Policy NE2.</b>
Policy RES1 Broughton Village – Housing Development Sites as an extension to the defined settlement boundary.	<p>Small-scale housing developments will be permitted on the following sites, as a rounding off of the village form, within an extended village settlement boundary, as shown on the Plan below.</p> <ol style="list-style-type: none"> <li>1. 522 Garstang Road - field to front of bungalow – 1.45 has</li> <li>2. Park House and disused former football field to the east and to the south and east of Broughton District Sports and Social Club - 1.5 has</li> <li>3. Land to east and South of Broughton District Sports and Social Club-0.75 has</li> </ol> <p>Other proposed development within designated Open Countryside will be heavily restricted in accordance with Central Lancashire Core Strategy Policies 1 and 19 and Preston Local Plan Policies EN1 and EN4.</p>	<p>Policy RES1 primarily focuses on permitting three allocated sites beyond the settlement boundary in open countryside.</p> <p>Other developments within open countryside are to be considered in light of Policy 1 and EN1<sup>1</sup> to which the BNP looks. Policy 1 is the most relevant policy for the appeal scheme, however RES1 does not preclude proposals for the same reasons Policy 1 does not.</p> <p><b>The proposed development is therefore in accordance with Policy RES1.</b></p>
Policy RES2 Broughton Village Housing Mix	Residential development of more than 10 dwellings shall provide a range of housing to meet local needs as identified in the latest objective assessment of local housing needs.	<p>The proposed development seeks to provide 40% of the total number of homes as affordable on-site. The Planning Committee Report acknowledges that this meets and exceeds policy requirements.</p> <p>In respect of special needs housing, the proposed development also seeks to provide housing for older people over 55s, housing for ethnic minority groups and accessible, adaptable and wheelchair designed homes. This is to meet an identified need in a highly sustainable location which has significant local amenity provision (as well as being in close proximity to the city of Preston) to negate the need to travel larger distances for end users.</p> <p>The proposed development responds and complies to the policy aspirations.</p>

<sup>1</sup> As well as Policy 19 and EN4.

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		<b>The policy is out of date, in the same way as Policy 7, given it does not reflect current provisions of NPPF and is based on evidence underpinning the development plan which is out of date.</b>
Policy NE3 Drainage	Sustainable drainage schemes shall be used to drain land wherever possible: <ul style="list-style-type: none"> <li>- For development</li> <li>- where waterlogging is an obstacle to use of public open spaces or to enjoyment and use of public rights of way</li> <li>- to provide wildlife areas.</li> </ul>	The proposed development will integrate sustainable urban drainage systems to manage surface run-off and provide betterment overall.  <b>The proposed development therefore accords with Policy NE3.</b>
Policy CF1 Guild Wheel, Public Footpaths and Bridleways	Development which impacts on the Guild Wheel, public footpaths and bridleways shall not have a detrimental impact on the safety of users or the landscape setting of these routes.  Proposals which improve these facilities and benefit users will be supported in principle.	The proposed development includes a direct link to the Guild Wheel to the north. No Public Rights of Way are impinged by the proposed development.  <b>The proposed development therefore accords with Policy CF1.</b>
<b>Central Lancashire Design Guide SPD</b>		
<p>The Central Lancashire Design Guide provides an overview of the design principles that the Central Lancashire authorities will employ when considering planning proposals. A key objective of the SPD is to raise the level and quality of design of new buildings within the built environment across Central Lancashire and in so doing reinforce its unique character. It sets a benchmark for design quality by endorsing best practice and requiring new development to enhance the character of the area through good design.</p> <p>The Design Guide seeks to achieve this by 6 key design principles, as follows:</p> <ol style="list-style-type: none"> <li>1. <b>Movement and legibility</b> – A place that is easy to get to, move through and is easy to understand</li> <li>2. <b>Space and enclosure</b> – A place with attractive, sustainable and successful outdoor areas where public and private spaces are clearly distinguished</li> <li>3. <b>Mix of Uses and Tenures</b> – A development that promotes a variety and choice in terms of uses and ownerships in respect to local needs</li> <li>4. <b>Adaptability and resilience</b> – A development that can adapt and respond to changing economic, social and technological conditions</li> <li>5. <b>Resources and efficiency</b> – How the development contributes to tackling climate change and adapting to and mitigating its effects both in its construction and operation</li> </ol>		<p>The application was submitted in outline with all matters reserved except for access.</p> <p>The submitted parameters plan sets out the overarching principles to be adhered to in respect of layout and access and egress to / from the site.</p> <p>Full details in respect of the proposed development against the key design principles would be provided as part of a reserved matters submission. It is the intention to design the proposed development to these standards.</p> <p><b>The proposed development will therefore accord with this SPD.</b></p>

## Policy Compliance Matrix

<p>6. <b>Architecture and Townscape</b> - A development that responds positively to its surrounding environment through its external appearance and form</p>	
<p>Central Lancashire Affordable Housing SPD</p>	
<p>The purpose of this SPD is to provide advice on how the Councils' affordable housing policy, as set out in DPDs, is to be implemented. This includes guidance on a range of approaches, standards and mechanisms required to deliver a range of affordable housing to meet local needs.</p>	<p>The proposed development delivers 40% affordable housing in a range of types and tenures. This exceeds the adopted policy requirements.</p> <p><b>The proposed development will therefore accord with this SPD.</b></p>
<p>Central Lancashire Employment Skills SPD</p>	
<p>One of Central Lancashire's priorities is to encourage economic growth within Central Lancashire that benefits the people and businesses in the three boroughs. The SPD seeks to:</p> <ul style="list-style-type: none"> <li>• Increase employment opportunities by helping local businesses to improve, grow and take on more staff</li> <li>• Help businesses to find suitable staff and suppliers, especially local ones</li> <li>• Improve the skills of local people to enable them to take advantage of the resulting employment opportunities</li> <li>• help businesses already located in Central Lancashire to grow and attract new businesses into the area</li> </ul>	<p>The Appellant is committed to entering into a suitably worded S106 Agreement to secure an Employment and Skills Plan.</p> <p><b>The proposed development will therefore accord with this SPD.</b></p>
<p>Central Lancashire Open Space and Playing Space Strategy</p>	
<p>The purpose of this SPD is to provide advice on how the Councils' open space and playing pitch policies, as set out in the Local Plans, are to be implemented. This includes guidance on provision standards and how they will be applied. It sets out that all new residential development will be required to contribute towards open space and playing pitch provision with the exception of the following: nursing / rest homes; sheltered accommodation; and replacement dwellings.</p> <p>The SPD sets out the methodology for calculating the contribution requirements or quantum of open space to be provided on site.</p>	<p>The proposed development integrates 1.62 hectares of public open space and landscaping.</p> <p>The Planning Committee Report raises no issues with the proposed development's provision of such space against their standards.</p> <p><b>The proposed development will therefore accord with this SPD.</b></p>

## **Appendix 2 - Composition of existing and future housing supply**

**Composition of Housing Supply based on outstanding permissions and Local Plan allocations (5YHLS and beyond):**

Local Plan Ref	Planning Application	Address	Total Number of Dwellings (Net gain)	Type of housing secured <sup>1</sup> (Source: S106, officer report & planning application documents)			Net Outstanding No. of dwellings at Apr 23	Site Status at 1st April 2023 Base Date	Applicant or Developer	Apr 23/24- Apr 27/28	Apr 28/29 - Apr 32/33	Apr 2033+	Yr1	Yr2	Yr3	Yr4	Yr5	6 year plus
				Affordable	Older People	M4(2); M4(3)												
MD2	06/2013/0865	Haydock Grange, Hoyles Lane	205	62 (30%)	X	X	11	Reserved Matters (U/C)	Taylor Wimpey	11			6	5				
MD2	06/2014/0353	Lightfoot Lane Phase 1A	21	X	X	X	3	Reserved Matters	Redrow	3			3					
MD2	06/2014/0442 & 06/2018/0592 & 06/2019/0565	Sandyforth Lane Preston	259	77 (30%)	X	X	77	Full Permission (U/C)	David Wilson Homes & Barrats	77			24	24	24	5		
	06/2014/0902 & 06/2018/1243	Land off Preston Rd Grimsargh	147	51 (35%)	X	X	48	Reserved Matters (U/C)	Story Homes	48			30	18				
	06/2015/0022	Miller Arcade, Lancaster Rd	45	X	X	X	45	Full Permission (U/C)		0	45							45
MD1	06/2015/0243 & 06/2020/0992	Cottam Hall - Story Homes	293	85 (30%)	X	X	10	Reserved Matters (U/C)	Story Homes	10			10					
MD2	06/2015/0282 & 06/2016/1309 & 06/2018/0108	Lightfoot Lane Phase 2	168	47 (28%)	X	X	3	Reserved Matters (U/C)	Redrow	3			3					



MD2	06/2015/0530 & 06/2018/0705 06/2018/1414	Land to the north of Hoyles lane and east of Sidgreave Lane	403	105 (26%)	×	×	123	Full Permission (U/C)	Morris Homes	123			30	30	30	30	3	
	06/2015/0816	Land sth of 110- 126 Whittingham Lane Broughton	61	12 (20%)	×	×	25	Full Permission (U/C)	Newpark Whittingham LLP	25			19	6				
MD2	06/2015/0968 & 06/2019/1037	Land North of Eastway and South of D'urton Lane	329	45 (14%)	×	×	121	Reserved Matters (U/C)	Story Homes	121			30	30	30	30	1	
HS1.14	06/2016/0493 & 06/2019/0336	Former Ridings Depot and land to north and south of, Whittingham Road, Longridge	113	34 (30%)	×	×	3	Reserved Matters (U/C)	Prospect homes	3			3					
HS1.4	06/2016/0585	Former Eastway Nurseries	12	×	×	×	1	Reserved Matters (U/C)	V Capital Partnership	1			1					
	06/2016/1192	21 - 23 Lord Street	11	×	×	×	11	Full Permission (U/C)	ZV Designs	11						11		
MD1	06/2017/0255 & 06/2017/0256	Former Cottam Brickworks Cottam Avenue	114	9 (8%)	×	×	9	Full Permission (U/C)	BXB Cottam Properties Ltd	9			9					
MD1	06/2017/0324	Land west of The Weald Preston	119	36 (30%)	×	×	25	Reserved Matters (U/C)	Morris Homes	25			15	10				

MD2	06/2017/0364 & 06/2017/0366 & 06/2018/1415 & 06/2020/1285 & 06/2020/1376	Land Nth of Maxy House Fm Sandy Lane	145	64 (44%)	X	X	87	Reserved Matters (U/C)	Wainhomes	87			28	28	28	3	
MD2	06/2017/0831 & 06/2019/0908	Land north of D'urton Lane Preston	250	75 (30%)	X	X	185	Reserved Matters (U/C)	Laurus Partnership Homes LLP	185			35	35	35	40	40
HS1.14	06/2017/0840 & 06/2019/0169	Land at Inglewhite Rd (top section of north site) Anwyl Homes part of site	98	X	X	X	74	Reserved Matters (U/C)	Anwyl Homes	74			44	30			
HS1.14	06/2019/0169	Land at Inglewhite Rd (top section of north site) DWH part of site	123	48 (39%)	X	X	76	Full Permission (U/C)	David Wilson Homes	76			32	33	11		
	06/2017/0941 & 06/2019/0166	Land to the rear of 126A Whittingham Lane	97	34 (35%)	X	X	26	Reserved Matters (U/C)	Stewart Milne Homes	26			20	6			
	06/2017/0970	58 - 60 Guidhall Street	35	X	X	X	35	Prior Notification (U/C)	William Construction NW Ltd	0	35						35

	06/2017/1104 & 06/2020/1438	Park House 472 Garstang Rd	32	3.5 (11%)	×	×	4	Full Permission (U/C)	Pillars Construction Ltd	4		4					
	06/2017/1350 & 06/2022/1348	Land off Ribblesdale Drive Grimsargh	71	24 (34%)	×	×	65	Reserved Matters	McDermott Homes	65		28	32	5			
MD2	06/2017/1384 & 06/2017/1385 & 06/2019/0585	Haydock Grange Hoyles Lane	265	87 (24%)	×	×	26	Reserved Matters (U/C)	Taylor Wimpey	26		20	6				
	06/2017/1432 & 06/2020/0443	Land east of Plumpton Field Preston	17	6 (35%)	×	×	17	Reserved Matters (U/C)	Pringle Homes	17		12	5				
MD2	06/2017/1435 & 06/2021/0794	Land at Tabley Lane Preston	175	53 (30%)	×	×	175	Reserved Matters	Community Gateway Association	175		0	35	140			
	06/2018/0242 & 06/2020/0167	Land off Garstang Road Preston	68	68 (100%)	×	×	68	Reserved Matters (U/C)	The Sovini Group & Wainhomes	68		10	30	28			
HS1.14	06/2018/0585	Land to the North of Whittingham Road, Longridge, Preston	83	25 (30%)	×	×	17	Reserved Matters (U/C)	Anwyl Homes	17		0	17				
MD2	06/2018/0728	Bridge House Tabley Lane Preston	58	17 (30%)	×	×	58	Outline		0	58						58

	06/2018/0885	Land off Riversway & west of Dodney Drive Lea	280	84 (30%)	×	×	280	Outline	Bulwalk Ltd		120	160						280
	06/2018/1174	St Marys School St Marys Street	14	×	×	×	14	Full Permission (U/C)	DBF Builders (NW) Ltd	14			14					
	06/2018/1282 & 06/2020/1400	Ribbleton Hospital Miller Road Preston	139	139 (100%)	×	×	115	Reserved Matters (U/C)	Community Gateway Association	115			65	50				
	06/2018/1356 & 06/2022/1000	Land opp Swainson House Farm Goosnargh Lane	26	9 (35%)	×	×	26	Reserved Matters	Duchy Homes	0	26							26
	06/2019/0040	Keyfold farm 430 Garstang road	129	46 (35%)	×	×	119	Reserved Matters (Under Construction)	Wainhomes	119			28	28	28	28	7	
MD1	06/2019/0114	Plots 1 - 3 Cottam Hall - Land East of Sidgreaves Lane S of Hoyles Lane & N of Lea Rd	141	42 (30%)	×	×	77	Reserved Matters (U/C)	Rowland Homes	77			24	24	24	5		
HS1.15	06/2019/0365	Former Whittingham Hospital remainder of the site	481	53 (11%)	×	×	481	Outline	Homes England	0	240	241						481
	06/2019/0499	Sports Hall 10-16 Garden Street	47	×	×	×	47	Full Permission (U/C)	Nothern Estates Ltd	47					7	20	20	

	06/2022/0271	217 Garstang Road Fulwood Preston	23	7 (30%)	×	×	23	Full Permission		23					12	11		
	06/2019/1441	Midland House Maritime Way	40	×	×	×	40	Outline	Austringer Capital Ltd	0	40							40
	06/2019/0752 & 06/2021/1074	Cardwells Farm Garstang Road Preston	151	20 (13%)	×	×	151	Outline (but RM for 55)	Wainhomes	55	96	0	2	25	25	3		96
	06/2019/0783	12-14 & 16 Grimshaw Street	11	11 (100%)	×	×	11	Full Permission (U/C)		11			11					
SP4.2 (City Centre)	06/2019/0856	Avenham Street Car Park	294	×	×	×	294	Full Permission	Pillars PR1 Ltd	0	294							294
	06/2019/0924 & 06/2020/1150	Bhailok Court Pole Street	200	×	×	×	200	Full Permission (U/C)	The Heaton Group	200			200					
SP4.1 (City Centre Plan)	06/2019/0952	St Joseph's Orphanage	67	×	×	×	67	Full Permission	Czero Developments Ltd	0	67							67
	06/2019/0974	Land at Sandy gate Lane Broughton	97	34 (35%)	×	×	30	Reserved Matters (U/C)	Watkin Jones & Son Ltd	30			30					
	06/2019/0986	Deafway Brockholes Brow Preston	37	×	×	×	26	Full Permission (u/c)	Imperial Fairway Ltd	26			10	10	6			
	06/2019/1032	Ingol Golf Club RM (Bellway)	152	46 (30%)	×	×	62	Reserved Matters (U/C)	Bellway	62			44	18				
	06/2019/1049	Land South of Whittingham Lane Grimsargh	66	23 (35%)	×	×	37	Reserved Matters (U/C)	Seddon Homes	37			37					

