

Appendix 1 – List of recommended conditions

Time Limit and Plans

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

Reason: Required to be imposed pursuant to section 92 of the Town and Country Planning Act 1990.

2. The development shall be limited to no more than 125no. residential units and shall be carried out in accordance with the following plans:

JP-LOC – Location Plan

2310-F01 Rev E – Potential Site Access Arrangement

5977-TRP – Tree Retention Plan

Reason: To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.

Details for Reserved Matters

3. Details of the access (based on, but not restricted to Drawing No: 2310-F01 Rev E), appearance, landscaping, layout and scale, (hereinafter called “the reserved matters”) shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved. The landscaping proposals shall be carried out before any of the buildings are occupied or at such time as the approved proposals may provide.

Reason: The permission is an outline planning permission.

4. Any application for approval of reserved matters for layout, scale and/or appearance shall be accompanied by full details of existing and proposed ground levels and proposed building finish floor levels (all relative to ground levels adjoining the site). The development shall only be carried out in conformity with the approved details.

Reason: To ensure a satisfactory form of development in the interest of visual and residential amenities and in accordance with Policy AD1(a) of the Preston Local Plan (Site Allocations and Development Management Policies) and the National Planning Policy Framework.

5. Any application for approval of reserved matters for layout shall include a waste management plan showing full details of the means of storage and disposal of refuse and recycling bins. Thereafter the development shall be carried out in accordance with the approved details and implemented prior to first occupation.

Reason: To ensure satisfactory provision for waste and recycling facilities is provided in accordance with the National Planning Policy for Waste.

6. Any application for approval of reserved matters for layout shall include an Arboricultural Impact Assessment and Tree Constraints Plan detailing existing

trees and hedges to be retained and those to be removed. The Report shall also detail protection measures for trees, shrubs and hedges identified as being retained and the development shall be carried out in accordance with the approved details.

Reason: To ensure that existing trees of visual amenity value are retained and adequately protected during construction in the interests of the visual amenity of the area in accordance with Policy EN10 of the Preston Local Plan 2012-26 (Site Allocations and Development Management Policies).

7. Any application for approval of reserved matters for landscaping shall include details of a Landscape/Habitat Management Plan to include long-term design objectives, timings of works, habitat creation, enhancement management responsibilities and maintenance schedules for all landscaped areas (other than privately-owned domestic gardens). The requirements of the Landscape/Habitat Management Plan shall be informed by the submitted Ecological Appraisal (Prepared by ERAP, Ref: 2019-055, dated August 2020) and the recommended measures shall be carried out in accordance with the approved Plan.

Reason: To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in accordance with Policies EN10 and EN11 of the Preston Local Plan 2012-26 (Site Allocations and Development Management Policies), the National Planning Policy Framework and The Conservation of Habitats and Species Regulations 2010.

8. A programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) shall be undertaken and submitted to the local planning authority as part of any reserved matters application for layout. This programme of works shall include an initial phase of geophysical survey and trial trenching,

as well as the compilation of a report on the work undertaken and the results obtained. These works should aim to establish the presence or absence of buried archaeological remains and their nature, date, extent and significance. If archaeological remains are encountered then a subsequent phase of impact mitigation (which may include preservation in situ by the appropriate design or siting of new roads, structures and buildings, formal excavation of remains or other actions) and a phase of appropriate analysis, reporting and publication shall be developed. A written scheme of investigation for that mitigation phase along with a timetable for its implementation shall be submitted for approval to the local planning authority as part of the reserved matters application for layout. All archaeological works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with the agreed details.

Reason: In order to ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site in accordance with Policy 16 of the Central Lancashire Core Strategy, Policy EN8 of the Preston Local Plan 2012-26 (Site Allocations and Development Management Policies) and the National Planning Policy Framework.

9. Any application for approval of reserved matters for layout shall include an updated great crested newt survey for all ponds within 250m of the development site. Should these surveys find evidence of great crested newts a method statement outlining preventative measures (Reasonable Avoidance Measures) to ensure protection of amphibians shall be submitted to and approved in writing by the local planning authority prior to commencement of the development. The duly approved method statement shall then be adhered to throughout the construction phase.

Reason: In order to adopt a precautionary measure to ensure the protection of European Protected Species in accordance with Policies EN10 and EN11 of

the adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies) and the National Planning Policy Framework.

10. Any application for approval of reserved matters for layout shall include an updated survey for invasive species and a method statement including full details of a scheme for the eradication and/or control of any invasive species on the site. The development shall thereafter only be carried out in accordance with the approved method statement and timing of works contained within the approved method statement.

Reason: In order to ensure the removal/check the spread of species that are listed as invasive non-native species under the Wildlife and Countryside Act 1981, in order to safeguard the biodiversity of the site and its surroundings, in accordance with Policy 22 of the Central Lancashire Core Strategy.

Pre-commencement Conditions

11. Prior to the commencement of the development hereby approved, a scheme shall be submitted and approved in writing by the local planning authority to demonstrate that all dwellings shall achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations. The development shall thereafter be carried out in accordance with the approved scheme.

Reason: To ensure that the development contributes to a reduction in carbon emissions, in accordance with Policy 27 of the Central Lancashire Core Strategy. The scheme is required prior to the commencement of development to ensure that the measures identified in the scheme can be properly carried out at the appropriate stage of construction.