	06/2019/1055	Land at West Park Avenue	12	12 (100%)	X	X	12	Full Permission	Community Gateway Association	12				12				
	06/2019/1340	The Sumners 195 Watling Street Road	77	X	X	X	77	Outline	PWA Planning	0	77							77
	06/2020/0050	Land to the east of Tabley Lane Higher Bartle Preston	36	11 (30%)	X	X	24	Full Permission (U/C)	Redrow	24			24					
	06/2020/0365	Land to the rr of Maitland House Maitland Street	13	13 (100%)	X	X	13	Full Permission		13				13				
	06/2020/0413	Ribchester House Lancaster Road	36	X	X	X	36	Prior Notification	Penthome Ltd	0	36							36
	06/2020/0746	Land bounded by Ainsdale Drive Staveley Place and Heywood Road	13	13 (100%)	X	X	13	Full Permission	Community Gateway Association	13				13				
HS1.15	06/2020/1118	Former Whittingham Hospital	248	74 (30%)	X	X	203	Reserved Matters (U/C)	Barratts	150	53		30	30	30	30	30	53
	06/2018/1230	Land at D'Urton Lane, Broughton	29	10 (30%)	X	X	22	Full Permission (U/C)	Ascott Homes	22			10	12				
	06/2019/1109 & 06/2017/0676	Land to the west of Preston Rd Grimsargh (Over 55s village)	80	X	80	80	80	Reserved Matters	Applethwaite Ltd	70	10			10	20	20	20	10
MD1	06/2021/1022	Sidgreaves Lane lea Road and Lancaster Canal	211	63 (30%)	X	X	211	Reserved Matters(U/C)	David Wilson Homes	105	106			6	37	28	34	106
	06/2020/1382	329 Preston Road Grimsargh	35	35 (100%)	2	2	5	Full Permission (U/C)	Breck Homes	5			5					

	06/2021/1003	Phase 3A Whittingham Hospital Whittingham Lane	21	1 (5%)	X	X	11	Reserved Matters (U/C)	Elan Homes	11			11					
	06/2021/0825	18 Black Bull Lane, Preston, PR2 3PU	10	X	X	X	10	Outline			10							10
MD2	06/2021/1118	Land to the east of Tabley Lane and north of Tabley Green	130	X	X	X	130	Reserved Matters	Redrow	100	30			10	30	30	30	30
	06/2020/0119	Land at Preston Golf Club Fulwood Hall Lane Fulwood Preston	10	X	X	X	10	Full	Preston Golf Club	10				5	5			
	06/2020/0888	Land at Bartle, Preston	1100	330 (30%)	X	X	1100	Outline	The Robertson Group & Trustees of the Tom Barron Pension Scheme		300	800						1100
	06/2019/1101	Ashton basin Tulketh Brow	12	X	X	X	12	Full (U/C)	Ventura Homes Ltd	12			3	3	3	3		
	06/2021/0425	Ramblers Club 11 Mornington road	13	X	X	X	13	Full	Weaver finch	13			1	4	4	4		
	06/2021/0168	St Marks Building 70 Wellfield Road	16	X	X	X	16	Full (U/C)	Sanallish Ltd	16				8	8			
	06/2021/0734	Parcel H, Ingol Golf Club, Wychnor	50	15 (30%)	X	X	50	RM (U/C)	Fellow Homes	50				12	24	14		
	06/2021/0875	Lancashire House 24 Winckley Square	29	X	X	X	29	Prior Notification	Eastside Property Ltd	0	29							29
	06/2020/0949	38-42 Guildhall Street	11	X	X	X	11	Full	Guildhall Place Ltd	11						11		

	06/2021/1019	34-42, 53-56a,3-7a Adelphi Street, Harrington Street, St Peters Street	-24	×	×	×	-24	Full (U/C)	UCLAN	-24		-24					
	06/2021/1024	Deltic House West Strand	24	×	×	×	24	Prior Notification	Derwent Estates	0		24					24
	06/2021/0769	113 - 115 Market Street West	14	×	×	×	14	Full	MNM Property Management Ltd	14					14		
	06/2020/0386	Emmanuel Church Brook Street	14	×	×	×	14	Full	Consolidated African Ventures Ltd	14				7	7		
	06/2021/0486	Lawton House Farm Bartle Lane Woodplumpton	14	×	×	×	14	Full (U/C)		14			5	5	4		
	06/2018/0178	Daniels farm D'Urton Lane	23	2 (9%)	×	×	9	Full (U/C)	Reid Homes	9			4	5			
MD2	06/2020/1109	Sidgreaves Lane Lea Rd and Lancaster Canal	117	35 (30%)	×	×	58	Reserved Matters (U/C)	Barratt Homes	58			30	28			
MD2	06/2021/1210	Land south of East West Link Road and east of Tabley Lane, Preston	42	×	×	×	42	Full permission	Redrow	42			15	27			
	06/2022/0624	18 East View, Preston, PR1 5AS	12	×	×	×	12	Full permission		12					12		



MD2	06/2020/1344	Land south of Bartle Lane, Lower Bartle, Preston, PR4 0RU	195	59 (30%)	×	×	195	Outline Permission	Hollins Homes Ltd		150	45						195
MD2	06/2021/1119	Land to the north of D'urton Lane, Preston	28	8 (29%)	×	×	28	Full permission (U/C)	Persimmon Homes	28			11	17				
	06/2022/0779	Ingol Golf And Squash Club, Tanterton Hall Road, Preston, PR2 7BY	155	46 (30%)	×	×	155	Reserved Matters (U/C)	Rowland Homes	84	71			12	24	24	24	71
HS1.13	06/2020/0652	Land off Tom Benson Way, Preston, PR2 1SG	35	35 (100%)	×	×	35	Full permission	Community Gateway Association	35					35			
	06/2022/0799	107, Garstang Road, Preston, PR1 1LD	10	×	×	×	10	Full permission	SHH Investments Ltd	10							10	
	06/2022/0999	Land at Swainson Farm, Goosnargh Lane, Preston, PR3 2JU	40	14 (35%)	×	×	40	Reserved Matters	Duchy Homes LT	0	40							40

**Allocations without a planning application**

MD2		Remainder of MD2	1584	Unknown	×	×	1584			0	150	1434						1584
SP4.5 (City Centre Plan)		Grimshaw Street/ Queen Street/ Manchester Road	70	Unknown	×	×	70			0	35	35						70
HS1.3		Parker Street	50	Unknown	×	×	50			0	50							50
HS1.11		Tulketh Community School	44	Unknown	×	×	44			0	44							44
HS1.1		Lancashire Fire & Rescue HQ Garstang Rd	40	Unknown	×	×	40			0	40							40
HS1.6		Rest of Skeffington Rd/Castleton Rd site	38	Unknown	×	×	38			0	38							38

HS1.9		Stagecoach Bus Depot Selbourne St	32	Unknown	X	X	32			0	32							32
SP4.4 (City Centre Plan)		North of Shepherd Street	28	Unknown	X	X	28			0	0	28						28
HS1.8		Shelley rd/Wetherall St	27	Unknown	X	X	27			0	27							27
SP4.3 (City Centre Plan)		Rear Bull & Royal Public House	14	Unknown	X	X	14			0	14							14
HS1.12		Bretherens Meeting Rm, Egerton Rd	12	Unknown	X	X	12			0	12							12
SP4.6 (City Centre Plan)		Former Byron Hotel, Grimshaw Street	7	Unknown	X	X	7			0	7							7
		Sites 9 units and under (minus 10% discount)		Unknown	X	X	441			441			88	88	88	88	89	0
<b>Total % of overall supply</b>				<b>24.7%</b>	<b>0.9%</b>	<b>0.9%</b>												
				<b>Affordable</b>	<b>Older People</b>	<b>M4(2); M4(3)</b>												

<sup>1</sup>The total number of dwellings of each site are derived from the planning permissions. Therefore some of the net completions may have already been delivered prior to April 2023.

## **Appendix 3 - National net housing completions**



# Net additional dwellings



Overview

Local Authority

Permitted Development Rights

Communal Accommodation

Interactive Maps



Filters:

Year

All

Region

England

Latest net additional dwellings

234K

Latest new build completions

213K

Latest net conversions

4K

Latest net change of use

22K

Latest net other gains

1K

Latest demolitions

-5K

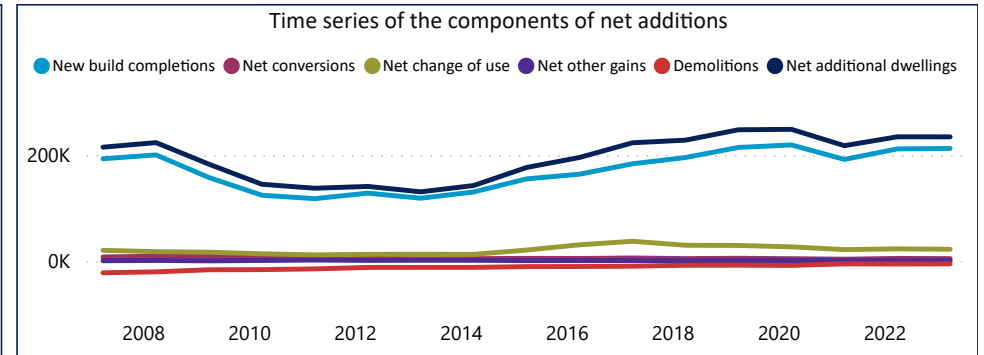
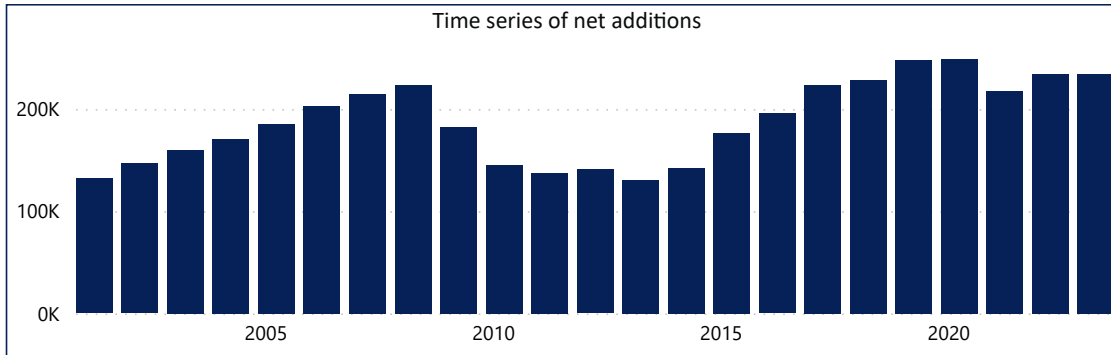
Change from previous year

-0%

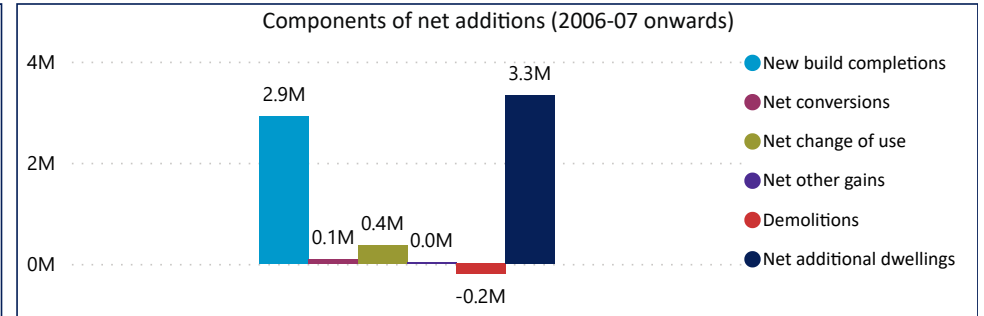
**Notes**

Rounded figures are available in [Live Table 118](#).

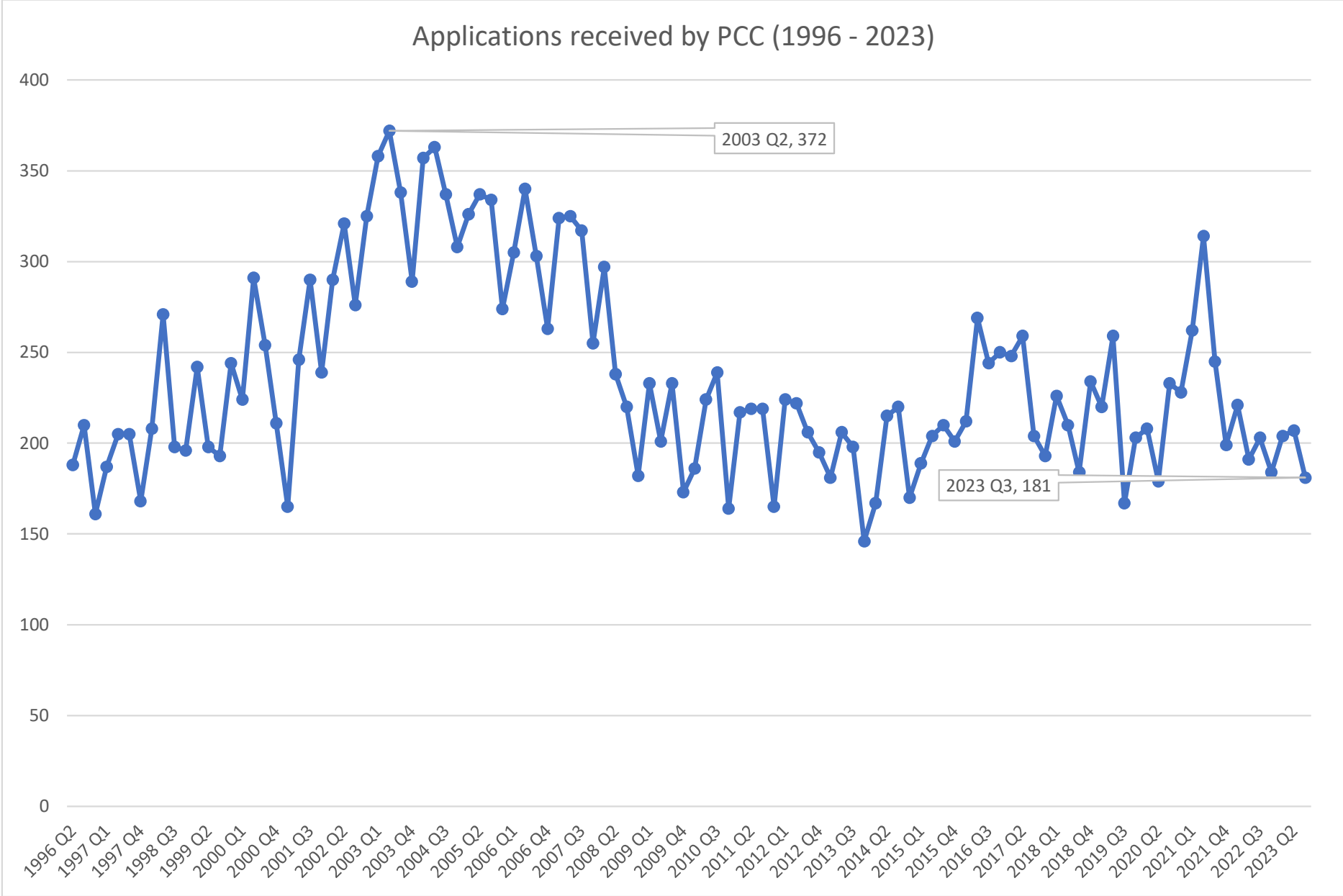
The dwelling counts from the 2001, 2011 and 2021 Census were



Year	New build completions	Net conversions	Net change of use	Net other gains	Demolitions	Net additional dwellings	Change from previous year
2022-23	212,568	4,499	22,163	641	-5,474	234,397	-0%
2021-22	211,665	4,855	22,905	766	-5,729	234,462	8%
2020-21	191,819	3,410	21,471	643	-5,478	217,754	-12%
2019-20	219,120	4,344	26,713	857	-8,332	248,591	0%
2018-19	214,413	5,162	29,295	968	-7,961	247,766	9%
2017-18	195,387	4,547	29,726	680	-8,059	228,170	2%
2016-17	183,571	5,680	37,189	723	-9,818	223,234	14%
2015-16	163,939	4,755	30,598	777	-10,424	195,534	11%



## **Appendix 4 - PCC Planning Applications (2004-23)**





# Department for Levelling Up, Housing & Communities

## Planning applications in England:

Factsheet

July to September 2023

### Residential and commercial applications granted (major and minor):

Residential

**7,900** - 10% from 2022 Q3

Commercial

**1,700** - 10% from 2022 Q3

### Householder developments:

Decided

**45,100** - 19% from 2022 Q3

As a proportion of all applications decided

**53%** - 4 pp from 2022 Q3

### Permitted development rights (PDRs):

Number of applications:

Prior approval not required

**3,100** - 18% from 2022 Q3

Granted

**1,600** - 6% from 2022 Q3

Refused

**1,400** - 21% from 2022 Q3

### County matter applications

Decided

**142** - 10% from 2022 Q3

Granted

**132** - 9% from 2022 Q3

pp Percentage point

### Number of applications:

Received

**87,800** - 12% from 2022 Q3

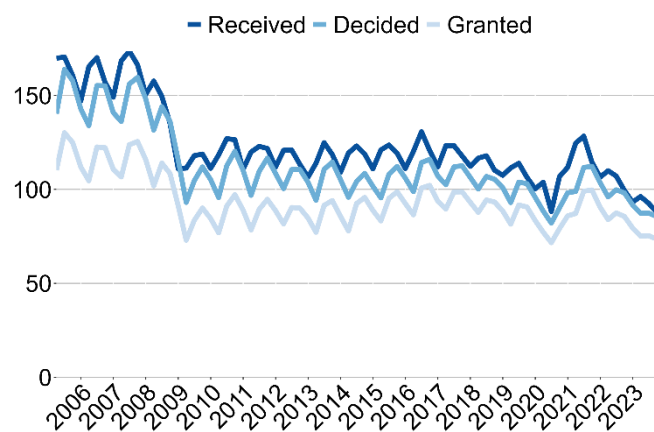
Decided

**85,600** - 13% from 2022 Q3

Granted

**73,500** - 14% from 2022 Q3

Number of applications (thousands);



### Percentage of applications:

Granted

**86%** - 1 pp from 2022 Q3

### The percentage of applications decided in time by development type:

Major applications

**88%** + 1 pp from 2022 Q3

Minor applications

**85%** + 3 pp from 2022 Q3

Other applications

**90%** + 3 pp from 2022 Q3

## Appendix 5 - Heylo Interest Letter



Re: Garstang Road, Broughton, Preston

Rupert Mackay <[rmackay@heylohousing.com](mailto:rmackay@heylohousing.com)>

Thu 2023-09-28 7:31 PM

To: Christian Orr <[christian.orr@hsland.co.uk](mailto:christian.orr@hsland.co.uk)>

**CAUTION: EXTERNAL EMAIL!**

Christian,

Please accept this e mail as confirmation that Heylo Housing are indeed interested in acquiring the affordable homes on your proposed Garstang Road Preston site.


Regards

Rupert

**heylo**

Rupert Mackay | Acquisitions Director

 [07713 784512](tel:07713784512)

 [DDI. 020 3744 0345](tel:02037440345)

 [heylohousing.com](https://www.heylohousing.com)

 [Level 6, Design Centre East, Chelsea Harbour, London, SW10 0XF](#)



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## **Appendix 6 - Liberty Interest Letter**



**Liberty**  
Living  
Partnership

Honeycomb West  
Chester Business Park  
Chester  
CH4 9QH  
Tel: 01244 351306

**Christian Orr**

Land & Planning Director

By email: christian.orr@hsland.co.uk

Dear Christian,

**RE: Hollins Site, Garstang Road, Broughton, PR3 5JB**

Having recently assessed local market demand and need data we have identified your site off Garstang Road, Broughton. We believe it possess great potential for a mixed tenure development comprising both housing and an apartment led development designed to facilitate independent living of the 55+ age demographic. Therefore, I write to express our keen interest to acquire the site should your appeal be successful.

### Your Partner

By way of introduction, Liberty Living is part of the wider group of companies of Liberty Properties, a highly successful privately owned and family run business that over the past 35+ years has amassed experience in developing residential; retirement; extra care; and residential care home sectors.

Liberty Living was coined as a direct response to the chronic under provision of affordable tenures in both family housing and senior living tenures in the North West and Midlands regions. The group of companies possess a truly all-encompassing offer to deliver family housing, retirement and care developments, and neighbourhood centres. This enables us to maximise land receipts for our landowner and JV partners and achieve planning permissions more expediently via acting as one development partner.

### Case for Our Development

Lancashire County Council recently published it's Housing with Care and Support Strategy 2018-2025. It summarised the following key facts in support of delivering between 1,000-2,117 extra care or supported units for older people:

- There is significant need for new modern apartment or housing led developments to facilitate independent living as there are only two purposes built extra care schemes located in Ormskirk and Whitworth, with three schemes under development in Chroley, Preston, and Wyre.
- In March 2019, LCC was supporting 3,285 older adults in long-term residential care at an average gross weekly cost of £540 per person, and 1,111 older adults in nursing care at an average gross weekly cost of £641 per person.
- In 2017/18, the number of council-supported long-term admissions of older adults to residential or nursing care homes per 100,000 population was 729 in Lancashire – higher than both the shire counties average of 557 and the England average of 586.

- Predicted changes to the older adults (aged 65 or over) population of Lancashire by 2025 (from 2017):
  - 34,300 or 14% increase in the number of older adults
  - 20,649 or 25% increase in the number of people with dementia
  - 21,502 or 17% increase in the number of people with a limiting long-term illness
  - 16,365 or 19% increase in the number of people living alone.
  
- It outlined the older person housing need could be distributed between the following district local authorities in the following fashion:

District	Estimated no. of units needed	No. of units in existence or development
Burnley	134	0
Chorley	206	65
Fylde	194	0
Hyndburn	123	0
Lancaster	238	0
Pendle	138	0
Preston	165	60
Ribble Valley	125	0
Rosendale	107	42
South Ribble	204	0
West Lancashire	217	111
Wyre	265	72
<b>Total</b>	<b>2,117</b>	<b>350</b>

Therefore, based on the above we would anticipate our proposals would be welcomed in principal but subject to design and technical details.

Please do keep us informed of the outcome of the appeal and I wish you well in your endeavours.

Yours sincerely,



**Sam Oliver**  
 Managing Director  
 sam@libertyprops.com | 07793540366 | 01244 351 306

**Appendix 7 - FOI Requests/Emails on specialist  
housing monitoring data**

---

**From:** Laura Holden <L.Holden@preston.gov.uk>  
**Sent:** 05 January 2024 16:50  
**To:** Christian Orr  
**Subject:** RE: Housing completions

**CAUTION:EXTERNAL EMAIL!**

Hi Christian,

The Council does not hold the information or monitor, the number of housing completions of older people's housing and housing completions of M4(2) or M4(3).

Kind regards,  
Laura

Laura Holden  
Senior Planning Officer  
+441772906587  
Preston City Council

---

**From:** [REDACTED]  
**Sent:** Friday, January 5, 2024 10:24 AM  
**To:** Laura Holden <L.Holden@preston.gov.uk>  
**Cc:** Simon Ridgway <S.Ridgway@preston.gov.uk>  
**Subject:** RE: Housing completions

Hi Laura,

I am still waiting a response from the Council on my email below which is relevant to the appeal.

Please can you confirm that the Council does not hold information on, or monitor, the number of housing completions of older people's housing (as defined by NPPF) and housing completions of M4(2) or M4(3)?

Thank you in advance.

Kind regards,  
Christian

**Christian Orr** MTCP (Hons) MRTPI  
**Land & Planning Director**



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW | [www.hsland.co.uk](http://www.hsland.co.uk)



This is an e-mail from Hollins Strategic Land LLP. The contents of this e-mail are confidential, may be legally privileged and are strictly for use by the addressee only. If this e-mail is received by anyone other than the addressee, you must not reveal its existence or contents to any person other than Hollins Strategic Land LLP or the addressee. Please e-mail it back to the sender and permanently delete it. Internet e-mail is not totally secure and may be intercepted, altered or disclosed to third parties without your knowledge.



Date: 14<sup>th</sup> December 2023  
 Your reference:  
 Our reference: LAS/SR/9400

Christian Orr

Legal Services  
 Resources Directorate  
 Preston City Council  
 Town Hall  
 Preston  
 PR1 2RL

[www.preston.gov.uk](http://www.preston.gov.uk)

Tel: 01772 906849

Email: [s.ridgway@preston.gov.uk](mailto:s.ridgway@preston.gov.uk)

Preston City Council does not accept service by email.

Dear Mr Orr,

## **REQUEST FOR INFORMATION UNDER THE FREEDOM OF INFORMATION ACT 2000**

Further to our email from 24<sup>th</sup> November 2023, pursuant to the Freedom of Information Act 2000, Preston City Council (PCC) are now able to respond to your request for information, please see the details below.

### **FOI & Reply**

Net number of affordable dwellings completed in the parish of Broughton each year since 2010.

- Net number of older persons dwellings (as defined by NPPF) completed in the parish of Broughton each year since 2010.
- Net number of older persons dwellings (as defined by NPPF) completed since 2010 in the district of Preston.
- Total net number of all dwellings completed since 2010 in the district of Preston which meet M4(3) regulations.
- Total net number of all dwellings completed since 2010 in the district of Preston which meet M4(2) regulations.
- Total net number of all dwellings completed since 2010 in the district of Preston of older persons dwellings (defined as that under NPPF).

If the local authority does not hold this information, please can you suggest where the information may be held by another body or a

Reply - PCC don't have Affordable Housing completions by Parish – just the table for the whole of PCC which is publicly available. See the link below.

### **[Monitoring - Preston City Council](#)**

If you are dissatisfied with the response provided, please write to the address below setting out your reasons within 21 days of receipt of this letter: -

Mrs. Caron Parmenter  
 Assistant Director (City Solicitor and Monitoring Officer)  
 Preston City Council  
 Town Hall  
 Lancaster Road

Preston  
Lancashire  
PR1 2RL

If you are still not satisfied with the Council's decision after review, you may complain to:

-

FOI and EIR complaints | ICO

The Information Commissioner  
Wycliffe House  
Water Lane  
Wilmslow  
Cheshire  
SK9 5AF

Yours sincerely,



Simon Ridgway  
Information Governance Officer



## Appendix 8 - BNG Report

Land West of Garstang Road, Broughton PR3 5JJ

## UPDATED ASSESSMENT OF BIODIVERSITY NET GAIN

December 2023

ERAP (Consultant Ecologists) Ltd reference: 2021-104d

ERAP (Consultant Ecologists) Ltd  
Building N2  
Chorley Business and Technology Centre  
East Terrace  
Euxton Lane  
Euxton  
Chorley  
PR7 6TE

Tel: 01772 750502

[mail@erap.co.uk](mailto:mail@erap.co.uk)  
[www.erap.co.uk](http://www.erap.co.uk)



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**Document Control**

<b>Survey Type:</b>	<b>Surveyors</b>	<b>Survey Date(s)</b>
UK Habitat Classification Survey (including condition assessments of baselined habitats)	Rachel Brown B.Sc. (Hons) Graduate ecologist	1 <sup>st</sup> November 2023
<b>Reporting</b>	<b>Personnel</b>	<b>Date</b>
<b>Authors</b>	Rachel Brown B.Sc. (Hons) Graduate ecologist Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM Principal ecologist	1 <sup>st</sup> December 2023
<b>Signature(s)</b>		
<b>Checked and issued by</b>	Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM	20 <sup>th</sup> December 2023
<b>Report issued to</b>	Hollins Strategic Land	
<b>Version Number</b>	1	

## 1.0 INTRODUCTION

### 1.1 Background and Rationale

1.1.1 Further to an assessment of biodiversity net gain carried out for the site west for Garstang Road, Broughton (hereafter referred to as the 'site') in July 2021 using Defra Metric version 2.0 (ERAP (Consultant Ecologists) Ltd, 2021), ERAP (Consultant Ecologists) Ltd was commissioned by Hollins Strategic Land to carry out an updated assessment of Biodiversity Net Gain (BNG) for the site using *The Biodiversity Metric 4.0 Calculation Tool (JP039)* (Natural England, 2023).

1.1.2 The assessment was requested in connection with a planning application proposing the development of the site to residential housing. The Ordnance Survey (OS) grid reference at the centre of the site is SD 52480 34698.

1.1.3 In accordance with Chapter 15, paragraph 180(d) of the *National Planning Policy Framework (NPPF)* (Ministry of Housing, Communities and Local Government, 2023).

*'opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate'.*

1.1.4 This BNG assessment has been prepared to provide an assessment of the biodiversity value of the baseline of the site, an assessment of the value of post-development habitats based on the parameters as defined by the *Sketch Layout* (Hollins Strategic Land, 2021) and provides guidance in relation to the requirements to attain a net gain in accordance with accordance with *Biodiversity Net Gain: Good Practice Principles for Development* (CIEEM, 2016).

### 1.2 Site Description

1.2.1 An aerial image of the site is appended at **Figure 1**. The total site area is 2.6 hectares<sup>1</sup>.

1.2.2 The habitats present within the site are described and assessed in *ERAP Ltd 2021-104 Ecology Report \_v3\_12.12.22* (ERAP (Consultant Ecologists) Ltd, 2022), hereafter referred to as the 'ecology report'.

1.2.3 The habitats and site conditions are described as:

*"The approximately 2.6 hectare site located to the south of Broughton village on the northern outskirts of Preston. The site comprises one field of arable land in active agricultural management / rotation, bordered by margins of poor semi-improved grassland with boundary hedgerows with trees. A line of trees and shrubs is present at the northern site boundary. An ephemeral pond (Pond 1) is present at the south-eastern corner of the site.*

*Beyond the northern site boundary is a footpath and cycleway (the Guild Wheel) and residential gardens. The eastern site boundary is defined by Hedgerow 2 which extends parallel to Garstang Road. The southern site boundary is defined by Hedgerow 1, beyond which lies a farm access track, further agricultural land and residential properties. The western site boundary is defined by an extension of Hedgerow 1 beyond which lie residential properties (under construction) and agricultural land."*

1.2.4 An updated walkover survey (and collation of updated habitat condition assessment survey data) carried out on 1<sup>st</sup> November 2023 confirmed that the site conditions and habitats present remain similar to those reported in the ecology report.

<sup>1</sup> As measured by ERAP (Consultant Ecologists) Ltd; detail on the methods used to measure the area of the site are presented at **Section 2.0**.

### 1.3 Proposed Development Description

- 1.3.1 The assessment has been requested to inform a planning application for residential development at the site. The proposals and parameters of the development are presented at *Sketch Layout* as reproduced at **Figure 4**, appended.

### 1.4 Scope of Study

- 1.4.1 This report has been prepared to accompany a completed assessment of BNG using *The Biodiversity Metric 4.0 Calculation Tool (JP039)* (Natural England, 2023). The completed Microsoft Excel spreadsheet assessment is presented as a separate document, named '*ERAP Ltd 2021-104d Biodiversity Metric 4.0 Land west of Garstang Road, Broughton 20.12.23*', hereafter referred to as the 'BNG Metric'.
- 1.4.2 It is intended that this report provides a transparent assessment to demonstrate the calculation of net gain, based on the reasonable parameters assumed for the proposals (refer to **Sections 2.3** and **4.2**). This approach has been applied on a number of other sites ERAP (Consultant Ecologists) Ltd has assisted with and has been accepted by the relevant Local Planning Authorities (LPA) and their ecological advisors to enable a planning application to progress.

## 2.0 METHOD OF SURVEY

### 2.1 Habitat Assessment and Mapping

#### Baseline Habitats

- 2.1.1 An updated Phase 1 Habitat Survey and UK Habitats Classification survey and condition assessments of the habitats present was carried out by Rachel Brown B.Sc. (Hons) on 1<sup>st</sup> November 2023. The weather was dry with a light air (Beaufort scale 1) and an air temperature of 12°C.
- 2.1.2 The *Appendix 5: Tree Constraints Plan. Land off Garstang Road, Broughton AWA3718* as presented in the *Arboricultural Report (AWA Tree Consultants, 2021)* and *ESRI World Imagery* was used as a base plan. The Tree Constraints Plan was provided to ERAP (Consultant Ecologists) Ltd as spatially referenced .dwg files; the files have been converted to .dxf format and inputted into QGIS.
- 2.1.3 Each of the habitats within the site has been assessed in accordance with the UKHab to determine each habitat type present. This has allowed a reliable classification of habitats in accordance with those used by the BNG Metric.
- 2.1.4 The UKHab has been designed to function at two scales: fine scale (25m<sup>2</sup> or 5 metres length) and large scale (400m<sup>2</sup> or 20m<sup>2</sup> length). It has been considered for the purposes of this survey (where the UKHab has been used to inform the BNG calculation of a relatively small area) that a finer scale of 5m<sup>2</sup> is appropriate for the classification of habitats.
- 2.1.5 Condition Assessments for each of the habitats present within the site have been completed in accordance with *The Biodiversity Metric 4.0 – Technical Annex 1: Condition Assessment Sheets and Methodology* (Natural England, March 2023).
- 2.1.6 A plan showing the baseline habitats present within the site in accordance with UKHab symbology is appended at **Figure 2**.

#### Post-development Habitats

- 2.1.7 The post development habitats have been calculated using the *Garstang Road Sketch Layout, Drawing number: UG1951-URB-UD-XX-XX-SK-(90)-002, Revision B* (Hollins Strategic Land, 2021). This plan was

provided to ERAP (Consultant Ecologists) Ltd as a spatially referenced .dwg files; the files have been converted to .dxf format and inputted into QGIS.

- 2.1.8 A plan showing the post-development (proposed) habitats in accordance with UKHab symbology is appended at **Figure 3**.
- 2.1.9 Target Condition Assessments for each of the proposed habitats have been completed in accordance with *The Biodiversity Metric 4.0 – Technical Annex 1: Condition Assessment Sheets and Methodology* (Natural England, March 2023).

## 2.2 Survey and Reporting Limitations

- 2.2.1 All measurements have been either estimated whilst on site or measured using QGIS.
- 2.2.2 A detailed landscaping scheme has not been provided for the site. As described at **Section 4.0** below, as the application is made in outline, this report provides a detailed assessment of the ecological value of the baseline habitats (in accordance with the BNG Metric) prior to development and a preliminary assessment of the ecological value of the site post development in accordance with the proposed habitats and parameters outlined in the Parameter Plan (Hollins Strategic Land, 2021) and the *Sketch Layout* (Hollins Strategic Land, 2021). It is recognised that the BNG Metric will need to be updated when the detailed site proposals and landscape proposals are prepared at the reserved matters stage. This assessment of BNG therefore provides a series of parameters that should be adhered to during the preparation of the detailed landscape proposals to have confidence in the delivery of BNG.
- 2.2.3 The survey was completed in autumn when plant species may be in a state of senescence; the surveyor is experienced in identifying plant species from their vegetative characteristics however, and a reliable assessment of the habitats present was possible.

## 2.3 Evaluation Methods and Rules Applied

### Habitats and Assessment

- 2.3.1 Habitats have been assessed to determine whether they meet those described in *UK Biodiversity Action Plan: Priority Habitat Descriptions* (Maddock, A (ed), 2008); these lists are used to help draw up the statutory lists of Priority Habitats, as required under Section 41 of the *Natural Environment and Rural Communities (NERC) Act 2006*. Where suitable, the ecological value of the habitats present have been assessed using the terms outlined in *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* (CIEEM, 2018).
- 2.3.2 Proposed urban trees have been counted based on the reasonable and realistic indications on the Sketch Layout and the Tree Helper provided within the BNG Metric has been applied.

### Relevant Guidance

- 2.3.3 Government advice on wildlife, as set out in the *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government, 2023) and associated government circulars has been taken into consideration.

### Assumptions

- 2.3.4 It is assumed that vegetated gardens will be included in the post-development calculation. It is recognised that there is limited control over what happens to the gardens in the long term; vegetated gardens are scored accordingly in the BNG Metric. Inclusion of vegetated gardens within the metric is in accordance

with the guidance in relation to gardens issued during the Greater Manchester Combined Authority / CIEEM Webinar<sup>2</sup>. It is assumed that Preston City Council will also take garden habitats into account in this manner.

2.3.5 Reasonable assumptions have been made in relation to the condition assessments for the proposed habitats at the site; the proposed condition assessment for each habitat is appended at **Section 7.2**. Long-term management of the proposed habitats is required to secure the proposed condition.

### 3.0 SURVEY RESULTS

#### 3.1 Assessment of Baseline Habitats

3.1.1 **Tables 3.1 to 3.2** provide a summary of the habitats present, their condition assessment result and their area within the site. Condition assessments for each habitat are appended at **Section 7.1**.

**Table 3.1: Summary of Baseline Area Based Habitats within Site**

Habitat Reference	UK Habitat Classification Type	BNG Habitat Equivalent	Phase 1 Habitat Equivalent	Condition Assessment Result	Area (ha)
<b>Habitat 1</b> Arable field	c1b5 – Rye-grass and clover leys	Cropland – Temporary grass and clover leys	J1.1 Arable	N/A	2.43
<b>Habitat 2</b> Grassland around Pond 1	g4 – Modified grassland	Grassland – Modified grassland	B6 poor semi-improved grassland	Poor	0.05
<b>Habitat 3</b> Grassland around entrance	g4 – Modified grassland	Grassland – Modified grassland	B6 poor semi-improved grassland	Poor	0.05
<b>Habitat 4</b> Tall herb in fenced off area	g3c – other neutral grassland, with secondary code 16 tall forbs	Grassland – Other neutral grassland	C3.1 Tall ruderal	Poor	0.01
<b>Habitat 5</b> Mixed scrub along western boundary	h3h – mixed scrub	Heathland and scrub – Mixed scrub	A2.1 Dense scrub	Moderate	0.02
<b>Habitat 6</b> Bare ground around entrance	u1b – Developed land; sealed surface	Urban – Developed land; sealed surface	J4 Bare ground	N/A	0.03
<b>Habitat 7</b> Pond 1	r1g – other standing water with secondary code 40 ponds (non-priority)	Lakes – Ponds (non-priority habitat)	J5 Other habitat	Moderate	0.01 <sup>3</sup>
<b>Total:</b>					<b>2.60 ha</b>
<b>Habitat 8</b> Individual trees (small)	N/a	Individual trees – urban tree (small x 2)	J5 Other habitat	Moderate	0.0081

<sup>2</sup> Advice provided by Natural England in a recent (February 2021) Question and Answer Session on the Greater Manchester Combined Authority / CIEEM Webinar stated 'Q. How should gardens be treated within the metric? As no control of what happens within these areas is possible, should they be excluded? A. Gardens are included in the metric but the metric assumes that a significant number will disappear and decked over etc. over time. So they are scored accordingly. They still generate biodiversity units, but account has been taken of the fact that, as you say, there is limited control over what happens to them [Natural England]' (GMEU / CIEEM, 2021).

<sup>3</sup> The area of Pond 1 is 41m<sup>2</sup> (0.0041ha) and is therefore too small to register at in terms of hectares rounded to 2 decimal places. The pond has therefore been rounded up to 0.01ha, i.e. the minimum area possible.



Habitat Reference	UK Habitat Classification Type	BNG Habitat Equivalent	Phase 1 Habitat Equivalent	Condition Assessment Result	Area (ha)
<b>Habitat 9</b> Individual trees (medium)	N/a	Individual trees – urban tree (medium x 2)	J5 Other habitat	Moderate	0.0733
<b>Habitat 10</b> Individual trees (large)	N/a	Individual trees – urban tree (large x2)	J5 Other habitat	Good	0.0765

**Table 3.2: Summary of Baseline Hedgerow Habitats within Site**

Habitat Reference	UK Habitat Classification Type	BNG Habitat Equivalent	Phase 1 Habitat Equivalent	Condition Assessment Result	Length (km)
<b>Habitat 11</b> Hedgerow 1	h2a – Native hedgerow	Native hedgerow	J2.1.2	Good	0.21
<b>Habitat 12</b> Hedgerow 2	h2a – Native hedgerow with secondary code 11 hedgerow with trees	Native hedgerow with trees	J2.3.2	Good	0.15
<b>Habitat 13</b> Line of trees 1 (south-eastern tree line)	w1g6 Line of trees	Line of trees	N/a	Moderate	0.05
<b>Habitat 4</b> Line of trees 2 (northern tree line)	w1g6 Line of trees	Line of trees	N/a	Moderate	0.12
<b>Total</b>					<b>0.53 km</b>

3.1.2 The baseline biodiversity unit score for the site is provided at **Section 5.0**, below.

## 4.0 POST DEVELOPMENT HABITATS

### 4.1 Consideration of Target Condition Assessments

4.1.1 Target Condition Assessments for each of the retained and proposed habitats as specified on the Sketch Layout are presented at **Section 7.2**. A long-term habitat management plan with an appropriate monitoring regime is required to secure the condition of these habitats in the long-term.

### 4.2 Consideration of Post-development Habitats

4.2.1 The proposals plan demonstrates that 1.65 hectares of the 2.6 hectares site (i.e. 63%) will be developed to roads, housing and gardens, and the remaining 0.95 hectares (37%) will comprise retained habitats and habitats created as part of the Public Open Space (POS) at the site.

4.2.2 The 0.02 ha area of mixed scrub (Habitat 5), all individual trees (Habitats 8 to 10), Hedgerow 1 (Habitat 11), Tree Line 1 (Habitat 13) and the majority of Hedgerow 2 (Habitat 12) and Tree Line 2 (Habitat 14) will be retained. It is not considered that these habitats can be realistically enhanced by long-term management, however their condition will be secured in their current state by long-term management.

4.2.3 For the purposes of this assessment (and in the absence of a full landscape masterplan) it has been assumed that:

- a. Wildflower grassland will be seeded at the remaining areas of POS within the site and will be managed to a 'moderate' condition;

- b. Individual urban trees will be planted within the POS, which will be of ‘small’ size<sup>4</sup>, and will be managed to a ‘moderate’ condition;
- c. Sustainable urban drainage system will be created at the western site boundary, and will be managed to a ‘good’ condition;
- d. A wildlife pond created within the POS, which will be managed to a ‘moderate’ condition; and
- e. Native hedgerows will be planted within the POS to the south and east of the developed area of the site and will be managed to a ‘good’ condition.

**Table 4.1: Summary of Area-based Habitats to be Retained and Created at the Site**

Habitat Type	BNG Equivalent Habitat	Target Condition	Area (ha)
<b>Retained Habitats</b>			
<b>Habitat 5</b> Mixed scrub	Heathland and scrub – Mixed scrub	Moderate	0.02
<b>Habitat 8</b> Individual trees (small)	Individual trees – Urban trees (small)	Moderate	0.0081
<b>Habitat 9</b> Individual trees (medium)	Individual trees – Urban trees (medium)	Moderate	0.0733
<b>Habitat 10</b> Individual trees (large)	Individual trees – Urban trees (large)	Good	0.0765
<b>Proposed Habitats</b>			
<b>Habitat A</b> Access roads	Urban – Developed land; sealed surface	N/a	0.38
<b>Habitat B</b> Buildings and hard-standing	Urban – Developed land; sealed surface (i.e. 70% ratio)	N/a	0.87
<b>Habitat C</b> Vegetated gardens	Urban – Vegetated Garden (i.e. 30% ratio)	N/a	0.38
<b>Habitat D</b> Sustainable drainage system	Urban – Sustainable drainage system	Good	0.08
<b>Habitat E</b> Pond	Lakes – Ponds (non-priority habitat)	Moderate	0.04
<b>Habitat F</b> Wildflower grassland	Grassland – Other neutral grassland	Moderate	0.69
<b>Habitat G</b> Species-rich lawn mix (on functional / accessible areas)	Grassland – Other neutral grassland	Good	0.09
<b>Habitat H</b> Mixed scrub	Heathland and shrub – Mixed scrub	Moderate	0.003
<b>Habitat I</b> Path in the POS	Urban – Developed land; sealed surface	N/a	0.05
<b>Habitat J</b> Individual trees	Individual trees – Urban tree (46 small)	Moderate	0.1873
<b>Total (excluding urban trees)</b>			<b>2.6 ha</b>

<sup>4</sup> In accordance with paragraph 8.3.13 “newly planted street trees should be categorised as ‘small’”

**Table 4.2: Summary of Hedgerow Habitats to be Retained and Created at the Site**

Habitat Type	BNG Equivalent Habitat	Target Condition	Length (km)
<b>Retained Habitats</b>			
<b>Habitat 11</b> Hedgerow H1	Native hedgerow	Good	0.21
<b>Habitat 12</b> Hedgerow H2	Native hedgerow with trees	Good	0.13
<b>Habitat 13:</b> Line of trees 1	Line of trees	Moderate	0.05
<b>Habitat 14:</b> Line of trees 2	Line of trees	Moderate	0.12
<b>Proposed Habitats</b>			
<b>Habitat K</b> New Hedgerow	Native hedgerow	Good	0.2
<b>Habitat L</b> New native hedgerow with trees	Native hedgerow with trees (needed to satisfy trading rules)	Good	0.05
<b>Total</b>			<b>0.76 km</b>

## 5.0 HEADLINE RESULTS, EVALUATION AND CONCLUSION

### Headline Results

5.1 The headline results of the BNG Calculator are presented at **Table 5.1** below.

**Table 5.1: Results of Biodiversity Metric 4.0 Calculation Tool**

<b>On-site Baseline</b>	Habitat units	6.91	
	Hedgerow units	3.74	
	Watercourse units	0.00	
<b>On-site Post Intervention</b>	Habitat units	8.99	
	Hedgerow units	4.58	
	Watercourse units	0.00	
<b>On-site net change (units % percentage)</b>	Habitat units	2.08	30.08%
	Hedgerow units	0.84	22.37%
	Watercourse units	0.00	0.00%
<b>Off-site Baseline</b>	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
<b>Off-site Post Intervention</b>	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
<b>Off-site net change (units % percentage)</b>	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
<b>Combined Net Unit Change</b>	Habitat units	2.08	
	Hedgerow units	0.84	
	Watercourse units	0.00	
<b>Spatial Risk Multiplier (SRM) Reductions</b>	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
<b>Total Net Unit Change</b>	Habitat units	<b>2.08</b>	
	Hedgerow units	<b>0.84</b>	
	Watercourse units	<b>0.00</b>	
<b>Total Net % Change</b>	<b>Habitat units</b>	<b>30.08%</b>	
	<b>Hedgerow units</b>	<b>22.37%</b>	
	<b>Watercourse units</b>	<b>0.00%</b>	

- 5.2 A net gain for all relevant habitats is demonstrated by the BNG Metric.
- 5.3 The trading rules are satisfied by the proposed approach.
- 5.4 At this site it is advised that the following measures are also considered as part of the assessment of biodiversity net gain (refer also to **Figure 4**, appended):
- a. Incorporation of opportunities for roosting bats at the new properties as, although the habitats are suitable for use by foraging bat species such as *Pipistrellus* species, there are no significant opportunities for roosting bats (particularly maternity roosts) at the site currently (this is considered to provide additionality);
  - b. Incorporation of opportunities for use by nesting birds at the developed site including in both the public open space by landscape planting and at the new properties. This includes a net increase in opportunities for specific species not currently able to breed at the site such as swift (a red-listed bird species<sup>5</sup>) and house sparrow and starling (both red listed and Priority Species) at the new properties; and
  - c. Preparation and implementation of a Landscape and Ecological Management Plan (or similar) to secure long-term management of the retained and created habitats in accordance with conservation targets and objectives.

### Conclusion

- 5.5 Based on the parameters of the Sketch Layout and Parameter Plan residential development at the site can be demonstrated by the Biodiversity Metric 4.0 Calculation Tool. As outlined in **Section 5.0** the proposals can also demonstrate compliance with the *Biodiversity Net Gain: Good Practice Principles for Development* (CIEEM, 2016) by securing additionality and habitat creation for conservation target species.
- 5.6 In the context of there being no adopted policy requirement to provide more than 0% biodiversity net gain in Preston, the 10% requirement envisaged by Section 98 of the Environment Act 2021 has not yet commenced, and our knowledge of the weight Inspectors have applied to schemes providing less net gain than the appeal scheme, ERAP (Consultant Ecologists) Ltd consider that significant weight should be given to the calculated and realistic 30.08% gain in habitat units and 22.37% gain in linear units.

## 6.0 REFERENCES

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<sup>5</sup> In accordance with the BOCC: Birds of Conservation Concern (Stanbury, et al., 2021).

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## 7.0 APPENDIX 1: CONDITION ASSESSMENTS

### 7.1 Condition Assessments: Baseline Habitats

Habitat 1: Cropland – no condition assessment required.

**Table 7.1: Condition Assessments for Habitats 2 and 3: Modified Grassland Habitats**

Condition Assessment Criteria	Habitat 1: Modified grassland around pond	Habitat 2: Modified grassland at gateway
<p><b>A.</b> There are 6-8 vascular plant species per m<sup>2</sup> present, including at least 2 forbs (this may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.</p> <p>Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m<sup>2</sup> (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.</p>	x	x
<p><b>B.</b> Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.</p>	x	x
<p><b>C.</b> Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.</p>	✓	✓
<p><b>D.</b> Physical damage evident in less than 5% of total grassland area, such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities.</p>	✓	✓
<p><b>E.</b> Cover of bare ground between 1% and 10%, including localised areas, for example, rabbit warrens<sup>2</sup>.</p>	x	x
<p><b>F.</b> Cover of bracken less than 20%.</p>	✓	✓
<p><b>G.</b> There is an absence of invasive non-native species<sup>3</sup> listed on Schedule 9 of WCA.</p>	x	x
<b>Good:</b> Passes 6 or 7 of 7 including essential criterion A	x	x
<b>Moderate:</b> Passes 4 or 5 criteria including essential criterion A	x	x
<b>Poor:</b> Passes 0, 1, 2 or 3 of 7 criteria OR passes 4, 5 or 6 but failing criterion A	✓	✓
<p><b>Footnote 1</b> – Creeping Thistle (<i>Cirsium arvense</i>), Spear Thistle (<i>Cirsium vulgare</i>), Curled Dock (<i>Rumex crispus</i>), Broad-leaved Dock (<i>Rumex obtusifolius</i>), Common Nettle (<i>Urtica dioica</i>), Creeping Buttercup (<i>Ranunculus repens</i>), Greater Plantain (<i>Plantago major</i>), White Clover (<i>Trifolium repens</i>) and Cow Parsley (<i>Anthriscus sylvestris</i>).</p> <p><b>Footnote 2</b> – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.</p> <p><b>Footnote 3</b> – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.</p>		

**Table 7.2: Condition Assessments for Habitat 4: Tall herb Vegetation / Other Neutral Grassland**

Condition Assessment Criteria	Habitat 4: Tall-herb Vegetation
<p><b>A.</b> The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present.</p> <p><i>Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.</i></p>	x
<p><b>B.</b> Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.</p>	x
<p><b>C.</b> Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens<sup>1</sup>.</p>	x
<p><b>D.</b> Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%.</p>	✓
<p><b>E.</b> Combined cover of species indicative of sub-optimal condition<sup>2</sup> and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.</p> <p>If any invasive non-native plant species<sup>3</sup> (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.</p>	x
<p><b>Additional Group – non-acid grassland types only</b></p>	
<p><b>F.</b> There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count).</p> <p><i>Note - this criterion is essential for achieving Good condition for non-acid grassland types only.</i></p>	x
<b>Acid Grassland Types</b>	
<b>Good:</b> passes 5 of 5 criteria	N/a
<b>Moderate:</b> passes 3 or 4 of 5 criteria	N/a
<b>Poor:</b> passes 0, 1 or 2 of 5 criteria	N/a
<b>Non-acid Grassland Types</b>	
<b>Good:</b> passes 5 or 6 criteria, including essential criteria A and additional criterion F	x
<b>Moderate:</b> passes 3, 4 or 5 criteria, including essential criterion A	x
<b>Poor:</b> passes 0, 1 or 2 of 6 criteria; OR passes 3 or 4 criteria excluding criterion A and F	✓
<b>Additional Information:</b>	
<p><b>Footnote 1</b> – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.</p>	
<p><b>Footnote 1</b> - Species indicative of sub-optimal condition for this habitat type include:            Creeping Thistle (<i>Cirsium arvense</i>), Spear Thistle (<i>Cirsium vulgare</i>), Curled Dock (<i>Rumex crispus</i>), Broad-leaved Dock (<i>Rumex obtusifolius</i>), Common Nettle (<i>Urtica dioica</i>), Creeping Buttercup (<i>Ranunculus repens</i>), Greater Plantain (<i>Plantago major</i>), White Clover (<i>Trifolium repens</i>), Cow Parsley (<i>Anthriscus sylvestris</i>).</p>	
<p><b>Footnote 3</b> – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement.</p>	

**Table 7.3: Condition Assessments for Habitat 5: Boundary Scrub**

Condition Assessment Criteria	Habitat 5: Mixed scrub
<p><b>A.</b> The scrub is a good representation of the habitat type it has been identified as, based on its UKHab description (where in its natural range). The appearance and composition of the vegetation closely matches the characteristics of the specific scrub type.</p> <p>At least 80% of scrub is native, and there are at least three native woody species<sup>1</sup>, with no single species comprising more than 75% of the cover, except Hazel (<i>Corylus avellana</i>), Common Juniper (<i>Juniperus communis</i>), Sea Buckthorn (<i>Hippophae rhamnoides</i>) or Box (<i>Buxus sempervirens</i>), which can be up to 100% cover.</p>	✓
<p><b>B.</b> Seedlings, saplings, young shrubs and mature (or ancient or veteran<sup>2</sup>) shrubs are all present.</p>	x
<p><b>C.</b> There is an absence of invasive non-native plant species<sup>3</sup> (as listed on Schedule 9 of WCA) and species indicative of sub-optimal condition<sup>5</sup> make up less than 5% of ground cover.</p>	✓
<p><b>D.</b> The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.</p>	✓
<p><b>E.</b> There are clearings, glades or rides present within the scrub, providing sheltered edges.</p>	x
<p><b>Good:</b> passes 5 of 5 criteria</p>	x
<p><b>Moderate:</b> passes 3 or 4 of 5 criteria</p>	✓
<p><b>Poor:</b> passes 0, 1 or 2 of 5 criteria</p>	x
<p><b>Additional Information:</b></p> <p><b>Footnote 1</b> – Native woody species as defined and listed in the Hedgerow Survey Handbook: DEFRA (2007) Hedgerow Survey Handbook: A standard procedure for local surveys in the UK. 2nd ed. [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk).</p> <p><b>Footnote 2</b> - See gov.uk standing advice on ancient and veteran species. Available from <i>Keepers of time: ancient and native woodland and trees policy in England</i> (publishing.service.gov.uk) and <i>Ancient woodland, ancient trees and veteran trees: advice for making planning decisions</i> (www.gov.uk).</p> <p><b>Footnote 3</b> – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.</p> <p><b>Footnote 5</b> - Species indicative of sub-optimal condition for this habitat type may include: non-native conifers, Tree-of-heaven (<i>Ailanthus altissima</i>), Holm Oak (<i>Quercus ilex</i>), European Turkey Oak (<i>Quercus cerris</i>), Cherry Laurel (<i>Prunus laurocerasus</i>), Snowberry (<i>Symphoricarpos</i> spp.), Shallon (<i>Gaultheria shallon</i>), American Skunk Cabbage (<i>Lysichiton americanus</i>), Buddleia (<i>Buddleja</i> spp.), Cotoneaster (<i>Cotoneaster</i> spp.), Spanish Bluebell (<i>Hyacinthoides hispanica</i>) and Hybrid Bluebells (<i>Hyacinthoides x massartiana</i>). There may be additional relevant species local to the region and or site.</p>	

Habitat 6: Bare ground – no condition assessment required.



**Table 7.4: Condition Assessments for Habitat 7: Pond 1**

Condition Assessment Criteria	Habitat 7: Pond 1
A. The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	✓
B. There is semi-natural habitat (i.e. moderate distinctiveness or above) for at least 10 m from the pond edge for its entire perimeter.	x
C. Less than 10% of the water surface is covered with duckweed or filamentous algae.	✓
D. The pond is not artificially connected to other waterbodies, e.g. agricultural ditches or artificial pipework.	✓
E. Pond water levels should be able to fluctuate naturally throughout the year. No obvious artificial dams <sup>2</sup> , pumps or pipework.	✓
F. There is an absence of non-native plant and animal species <sup>3</sup> .	✓
G. The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	✓
<b>Additional criteria, applicable to non-woodland ponds only</b>	
H. Emergent, submerged or floating plants (excluding duckweed) <sup>4</sup> cover at least 50% of the pond area which is less than 3 m deep. .	x
I. The pond surface is no more than 50% shaded by adjacent trees and scrub.	✓
<b>If 7 Criteria Assessed:</b>	
<b>Good:</b> passes 7 of 7 criteria	N/a
<b>Moderate:</b> passes 5 or 6 of 7 criteria	N/a
<b>Poor:</b> passes 0, 1, 2, 3 or 4 of 7 criteria	N/a
<b>If 9 Criteria Assessed:</b>	
<b>Good:</b> passes 9 of 9 criteria	x
<b>Moderate:</b> passes 6, 7 or 8 of 9 criteria	✓
<b>Poor:</b> passes 0, 1, 2, 3, 4 or 5 of 9 criteria	x
<b>Additional Information:</b>	
<b>Footnote 1</b> - A woodland pond will be surrounded on all sides by woodland habitat.	
<b>Footnote 2</b> – This excludes natural dams such as those created by Eurasian Beaver ( <i>Castor fiber</i> )	
<b>Footnote 3</b> - Any species included on the Water Framework Directive UKTAG GB High Impact Species List should be absent. Frequently occurring non-native plant species include Water Fern ( <i>Azolla</i> spp.), Australian Swamp Stonecrop ( <i>Crassula helmsii</i> ), Parrot’s Feather ( <i>Myriophyllum aquaticum</i> ), Floating Pennywort ( <i>Hydrocotyle ranunculoides</i> ) and Japanese Knotweed ( <i>Fallopia japonica</i> ), Giant Hogweed ( <i>Heracleum mantegazzianum</i> ) (on the bank).	
Frequently occurring non-native animals include Signal Crayfish ( <i>Pacifastacus leniusculus</i> ), Zebra Mussels ( <i>Dreissena polymorpha</i> ), Killer Shrimp ( <i>Dikerogammarus villosus</i> ), Demon Shrimp ( <i>Dikerogammarus haemobaphes</i> ), Carp ( <i>Cyprinus carpio</i> ).	
<b>Footnote 4</b> - If the pond is seasonal (i.e. dries out in most summers) then emergent species alone are likely to be found.	

**Table 7.5: Condition Assessments for Habitats 8 to 10: Trees**

Condition Assessment Criteria	Habitat 8: Individual Trees (small)	Habitat 9: Individual Trees (medium)	Habitat 10: Individual Tree (large)
A. The tree is a native species (or more than 70% within the block are native species)	✓	✓	✓
B. Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide. Individual trees automatically pass this criterion.	✓	✓	✓
C. The tree is mature (or more than 50% within the block are mature).	x	x	✓
D. There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	✓	✓	✓
E. Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	x	x	✓
F. More than 20% of the tree canopy area is oversailing vegetation beneath	✓	✓	✓
<b>Good:</b> Passes 5 or 6 of 6 criteria	x	x	✓
<b>Moderate:</b> Passes 3 or 4 of 6 criteria	✓	✓	x
<b>Poor:</b> Passes 0, 1 or 2 of 6 criteria	x	x	x
<b>Additional information / definitions:</b>			
<b>Footnote 1</b> - See gov.uk standing advice on ancient and veteran trees. Available from: <i>Keepers of time: ancient and native woodland and trees policy in England</i> (publishing.service.gov.uk) and <i>Ancient woodland, ancient trees and veteran trees: advice for making planning decisions</i> (www.gov.uk)			

**Table 7.6: Condition Assessment for Habitat 11 (Native Hedgerow) and Habitat 12 (Hedgerow with Trees)**

Condition Assessment Criteria	Habitat 11: Native Hedgerow (H1)	Habitat 12: Native Hedgerow with trees (H2)
<p><b>A1. Height:</b>            &gt;1.5m average along length            The average height of woody growth estimated from base of stem to the top of shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees.            Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of 4 years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is &gt; 1.5 m height).</p>	✓	✓
<p><b>A2. Width:</b>            &gt;1.5m average along length.            The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees.            Outgrowths (e.g. blackthorn suckers) are only included in the width estimate when they &gt;0.5 m in height.            Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of 4 years (if undertaken according to good practice<sup>4</sup>)</p>	✓	✓
<p><b>B1. Gap - hedge base.</b>            Gap between ground and base of canopy &lt;0.5, for &gt;90% of length (unless line of trees).            This is the vertical gappiness of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (e.g. a Hazel dominated hedgerow or where the hedgerow is affected by shading from other vegetation such as woodland, see page 65 of <i>Hedgerow Survey Handbook</i> (Defra, 2007)).</p>	✓	✓
<p><b>B2. Gap - hedge canopy continuity.</b>            Gaps make up less than 10% of total length and no canopy gaps are greater than 5m. Gates and access points are not subject to the &gt;5m criterion.            This is the horizontal gappiness of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small).            Access points and gates contribute to the overall gappiness, but are not subject to the &gt;5 m criterion (as this is the typical size of a gate).</p>	x	✓
<p><b>C1. Undisturbed ground and perennial vegetation.</b>            &gt;1m width ground with perennial herbaceous vegetation for &gt;90% of length, as measured from outer edge of the hedgerow, and is present on at least 1 side of the hedgerow.            This is the level of disturbance (excluding wildlife disturbance) at the base of the hedge. Undisturbed ground should be present for at least 90% of the hedgerow length, greater than 1m in width and must be present along at least one side of the hedge. This criterion recognises the value of the hedge base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.</p>	✓	✓
<p><b>C2. Nutrient-enriched perennial vegetation.</b>            Plant species indicative of nutrient enrichment of soils do not dominate more than 20% cover of the ground area of undisturbed ground.            The indicator species used are nettles (<i>Urtica</i> spp.), Cleavers (<i>Galium aparine</i>) and docks (<i>Rumex</i> spp.). Their presence, either singly or together, should not exceed the 20% cover threshold.</p>	x	x
<p><b>D1. Invasive and neophyte species.</b>            &gt;90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.            Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website, as well as the BSBI website where the 'Online Atlas of the British and Irish Flora' contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website.</p>	✓	✓
<p><b>D2. Current damage.</b>            &gt;90% of the hedgerow or undisturbed ground is free of damaged caused by human activities.            This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes.            This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (e.g. excessive hedge cutting).</p>	✓	✓
<b>Additional group – ONLY if trees are present</b>		
<p><b>E1. Tree Class</b>            There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow. This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.</p>	N/A	x
<p><b>E1. Tree health</b></p>	N/A	✓

Condition Assessment Criteria	Habitat 11: Native Hedgerow (H1)	Habitat 12: Native Hedgerow with trees (H2)
At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity. This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.		
<b>Hedgerows Without Trees</b>		
<b>Good:</b> No more than 2 failures in total; AND no more than 1 in any functional group.	✓	N/A
<b>Moderate:</b> No more than 4 failures in total; AND does not fail both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & C2 = Moderate condition).	x	N/A
<b>Poor:</b> Fails a total of more than 4 attributes; OR fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).	x	N/A
<b>Hedgerows With Trees</b>		
<b>Good:</b> No more than 2 failures in total; AND no more than 1 failure in any functional group.	N/A	✓
<b>Moderate:</b> No more than 5 failures in total; AND does not fail both attributes in more than one functional group (e.g. fails attributes A1, A2, B1, C2 & E1 = Moderate condition).	N/A	X
<b>Poor:</b> Fails a total of more than 5 attributes; OR fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).	N/A	x

**Table 7.7: Condition Assessments for Habitats 13 and 14: Lines of Trees**

Condition Assessment Criteria	Habitat 13: Tree Line 1 (south-eastern)	Habitat 14: Tree Line 2 (northern)
<b>A.</b> More than 70% of trees are native species.	✓	✓
<b>B.</b> Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	✓	✓
<b>C.</b> One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	x	✓
<b>D.</b> There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice <sup>2</sup> .	x	x
<b>E.</b> At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	✓	✓
<b>Good:</b> passes 5 of 5 criteria	x	x
<b>Moderate:</b> passes 3 or 4 of 5 criteria	✓	✓
<b>Poor:</b> passes 0, 1 or 2 of 5 criteria	x	x
<b>Additional information / definitions:</b>		
<b>Footnote 1</b> – DEFRA (2007) Hedgerow Survey Handbook: A standard procedure for local surveys in the UK. 2nd ed [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk).		
<b>Footnote 2</b> – Where ancient and veteran trees are present, see gov.uk standing advice on ancient and veteran trees. Available from <i>Keepers of time: ancient and native woodland and trees policy in England</i> (publishing.service.gov.uk) and <i>Ancient woodland, ancient trees and veteran trees: advice for making planning decisions</i> (www.gov.uk)		

## 7.2 Target Condition Assessments of Retained and Created Habitats

Habitats A, B and I: Developed land; sealed surface and C: Vegetated Garden – no condition assessment required.

**Table 7.8: Condition Assessments for Habitat D (SUDs)**

Condition Assessment Criteria	Habitat D: SuDS
<b>A.</b> Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	✓
<b>B.</b> The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	✓
<b>C.</b> Invasive non-native plant species (listed on Schedule 9 of WCA1) and others which are to the detriment of native wildlife (using professional judgement) <sup>2</sup> cover less than 5% of the total vegetated area <sup>3</sup> . <i>Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than &lt;5% cover).</i>	✓
<b>Additional Criteria – only applicable to OMH</b>	
<b>D1.</b> The site shows spatial variation, forming a mosaic of at least four early successional communities (a) to (h) PLUS bare substrate AND pools. (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland.	N/a
<b>D2.</b> The parcel contains pools of water such as permanent and ephemeral waterbodies.	N/a
<b>Additional Criteria – only applicable to Bioswale and SUDS</b>	
<b>E1.</b> Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife <sup>4</sup> .	✓
<b>E2.</b> The vegetation is comprised of plant species suited to wetland or riparian situations.	✓
<b>Additional Criterion – only applicable for Intensive green roofs</b>	
<b>F.</b> The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).	N/a
<b>Additional Criterion – only applicable for Biodiverse green roofs</b>	
<b>G.</b> The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. <i>Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc are present.</i>	N/a
<b>If only 3 core Criteria Assessed (All except OMH, Bioswale, SuDS and green roofs):</b>	
<b>Good:</b> Passes all 3 core criteria; AND Meets the requirements for Good condition within criterion C.	N/a
<b>Moderate:</b> Passes 2 of 3 core criteria; OR Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	N/a
<b>Poor:</b> Passes 0 or 1 of 3 core criteria	N/a
<b>Results for Green roofs (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):</b>	
<b>Good</b> - Passes all 3 core criteria; AND meets the requirements for Good condition within criterion C; AND Passes additional criterion relevant to specific habitat type (F or G).	N/a
<b>Moderate</b> - Passes 2 or 3 of 4 criteria; OR Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.	N/a
<b>Poor</b> - Passes 0 or 1 of 4 criteria	N/a
<b>Results for Open mosaic habitat on previously developed land, Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):</b>	
<b>Good</b> - Passes all 3 core criteria; AND Meets the requirements for Good condition within criterion C; AND Passes all additional criteria relevant to specific habitat type (Group D or Group E)	✓
<b>Moderate</b> - Passes 3 or 4 of 5 criteria; OR Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.	x
<b>Poor</b> - Passes 2 or fewer of 5 criteria.	x
<b>Additional notes:</b>	
<b>Footnote 2</b> – Sources of information about detrimental non-native species can be found on the GB Non-native Species Secretariat (GBNNS) website: Home » NNSS (nonnativespecies.org) and Natural England Access to Evidence page should also be checked for up-to-date information: Horizon-scanning for invasive non-native plants in Great Britain - NECR053 (naturalengland.org.uk).	
For criterion C – For green roof habitat types only – Buddleia ( <i>Buddleja davidii</i> ) should be assessed alongside Schedule 9 species. This species impairs the health of the local ecosystem and reduces the biodiversity potential of the roof. It is also a sign that a roof has not been planted and seeded correctly in subsequent years.	
<b>Footnote 3</b> – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.	
<b>Footnote 4</b> – Use professional judgement. Sources of information about non-native species that are not detrimental to native wildlife can be found on the GBNSS website: Alternative plants » NNSS (nonnativespecies.org).	

**Table 7.9: Condition Assessments for Habitat E: Wildlife Pond**

Condition Assessment Criteria	Habitat E: Wildlife Pond
A. The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	✓
B. There is semi-natural habitat (i.e. moderate distinctiveness or above) for at least 10 m from the pond edge for its entire perimeter.	x
C. Less than 10% of the water surface is covered with duckweed or filamentous algae.	✓
D. The pond is not artificially connected to other waterbodies, e.g. agricultural ditches or artificial pipework.	✓
E. Pond water levels should be able to fluctuate naturally throughout the year. No obvious artificial dams <sup>2</sup> , pumps or pipework.	✓
F. There is an absence of non-native plant and animal species <sup>3</sup> .	✓
G. The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	✓
<b>Additional criteria, applicable to non-woodland ponds only</b>	
H. Emergent, submerged or floating plants (excluding duckweed) <sup>4</sup> cover at least 50% of the pond area which is less than 3 m deep.	✓
I. The pond surface is no more than 50% shaded by adjacent trees and scrub.	✓
<b>If 7 Criteria Assessed:</b>	
<b>Good:</b> passes 7 of 7 criteria	N/a
<b>Moderate:</b> passes 5 or 6 of 7 criteria	N/a
<b>Poor:</b> passes 0, 1, 2, 3 or 4 of 7 criteria	N/a
<b>If 9 Criteria Assessed:</b>	
<b>Good:</b> passes 9 of 9 criteria	x
<b>Moderate:</b> passes 6, 7 or 8 of 9 criteria	✓
<b>Poor:</b> passes 0, 1, 2, 3, 4 or 5 of 9 criteria	x
<b>Additional Information:</b>	
<b>Footnote 1</b> - A woodland pond will be surrounded on all sides by woodland habitat.	
<b>Footnote 2</b> – This excludes natural dams such as those created by Eurasian Beaver ( <i>Castor fiber</i> )	
<b>Footnote 3</b> - Any species included on the Water Framework Directive UKTAG GB High Impact Species List should be absent. Frequently occurring non-native plant species include Water Fern ( <i>Azolla</i> spp.), Australian Swamp Stonecrop ( <i>Crassula helmsii</i> ), Parrot's Feather ( <i>Myriophyllum aquaticum</i> ), Floating Pennywort ( <i>Hydrocotyle ranunculoides</i> ) and Japanese Knotweed ( <i>Fallopia japonica</i> ), Giant Hogweed ( <i>Heracleum mantegazzianum</i> ) (on the bank).	
Frequently occurring non-native animals include Signal Crayfish ( <i>Pacifastacus leniusculus</i> ), Zebra Mussels ( <i>Dreissena polymorpha</i> ), Killer Shrimp ( <i>Dikerogammarus villosus</i> ), Demon Shrimp ( <i>Dikerogammarus haemobaphes</i> ), Carp ( <i>Cyprinus carpio</i> ).	
<b>Footnote 4</b> - If the pond is seasonal (i.e. dries out in most summers) then emergent species alone are likely to be found.	

**Table 7.10: Target Condition Assessments for Habitats F and G: Other Neutral Grasslands**

Condition Assessment Criteria	Habitat F: Wildflower grassland	Habitat G: Species-rich lawn
<p><b>A.</b> The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present.</p> <p><i>Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.</i></p>	✓	✓
<p><b>B.</b> Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.</p>	✓	✓
<p><b>C.</b> Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens<sup>1</sup>.</p>	x	✓
<p><b>D.</b> Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%.</p>	✓	✓
<p><b>E.</b> Combined cover of species indicative of sub-optimal condition<sup>2</sup> and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.</p> <p>If any invasive non-native plant species<sup>3</sup> (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.</p>	✓	✓
<p><b>Additional Group – non-acid grassland types only</b></p>		
<p><b>F.</b> There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count).</p> <p><i>Note - this criterion is essential for achieving Good condition for non-acid grassland types only.</i></p>	✓	✓
<p><b>Acid Grassland Types</b></p>		
<b>Good:</b> passes 5 of 5 criteria	N/a	N/a
<b>Moderate:</b> passes 3 or 4 of 5 criteria	N/a	N/a
<b>Poor:</b> passes 0, 1 or 2 of 5 criteria	N/a	N/a
<p><b>Non-acid Grassland Types</b></p>		
<b>Good:</b> passes 5 or 6 criteria, including essential criteria A and additional criterion F	x	✓
<b>Moderate:</b> passes 3, 4 or 5 criteria, including essential criterion A	✓	x
<b>Poor:</b> passes 0, 1 or 2 of 6 criteria; OR passes 3 or 4 criteria excluding criterion A and F	x	x
<p><b>Additional Information:</b></p> <p><b>Footnote 1</b> – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.</p> <p><b>Footnote 1</b> - Species indicative of sub-optimal condition for this habitat type include:            Creeping Thistle (<i>Cirsium arvense</i>), Spear Thistle (<i>Cirsium vulgare</i>), Curled Dock (<i>Rumex crispus</i>), Broad-leaved Dock (<i>Rumex obtusifolius</i>), Common Nettle (<i>Urtica dioica</i>), Creeping Buttercup (<i>Ranunculus repens</i>), Greater Plantain (<i>Plantago major</i>), White Clover (<i>Trifolium repens</i>), Cow Parsley (<i>Anthriscus sylvestris</i>).</p> <p><b>Footnote 3</b> – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement.</p>		

**Table 7.11: Condition Assessments for Habitat H: Mixed Scrub**

Condition Assessment Criteria	Habitat H: Mixed scrub
<b>A.</b> The scrub is a good representation of the habitat type it has been identified as, based on its UKHab description (where in its natural range). The appearance and composition of the vegetation closely matches the characteristics of the specific scrub type. At least 80% of scrub is native, and there are at least three native woody species <sup>1</sup> , with no single species comprising more than 75% of the cover, except Hazel ( <i>Corylus avellana</i> ), Common Juniper ( <i>Juniperus communis</i> ), Sea Buckthorn ( <i>Hippophae rhamnoides</i> ) or Box ( <i>Buxus sempervirens</i> ), which can be up to 100% cover.	✓
<b>B.</b> Seedlings, saplings, young shrubs and mature (or ancient or veteran <sup>2</sup> ) shrubs are all present.	x
<b>C.</b> There is an absence of invasive non-native plant species <sup>3</sup> (as listed on Schedule 9 of WCA) and species indicative of sub-optimal condition <sup>5</sup> make up less than 5% of ground cover.	✓
<b>D.</b> The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	✓
<b>E.</b> There are clearings, glades or rides present within the scrub, providing sheltered edges.	x
<b>Good:</b> passes 5 of 5 criteria	x
<b>Moderate:</b> passes 3 or 4 of 5 criteria	✓
<b>Poor:</b> passes 0, 1 or 2 of 5 criteria	x
<b>Additional Information:</b>	
<b>Footnote 1</b> – Native woody species as defined and listed in the Hedgerow Survey Handbook: DEFRA (2007) Hedgerow Survey Handbook: A standard procedure for local surveys in the UK. 2nd ed. [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk).	
<b>Footnote 2</b> - See gov.uk standing advice on ancient and veteran species. Available from <i>Keepers of time: ancient and native woodland and trees policy in England</i> (publishing.service.gov.uk) and <i>Ancient woodland, ancient trees and veteran trees: advice for making planning decisions</i> (www.gov.uk).	
<b>Footnote 3</b> – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.	
<b>Footnote 5</b> - Species indicative of sub-optimal condition for this habitat type may include: non-native conifers, Tree-of-heaven ( <i>Ailanthus altissima</i> ), Holm Oak ( <i>Quercus ilex</i> ), European Turkey Oak ( <i>Quercus cerris</i> ), Cherry Laurel ( <i>Prunus laurocerasus</i> ), Snowberry ( <i>Symphoricarpos</i> spp.), Shallon ( <i>Gaultheria shallon</i> ), American Skunk Cabbage ( <i>Lysichiton americanus</i> ), Buddleia ( <i>Buddleja</i> spp.), Cotoneaster ( <i>Cotoneaster</i> spp.), Spanish Bluebell ( <i>Hyacinthoides hispanica</i> ) and Hybrid Bluebells ( <i>Hyacinthoides x massartiana</i> ). There may be additional relevant species local to the region and or site.	

**Table 7.12: Target Condition Assessment for Habitat J: Proposed Urban Trees**

Condition Assessment Criteria	Habitat J: New Trees
<b>A.</b> The tree is a native species (or more than 70% within the block are native species)	✓
<b>B.</b> Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide. Individual trees automatically pass this criterion.	✓
<b>C.</b> The tree is mature (or more than 50% within the block are mature).	x
<b>D.</b> There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	✓
<b>E.</b> Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	x
<b>F.</b> More than 20% of the tree canopy area is oversailing vegetation beneath	✓
<b>Good:</b> Passes 5 or 6 of 6 criteria	x
<b>Moderate:</b> Passes 3 or 4 of 6 criteria	✓
<b>Poor:</b> Passes 0, 1 or 2 of 6 criteria	x
<b>Additional information / definitions:</b>	
<b>Footnote 1</b> - See gov.uk standing advice on ancient and veteran trees. Available from: <i>Keepers of time: ancient and native woodland and trees policy in England</i> (publishing.service.gov.uk) and <i>Ancient woodland, ancient trees and veteran trees: advice for making planning decisions</i> (www.gov.uk)	

**Table 7.13: Target Condition Assessment for Habitats K and L: Native Hedgerow and Hedgerow with Trees**

Condition Assessment Criteria	Habitat K: Native Hedgerow	Habitat L: Native Hedgerow with trees
<p><b>A1. Height:</b>            &gt;1.5m average along length            The average height of woody growth estimated from base of stem to the top of shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees.            Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of 4 years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is &gt; 1.5 m height).</p>	✓	✓
<p><b>A2. Width:</b>            &gt;1.5m average along length.            The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees.            Outgrowths (e.g. blackthorn suckers) are only included in the width estimate when they &gt;0.5 m in height.            Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of 4 years (if undertaken according to good practice<sup>4</sup>)</p>	x	x
<p><b>B1. Gap - hedge base.</b>            Gap between ground and base of canopy &lt;0.5, for &gt;90% of length (unless line of trees).            This is the vertical gappiness of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (e.g. a Hazel dominated hedgerow or where the hedgerow is affected by shading from other vegetation such as woodland, see page 65 of <i>Hedgerow Survey Handbook</i> (Defra, 2007)).</p>	✓	✓
<p><b>B2. Gap - hedge canopy continuity.</b>            Gaps make up less than 10% of total length and no canopy gaps are greater than 5m. Gates and access points are not subject to the &gt;5m criterion.            This is the horizontal gappiness of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small).            Access points and gates contribute to the overall gappiness, but are not subject to the &gt;5 m criterion (as this is the typical size of a gate).</p>	✓	✓
<p><b>C1. Undisturbed ground and perennial vegetation.</b>            &gt;1m width ground with perennial herbaceous vegetation for &gt;90% of length, as measured from outer edge of the hedgerow, and is present on at least 1 side of the hedgerow.            This is the level of disturbance (excluding wildlife disturbance) at the base of the hedge. Undisturbed ground should be present for at least 90% of the hedgerow length, greater than 1m in width and must be present along at least one side of the hedge. This criterion recognises the value of the hedge base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.</p>	✓	✓
<p><b>C2. Nutrient-enriched perennial vegetation.</b>            Plant species indicative of nutrient enrichment of soils do not dominate more than 20% cover of the ground area of undisturbed ground.            The indicator species used are nettles (<i>Urtica</i> spp.), Cleavers (<i>Galium aparine</i>) and docks (<i>Rumex</i> spp.). Their presence, either singly or together, should not exceed the 20% cover threshold.</p>	✓	✓
<p><b>D1. Invasive and neophyte species.</b>            &gt;90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.            Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website, as well as the BSBI website where the 'Online Atlas of the British and Irish Flora' contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website.</p>	✓	✓
<p><b>D2. Current damage.</b>            &gt;90% of the hedgerow or undisturbed ground is free of damaged caused by human activities.            This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes.            This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (e.g. excessive hedge cutting).</p>	✓	✓
<b>Additional group – ONLY if trees are present</b>		
<p><b>E1. Tree Class</b>            There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and/or ancient), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow. This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.</p>	N/a	x
<p><b>E1. Tree health</b>            At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.</p>	N/a	✓



Condition Assessment Criteria	Habitat K: Native Hedgerow	Habitat L: Native Hedgerow with trees
This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.		
<b>Hedgerows Without Trees</b>		
<b>Good:</b> No more than 2 failures in total; AND no more than 1 in any functional group.	✓	N/a
<b>Moderate:</b> No more than 4 failures in total; AND does not fail both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & C2 = Moderate condition).	x	N/a
<b>Poor:</b> Fails a total of more than 4 attributes; OR fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).	x	N/a
<b>Hedgerows With Trees</b>		
<b>Good:</b> No more than 2 failures in total; AND no more than 1 failure in any functional group.	N/a	✓
<b>Moderate:</b> No more than 5 failures in total; AND does not fail both attributes in more than one functional group (e.g. fails attributes A1, A2, B1, C2 & E1 = Moderate condition).	N/a	x
<b>Poor:</b> Fails a total of more than 5 attributes; OR fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).	N/a	x

## 8.0 APPENDIX 2: FIGURES

**Figure 1: Aerial Image of the Site and its Surroundings**



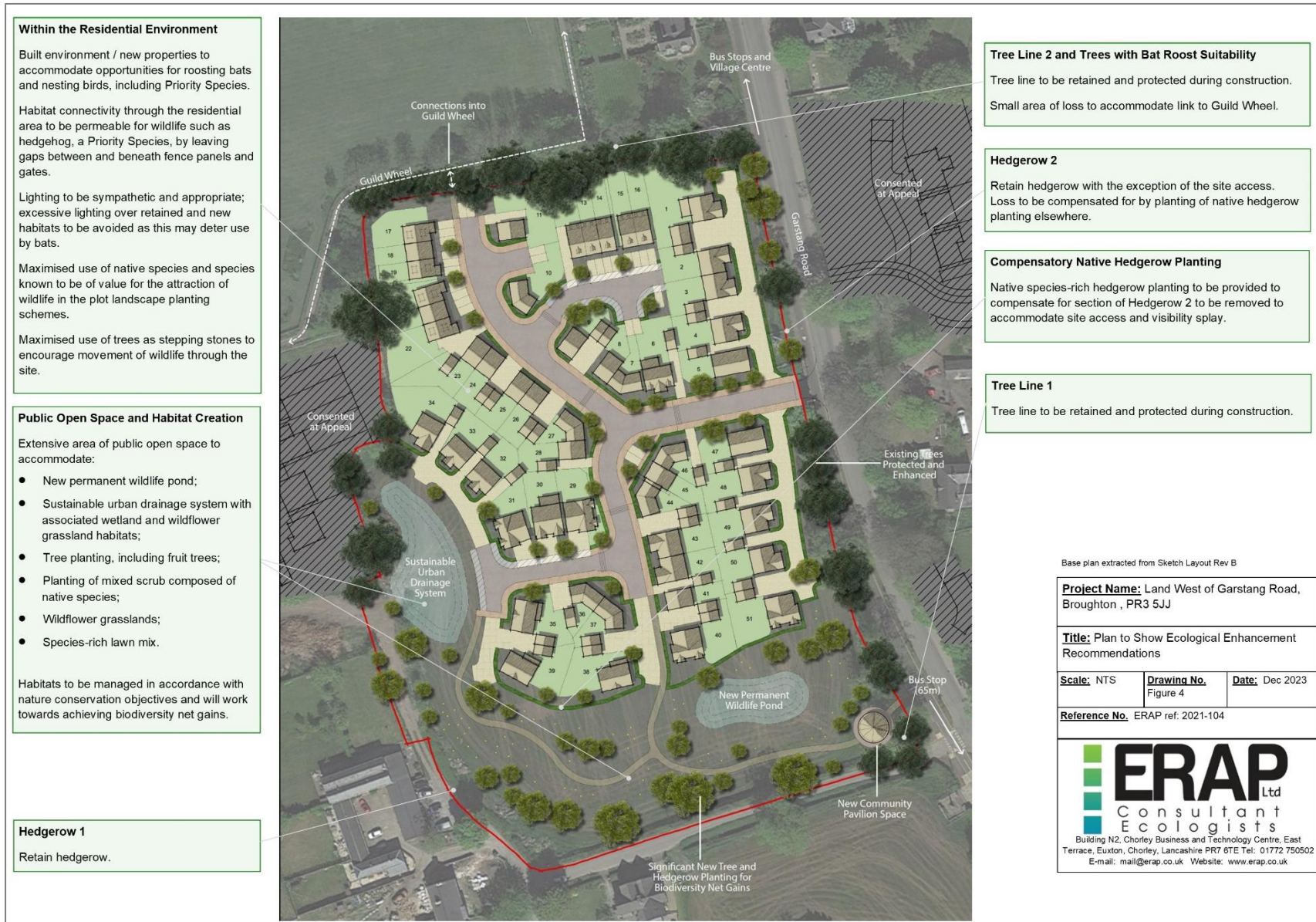
**Figure 2: UKHab Plan: Baseline Habitats**



**Figure 3: UKHab Plan: Post-development Habitats**

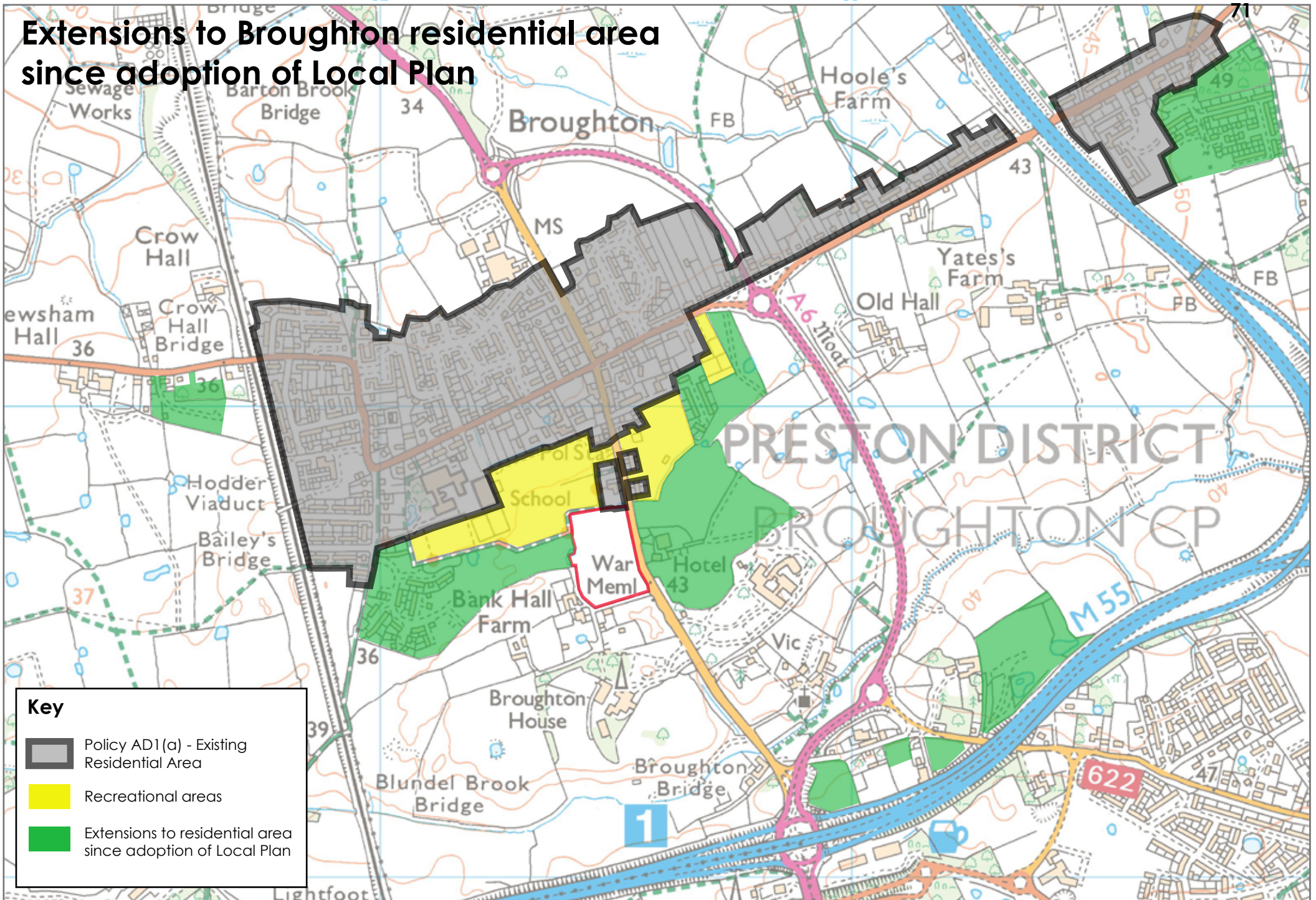


**Figure 4: Ecological Enhancement and Recommendations**






## **Appendix 9 - Policy Map (change on the ground)**

# Extensions to Broughton residential area since adoption of Local Plan



## Key

-  Policy AD1(a) - Existing Residential Area
-  Recreational areas
-  Extensions to residential area since adoption of Local Plan

PRESTON DISTRICT  
BROUGHTON CP

## **Appendix 10 - Appellant Track Record**



### Hollins Group – Delivery Track Record 2023

The table below provides examples of Hollins sites with outline consent which are completed or under construction. It takes on average around 12 months to submit a reserved matters (RM) application from outline consent, but in some instances only 2 or 5 months. On average, more recently, building is starting within 2 years from outline consent.

SITE	HOUSEBUILDER	STATUS	OUTLINE CONSENT	RM APP SUBMITTED	BUILD START
Berry Hill Road, Adderbury, Cherwell (40 dwellings)	Hayfield Homes	RM pending	10/09/21	May 2022	March 2023
Semington Road, Melksham (144 dwellings)	Barratt	RM preparation	10/09/21	May 2022	April 2023
Oxford Road, Bodicote, Oxfordshire (46 dwellings)	Greensquare	Under construction	30/10/19	July 21 (Covid-19 DELAY)	SEPT 22
Staveley, Derbyshire (400 dwellings)	Barratt	Under construction	28/08/20	July 2021	MAR '22
Wingates Lane, Westhoughton, Lancashire (58 dwellings)	Hollins Homes	Under construction	30/10/18	05/08/19	APR '20
Patterdown, Chippenham, Wiltshire (72 dwellings)	Wainhomes	Under construction	09/03/18	03/01/19	AUG '20
New Road, Mistley, Essex (67 dwellings)	CALA Homes	Under construction	12/04/19	24/01/20	AUG '20
Bank Hall Farm, Broughton, Lancashire (97 dwellings)	Watkin Jones	Under construction	03/04/18	12/08/19	JAN '20
Woodlands Close, Newton-with-Scales, Lancashire (50 dwellings)	Hollins Homes	Under construction	18/08/17	13/12/17	JUN '19
Dowbridge, Kirkham, Lancashire (170 dwellings)	Story Homes	Under construction	23/01/17	6/3/19	JULY '19
Oxford Road, Calne, Wiltshire (83 units)	David Wilson Homes	Completed	04/7/16	8/7/17	JUNE '18
Hill Lane, Blackrod, Bolton (110 units)	Rowland Homes	Completed	26/4/16	19/12/16	NOV '17
The Street, Bramley, Hampshire (65 units)	Taylor Wimpey	Completed	25/5/16	05/02/18	SEP '18
Southwell Road, Farnsfield, Nottinghamshire (48 units)	Bellway	Completed	12/4/16	24/2/17	DEC '17
Hoyles Lane, Preston (48 units)	Jones Homes	Completed	02/10/15	03/01/17	OCT '17
Chester Road, Whitchurch, Shropshire (57 units)	Hollins Homes	Completed	17/12/14	10/12/15	APR '18
Kepple Lane, Garstang (130 units)	Barratt	Completed	11/12/14	11/08/15	DEC '16
Hathern Road, Shepshed, Leicestershire (270 units)	Persimmon	Completed	07/11/14	12/04/17	OCT '17
Cookes Lane, Northwich (74 units)	Stewart Milne	Completed	23/10/13	03/11/14	NOV '17
Forest Grove, Barton, Preston (65 units)	Rowland Homes	Completed	13/7/13	05/12/13	OCT '14

North of Eastway, Preston (140 units)	Barratt	Completed	13/03/14	10/06/16	JUL '17
Eastway, Fulwood, Preston (22 units)	Hollins Homes	Completed	5/12/13	29/10/14	JAN '16
Lightfoot Lane, Preston (70 units)	Persimmon (Charles Church)	Completed	27/10/11	06/07/12	APR '14
Crewe Road, Alsager, Cheshire (65 units)	Miller Homes	Completed	18/01/13	28/3/13	MAY '15
Wheelock, Sandbach (41 units)	Taylor Wimpey	Completed	-	-	-
Hesketh Bank, Lancashire (35 units)	Rowland Homes	Completed	-	-	-
Grove Farm, Chorley (75 units)	Bellway	Completed	-	-	-

In addition, Hollins can contractually or legally oblige housebuilders to submit RM much quicker than would normally be the case if the housebuilder gained the outline consent themselves. This can be for several reasons: open marketing is a much more competitive process and performance is key as well as landowners seeking a return sooner.

It is in Hollins' interest to have reserved matters submitted as quickly as possible, either ourselves or by contractual arrangement with a chosen housebuilder. Hollins will also oversee and input our expertise into any RM application so the process is smoother and faster.

#### **Recent Land Market Transaction Timescales**

Recent land transactions made by HSL during 2020 during up to March 2022 indicate that there is a clear appetite for sites with deliverable outline consents, particularly in locations with pent up demand for new homes. Over the last two years it has taken between three and six months from outline consent to securing a preferred house builder. Hollins' expertise ensures that marketing a site from outline stage is not necessarily a drawn-out process and relatively quick timescales can be achieved with the right site and a deliverable consent in place. Hollins is a key facilitator of deliverable sites and therefore its approach can appropriately boost deliverable supply in sustainable locations where housing need is greatest.

## **Appendix 11 - Construction Benefits Note**

# Construction Benefits

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**Appeal ref:** Land to the west of Garstang Road, Broughton, Preston PR3 5JA  
**APP/N2345/W/23/3330709**

**Date** 9<sup>th</sup> January 2024

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## 1. Introduction

- 1.1. This note has been prepared to present the potential economic benefits associated with the proposed development at land west of Garstang Road, Broughton (the 'proposed development') located in the administrative area of Preston City Council.
- 1.2. The proposed development comprises of 51 residential units, of which 31 units will be market homes and 20 affordable (40%) of which 25% will be First Homes. 10% of the total will be age-exclusive to over 55s and 5% will larger homes sale-restricted for members of the BAME community. 4% of all homes will be built to M4(3) standards for wheelchair users, with the remaining 96% built to M4(2) accessible and adaptable standards. The proposed development will also provide significant open space and a significant biodiversity net gain will be provided.
- 1.3. The following paragraphs provide an overview of the methodological approach and key assumptions that underpin the assessment of the benefits relating to the proposed development.

## 2. Construction Benefits

### *Direct Employment*

- 2.1. The construction cost of the proposed development is estimated to be around **£7.1 million**<sup>1</sup>. Using labour coefficients from the Homes and Communities Agency (HCA) Calculating Cost per Job Best Practice Note 2015 (3<sup>rd</sup> Edition)<sup>2</sup>, it is possible to estimate the number of direct construction jobs that could be supported by the proposed development over the course of the construction phase. Taking

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<sup>1</sup> Estimated using BCIS 2023 average housing build costs by region

<sup>2</sup> Homes and Communities Agency (HCA), (2015); Calculating Cost per Job Practice Note

account of the composition of the proposed development, the coefficient for the development of 'new housing' is considered the most appropriate for calculating the number of direct construction jobs. This coefficient assumes that 19.9 years of Full-Time Equivalent (FTE) employment would be generated per £1 million of construction cost in 2011 prices.

- 2.2. To use the coefficient, the construction cost of £7.9 million has been deflated to 2011 prices using the UK Government GDP Deflator (November 2023)<sup>3</sup>, resulting in a construction cost of £6.3 million. Applying the 'new housing' coefficient to the deflated construction cost and then dividing the result by the length of the construction phase (assumed 2 years) suggests that the proposed development could support **62 direct FTE jobs annually** over the construction phase. As construction is made up of many discrete elements of work undertaken by specialists (e.g. bricklaying, carpentry, plumbing, electrics etc.), the number of workers on site will inevitably fluctuate during different periods of the construction phase.

#### ***Indirect and Induced Employment***

- 2.3. Housing construction involves purchases from a range of suppliers who in turn purchase from their own suppliers via the supply chain. The relationships between the initial direct spending and total economic impacts are known as the 'multiplier effect', which demonstrates that an initial investment can have much larger economic benefits as this expenditure is diffused through the economy. Local businesses across Preston and Lancashire more widely could benefit from trade connections established during the construction phase of the proposed development. As a result, further indirect jobs would be supported locally within the economy through the suppliers of construction materials and equipment.
- 2.4. In addition, local businesses would also be expected to benefit to some extent from temporary growth in expenditure linked to the direct and indirect employment effects of the construction phase. While only a portion of these benefits would be felt in the local area, it would be anticipated that the local economy could benefit from a temporary boost from the wage spending of workers within shops, bars and restaurants, and other service facilities in

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<sup>3</sup> UK Government, (November 2023); GDP Deflator

Broughton and Preston. Such effects are typically referred to as 'induced effects'.

- 2.5. Research undertaken on behalf of the National Housing Federation<sup>4</sup> indicates that the construction industry has an indirect and induced employment multiplier of 2.23. Applying this employment multiplier to the 62 direct FTE construction jobs per year derived above indicates that an additional **76 FTE indirect and induced jobs** could be supported per year of construction by the proposed development in sectors throughout the UK economy. This is in addition to the 62 FTE direct jobs noted above.

### ***Economic Output (Gross Value Added)***

- 2.6. The construction phase of the proposed development will also make a significant contribution by generating additional Gross Value Added (GVA). GVA is a measure of the difference between what is produced as an output (goods and services) and the inputs (such as raw materials and semi-finished products) used in the production of the output. It represents the additional value that is added through economic activity.
- 2.7. Based on 2022 Experian data<sup>5</sup>, it is estimated that the construction phase of the proposed development could generate **£4.0 million of direct GVA** and **£4.9 million of indirect and induced GVA** during each year of construction<sup>6</sup>. This equates to around £8.9 million direct, indirect and induced GVA in total per annum. It should be noted that not all of this will be retained locally.

## **3. Expenditure Impacts**

### ***'First Occupation' Expenditure***

- 3.1. Research suggests that the average homeowner, when moving into a new dwelling, spends approximately £5,500 to make their house 'feel like home'<sup>7</sup>. This money is generally spent on furnishing and decorating a property, which will generate a range of economic benefits including further indirect and induced

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<sup>4</sup> NHF (2022) Local Economic Impacts Calculator

<sup>5</sup> Experian, (March 2022); Gross Value Added

<sup>6</sup> Indirect and induced GVA has been calculated using a GVA multiplier of 2.26 sourced from the National Housing Federation (2019).

<sup>7</sup> Research carried out by OnePoll surveying around 2,000 UK adults in August 2014

jobs in local businesses.

- 3.2. By applying the average value of one-off spending on household products and services, it is estimated that the new residents of the 51 dwellings could generate **£280,500 of 'first occupation' expenditure**. This injection of resident spending within the local economy will help to support local businesses.

### ***Ongoing Resident Expenditure***

- 3.3. An analysis of 'Output Area Classifications' data indicates that the neighbourhoods surrounding the proposed development are largely occupied by households in the 'Retired Professionals', 'Suburbanities' and 'Ethnically Diverse Suburban Professionals' socio-economic classification group<sup>8</sup>. The population of the 'Retired Professionals' is predominantly located in rural areas, where non-white ethnic groups have a lower representation when compared with the UK and the proportion of people born in the UK or Ireland is slightly higher.
- 3.4. Residents of this socio-economic group tend to be a mixture of those above retirement age. They are typically married but no longer with dependent children, are well-educated households retired from managerial, professional, administrative or other skilled occupations – the modal individual age is beyond normal retirement age. Underoccupied detached and semi-detached properties predominate, and unpaid care is more prevalent than reported disability. The prevalence of this Supergroup outside most urban conurbations indicates that rural lifestyles prevail.
- 3.5. The ONS Family Spending Survey (July 2022 edition) provides data on average household spending by socio-economic classification group<sup>9</sup>. This indicates that the average 'Retired Professionals' household spends £563.30 per week. An average 'Suburbanites' household spends £509.40 per week. And a 'Ethnic Diverse Suburban Professionals' household spends £508.90 per week. It also indicates that the average household in the North West spends £507.80 per week. Assuming that the population of the proposed development will broadly reflect these socio-economic characteristics, it is estimated that average household expenditure of those living in the market homes of the proposed development

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<sup>8</sup> ONS 2021 residential-based area classifications (17 November 2023)

<sup>9</sup> ONS, (2020); ONS Family Spending Survey

would be similar to the North West average.

- 3.6. It is assumed that households living within the 20 affordable units in the proposed development will broadly match the ONS 'hard-pressed living' socio-economic group. Based on data from the latest ONS Family Spending Survey, it is estimated that weekly expenditure by households within the 'hard-pressed living' socio-economic group amounts to £403.70 per week.
- 3.7. Synthesising the above, it is estimated that the residents of the proposed development could generate a **total gross expenditure of around £1.24 million per annum** once the proposed development is fully occupied.

## 4. Fiscal Impacts

### *Council Tax Payments*

- 4.1. The proposed development will generate an increase in Council Tax receipts, providing an additional boost to the revenue base of the District. Drawing upon the local Council Tax charges payable for 2023/24<sup>10</sup>, it is estimated that the proposed development could generate around **£160,000 per annum in additional Council Tax payments** in perpetuity.

## 5. Employment Skills SPD

- 5.1. The Central Lancashire Employment Skills SPD seeks to:
- Promote employment opportunities by helping local businesses to improve, grow and take on more staff;
  - Help businesses to find suitable staff and suppliers, especially local ones;
  - Improve the skills of local people to enable them to take advantage of the resulting employment opportunities;
  - Help businesses already located in Central Lancashire to grow and attract new businesses in the area
- 5.2. Implementation of the measures in the SPD will be secured by condition, as was

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<sup>10</sup> Preston City Council (2023); Council Tax Bands 2023/24



acceptable to Inspector Hayden in Euxton<sup>11</sup> within Central Lancashire, and will cover the following measures:

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

5.3. This helps secure construction employment and skills opportunities in the local area.

## 6. Summary

6.1. As presented in this note, the proposed development will have significant economic benefits for the local residents and the surrounding community. These include:

1. The generation of significant economic benefits during construction including:

**a. 62 direct FTE construction jobs per annum;**

**b. 76 indirect and induced FTE jobs per annum;**

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<sup>11</sup> See condition 24 of CD6.20

- c. **£4.0 million of direct GVA; and**
  - d. **£4.9 million of indirect and induced GVA.**
2. Significant economic benefits during operation, including:
- a. **£280,500 of ‘first occupation’ expenditure**
  - b. **£1.24 million total gross expenditure per annum**
3. Contribution to local authority revenues, including:
- a. **£160,000 per annum in additional council tax payments**

## Appendix 12 - Third Party Representations response

## Third Party Representations

- 1.1 I have reviewed the third party representations to address specific concerns raised. A summary of the key points raised is set out below.

Summary of points raised	Response
Impact on traffic/parking	SoCG (CD8.12), Officer's Report (CD3.01), Transport Statement (CD1.11 and 2.04)
Impact on Guild Wheel	SoCG (CD8.12), Officer's Report (CD3.01), Transport Statement (CD1.11 and 2.04), §4.21 of Appellant's POE
Overdevelopment/rural location	SoCG (CD8.12), Officer's Report (CD3.01), §1.12 of Appellant's POE
Impact on wildlife/loss of vegetation	SoCG (CD8.12), Officer's Report (CD3.01)
Contrary to DP	SoCG (CD8.12), Section 6.0 of Appellant's POE
Impact on open countryside	SoCG (CD8.12), §1.12 of Appellant's POE
The Council can demonstrate a five year housing land supply	SoCG (CD8.12), §6.32, 6.45 of Appellant's POE
Impact on agricultural land	SoCG (CD8.12), Officer's Report (CD3.01), Agricultural Land Classification Report (CD1.09)
Impact on infrastructure/services	SoCG (CD8.12), Officer's Report (CD3.01)
Impact on character of village	SoCG (CD8.12), §1.12, 6.77, 6.105 of Appellant's POE
The development would cause flooding	SoCG (CD8.12), Officer's Report (CD3.01), §4.7 of Appellant's POE, Flood Risk Assessment (CD1.15) and Drainage Strategy (CD2.01)
The development would impact on area of separation	SoCG (CD8.12), Officer's Report (CD3.01), §4.13, 5.21, 6.20, 6.36 of Appellant's POE
There is no housing need	Planning Statement (CD1.07), HNDA 2022 (CD4.09), Housing Study (CD4.10) and Sections 7 and 8 of the Appellant's POE.

- 1.2 The third party representations do not raise any issues which have a bearing on my evidence. All issues raised are addressed elsewhere, either in the evidence submitted in support of the application, or in the Council's own material (e.g. in the Officer's Report), my own evidence or in Statements of Common Ground between the Appellant and Council.

## **Appendix 13 - Hollins Homes Interest Letter**

## HOLLINS

HOMES PEOPLE LOVE

Mr. Mark Saunders  
 Director  
 NJL Consulting  
 Northspring, 6th Floor  
 70 Spring Gardens  
 Manchester  
 M2 2BQ

Suite 3  
 1 King Street  
 Manchester  
 M2 6AW

T: 0161 302 1619

[www.hollinshomes.co.uk](http://www.hollinshomes.co.uk)

Email: [Ben.Goodman@hollinshomes.co.uk](mailto:Ben.Goodman@hollinshomes.co.uk)

21 December 2023

Dear Mr. Saunders,

**RE: Site at Garstang Road, Broughton for up to 51 dwellings**

I write to express our strong interest in acquiring the above site should the appeal be successful.

We are actively expanding our portfolio of land in the North West of England and have identified this proposed site as an excellent opportunity to provide quality new homes to Broughton in an area which has suffered from a lack of the right types of homes to cater to a wide range of needs as opposed to the standard general housing product currently on offer. Our experience as a local SME company building homes across Lancashire and in Preston shows there to be a continued strong demand for new homes across all sizes and tenures, in particular larger market dwellings with more bedrooms. There is also a need in the local area for homes with more adaptable and accessible requirements such as M4(2) and M4(3). As an SME housebuilder we believe that developments of this size and nature are important to create a true mixed community through the careful design and quality of build which is at the forefront of our brand and for the local economy.

The site is in a highly sustainable location with schools, bus stops and a wide range of facilities all within walking distance. The services/facilities offered within Broughton, including the Guild Wheel, and equally the proposed new open spaces to be enjoyed nearby are all in close proximity to the site and are factors covering the key considerations we have seen in homebuyers following the pandemic.

Hollins Homes have recently completed 70 homes in Garstang, just north of Broughton, with a range of types and sizes including apartments. We have also completed 50 new homes nearby at Newton-with-Scales of 3, 4, and 5 bed properties. The scheme contributed 30% affordable homes, of which 70% were affordable rented, and in excess of £210,000 to the local community in the form of education payments. Prior to that we completed 22 new homes north of Fulwood, Preston, just south of Broughton.

Across all these local schemes, there was significant demand in the affordable housing units which were sold and occupied very quickly. The overall interest in the homes provided Garstang and Newton-with-Scales well exceeded the number we were building. In addition, we had very strong demand for larger homes with more bedrooms from members of the Asian community and have a developed experience of working with this community including the specification and build standards to meet their needs.

These developments have been a great success with consistently high demand being seen from all purchasers throughout the programme. One purchaser provided a testimony to the *"amazing quality build, fantastic customer service, a home far better than we could ever dream of"* whilst others have commented on *"the spacious kitchen diner"* and *"the overall layouts which give each room plenty of light"*.

**HOLLINS**

HOMES PEOPLE LOVE

More widely Hollins have successfully completed 5 developments which have brought 175 much needed new homes to the market and we are currently active on a further 5 sites totalling just under 300 homes. As a North West SME housebuilder we support 30 full-time employees, offering apprenticeships and training programmes to develop skills within that local workforce, and provide opportunities for local trades and businesses to partner with us in the physical construction of our developments.

Thoughtful design is a key part of our brand and our main aim is to deliver quality, aspirational new homes for people to live in. This has been recognised with several regional housebuilder awards won and several finalist entries with nationally recognised bodies. We do not compromise on design and the same product, care and attention is given to affordable housing as is given to the open market homes. We have good close working relationships with several Registered Providers in the area, such as Heylo, Jigsaw Homes, Auxesia Homes and older people's housing provider Liberty. As a result of this, our customer satisfaction rate is very high.

Following a consent on the site, we would anticipate an early submission of reserved matters within 6 months, approval thereafter within 6 months and a start on-site within 3 months.

Our acquisition and delivery of 51 new homes in Broughton on this site would be a significant positive addition to our portfolio, improving the quality of housing in the area and facilitating the continued employment of our SME workforce.

Yours sincerely,



**BEN GOODMAN**

**Operations Director**

**On behalf of Hollins Homes**



## **Appendix 14 - Places for People Interest Letter**

**BY EMAIL ONLY**

04 January 2024

Dear Christian,

**Land at Garstang Road, Broughton**

Further to our contact regarding the development of the above site for 51 homes, I am writing to express an interest in Places for People taking forward the affordable element of the site, as well as the delivery of the remainder of the site for affordable rent and shared ownership accommodation.

The site lies outside of the formal settlement boundary in open countryside, policy permits affordable housing development where need has been identified in such a location. The 2023 Affordable Housing Need survey specifically identifies 55 affordable homes are required in the Parish of Broughton over the next 5 years to meet need. This site is therefore seen as a prime opportunity for these homes to be delivered, given the limited availability of land for new development in the area.

Places for People are actively seeking development opportunities to purchase, build out and manage/sell properties for affordable rent and shared ownership across Preston and the wider North West which is managed by our Central and North Regional Development Team.

Places for People own and manage 3,651 homes in Preston, 43,986 across the North West and as a Strategic Partner of Homes England, have secured grant to deliver newbuild developments for the HESP 2 funding programme to 2027.

The Garstang Road site is well located for Places for People to develop, deliver and maintain in perpetuity, affordable homes for those outpriced by the market in need of affordable rented accommodation or those looking to climb the property ladder in an area where house prices are displacing families, outpricing households with average or below average net income.

Our current assessment of demand based on enquiries to Places for People for a home in Broughton and totals the number of applicants who have searched (3,956 searches in total) for homes recently is detailed below:

- 1 Bed Home searches – 1093
- 2 bed Home searches – 828
- 3 bed home searches – 483
- 4 bed Home searches - 118

**Intermediate Need:**

Our in-house Sales team have researched the revenue and affordability position and are comfortable that 28% tranche first sales will suit the market demographic for Shared Ownership in the area and that there is Shared Ownership Sales demand.

Places for People would encourage this site to be brought forward for affordable newbuild development and would very much like to continue to support Preston City Council in its affordable housing provision.

Yours Sincerely

A handwritten signature in blue ink, appearing to read 'Jane Lawrence', is positioned below the text 'Yours Sincerely'.

Jane Lawrence  
Regional Land Manager

Places for People



## **Appendix 15 - Letter from Local Agent**

Telephone: 07720 293940  
Email: info@cowburnland.co.uk

Chartered Surveyors  
Land Agents  
Development Land Consultants

Mr. Christian Orr  
Land & Planning Director  
Hollins Strategic Land  
Suite 4, 1 King Street  
Manchester  
M2 6AW

10<sup>th</sup> January 2024

Dear Mr. Orr,

**Re: SITE AT GARSTANG ROAD, BROUGHTON FOR UP TO 51 DWELLINGS**

I write as a Lancashire based Fellow of the Royal Institution of Chartered Surveyors. I operate as a residential development land agent with over 25 years' experience in the industry, primarily across Lancashire and the north west of England. I have been following the progress of the subject property with interest and, in my opinion, it is ideal for the range of housing types it seeks to deliver.

Having lived and worked in the geographical area for many years, I am now a director of Cowburn Land, a specialist practice dealing solely with the marketing and sale of residential development land in the north west. Previously I was Senior Partner at Armitstead Barnett surveyors in a similar role. I can confirm that the village is highly sought after by purchasers (and thus housebuilders and providers), particularly with its good range of local facilities, highly regarded secondary school and its location offering easy access to the M55 and family friendly village living due to the Broughton bypass,

Over the last 2-3 years I have been involved in a large number of land sales to housebuilders across Preston and Lancashire more widely including sites at Bamber Bridge (261 units), Catterall (80), 2 sites at Elswick (50 & 50), Lancaster (59), two at Great Eccleston (6 and 350), two Poulton sites (48 and 202), Grimsargh (70) and Adlington (24) to name a few.

In my experience dealing with various SME and large national housebuilders, this site is very much of a size and nature that is attractive to an SME housebuilder of which there are plenty operating across Preston. Indeed, housing providers in the area are increasingly seeking more 'oven-ready' sites, particularly as the existing supply of sites in Preston is drying up and the new development plan is some time off. My own mailing list shows the demand with at least 10 parties that I believe would offer to purchase the site. Additionally I understand that the site is already of interest to a range of SME operators including Heylo, Places for People, Liberty and Hollins Homes which further underlines by thoughts.

My knowledge from conversations with, and direct enquiries from housebuilders is that there continues to be very strong demand in the Preston area for new homes across all sizes and tenures, but specifically for older people entering retirement, larger homes, and a substantial need for affordable. I am aware that housebuilders operating in the area have seen increasingly compelling demand from members of the Asian community who require larger properties to meet their needs and their provision of these properties has not kept pace with demand.

I am also seeing housebuilders wanting to diversify their product such as improving the specification and building standards of new properties to ensure they meet the needs of homeowners across a whole lifetime and beyond. I believe the provision of M4(2) - accessible and adaptable homes - and some M4(3) wheelchair homes would make a real positive difference to an area where there is an identified need for these types of properties. In addition, I have no doubt the provision of the scheme to provide some age-restricted housing for over 55s would assist with releasing larger existing stock for growing families.

The site is in a highly sustainable location with schools, bus stops and a wide range of facilities all within walking distance. The services/facilities offered within Broughton, including the Guild Wheel, and equally the proposed new open spaces to be enjoyed nearby are all in close proximity to the site and are factors covering the key considerations we have seen in a homebuyers "must have" checklist following the pandemic.

I am not aware of any schemes in Lancashire, not least Broughton, which seeks to deliver the variety of homes to meet a local need which has been recently identified. My firm has helped sell numerous sites to housebuilders by Hollins Strategic Land over many years, and I am aware its sister company, Hollins Homes, builds high quality product. The delivery of 51 new homes in Broughton on this site would be a significant positive addition to the area by creating a more mixed community. Following a consent on the site, I would anticipate marketing of the site could start within 3 months and a housebuilder found very quickly thereafter.

I have no problem concluding that the scheme, if consented, would be attractive on the market and is deliverable.

I hope you find the aforementioned of assistance.

Yours sincerely



David C. Cowburn BSc (Hons) FRICS FAAV

Director

Mobile: 07720 293 940

Email: david@cowburnland.co.uk

Website: www.cowburnland.co.uk