12. No development shall commence until final details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include:

a) Final sustainable drainage layout plan appropriately labelled to include all pipe/structure references, dimensions, design levels, finished floor levels in AOD with adjacent ground levels. All existing drainage within development site should be included on this plan with cover and invert levels. Final surface water longitudinal section drawings labelled to include all pipe references, dimensions, gradients, cover and invert levels AOD.

b) Attenuation basin to be in accordance with guidance in Ciria C753 SuDS Manual 2015. Cross section drawings of attenuation basin showing 1 in 1 year, 1 in 30 year and 1 in 100 year + climate change water levels and inlet/outlet headwall drawings are also required.

c) Cross section drawings of pumping chamber, flow control manhole, existing manhole on culvert and emergency overflow tank. The discharge rate for the hydrobrake and pumps should be clearly shown on the drawings.

d) A drawing showing the boundary levels, proposed garden levels and slab levels for plot nos.1 – 20 along the western boundary is required.

e) The drainage scheme should be in accordance with the RSK Jepps Lane, Barton Flood Risk Assessment & Outline Surface Water Drainage Strategy ref.881531-R1(04)-FRA issue 4 dated 23rd August 2019 and demonstrate that the surface water run-off and volume shall not exceed the pre-development runoff rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

f) Sustainable drainage flow calculations (1 in 1, 1 in 2, 1 in 30 and 1 in 100 + climate change).

g) Plan identifying areas contributing to the drainage network

h) Measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses.

i) A plan to show overland flow routes and flood water exceedance routes and flood extents.

j) Breakdown of attenuation in pipes, manholes and attenuation basin.

k) Details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development. This shall include arrangements for adoption by an appropriate public body or statutory undertaker or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings with foul and surface water drained on separate systems. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To prevent the increased risk of flooding, both on and off site, to ensure that the final drainage design is appropriate and to identify the responsible organisation/body/company/undertaker for sustainable drainage system. Details of which are required prior to the commencement of

development in order to ensure the development is carried out in accordance with the agreed details, in accordance with Adopted Central Lancashire Core Strategy Policy 29 and the National Planning Policy Framework.

13. Prior to commencement of the development hereby approved details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company has been established.

Reason: In order to secure satisfactory final details of the highway scheme/works. This information is required prior to the commencement of development in the interests of the safety of all highway users in accordance with Adopted Central Lancashire Core Strategy Policy 3 and Policy ST2 of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies).

14. The new estate road/access shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

Reason: To ensure that satisfactory access is provided to the site to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users in accordance with Policy ST2 of the Adopted Preston Local Plan 2012-2026 (Site Allocations and Development Management Policies).

15. Prior to commencement of the development hereby approved a construction and environmental management plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall provide for:

- (i) the means of highway access and parking for construction vehicles, plant and construction workers' vehicles and sustainable travel methods for construction workers,
- (ii) loading and unloading of plant and materials,
- (iii) storage of plant and materials used in constructing the development,
- (iv) storage, disposal and removal of spoil and waste arising out of the construction works,
- (v) hours of working and access,
- (vi) site security arrangements, including hoardings and other means of enclosure,
- (vii) piling methods, if used,
- (viii) wheel cleaning facilities,
- (ix) measures to control the emission of dust and dirt during construction,
- (x) measures to control the emission of noise,
- (xi) appointment of a Construction Liaison Officer with contact detail,
- (xii) measures to reduce disturbance impacts to potential SPA species.

The approved CEMP shall be adhered to throughout the construction of that phase.

Reason: To maintain the operation of the local and strategic highway networks and to protect to amenities of neighbouring residents prior to work commencing on site in accordance with Adopted Central Lancashire Core Strategy Policy 3 and Policies ST2 and AD1(a) of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies).

16. Prior to the commencement of development hereby approved, an Employment and Skills Plan that is tailored to the development and will set out the employment and skills training opportunities for the construction phase of the development, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved Employment and Skills Plan.

Reason: Information required prior to the commencement of development in order to improve local skills and economic inclusion in accordance with Policy 15 of the Central Lancashire Core Strategy and the Central Lancashire Employment Skills SPD.

Pre-occupation and construction stage conditions

17. The development hereby approved shall be undertaken in accordance with the submitted Phase I and Phase II Geo-Environmental Site Assessment (prepared by e3p, Ref: 13-200-R1-Rev1, Dated May 2019). If during site preparation or development works, contamination is encountered or is suspected in areas where it had not been anticipated, then a scheme for detailed investigation, risk assessment, remediation and verification shall be submitted for the written approval of the local planning authority prior to all but urgent remediation works necessary to secure the area. The remediation scheme shall be carried out in accordance with the approved details. Furthermore, should gas prevention measures be required details of the preventative measures should be submitted for the written approval of the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the potential effects of ground contamination are adequately mitigated in accordance with the Policy EN7 of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies) and the National Planning Policy Framework.

18. Prior to first occupation of any part of the development hereby approved, an external lighting scheme for public areas shall be submitted to and agreed in writing by the local planning authority. The scheme shall include luminance levels and shall demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution in relation to important wildlife habitats. External lighting in public areas shall only be installed in accordance with the approved scheme(s) and shall thereafter be retained as approved. No additional external lighting outside the curtilage of dwellings shall be installed without prior written consent from the local planning authority.

Reason: In order to ensure that the amenities of the future occupants of the proposed properties and wildlife are not adversely impacted by external lighting in accordance with Policies AD1(a), EN10 and EN11 of the Preston Local Plan (Site Allocations and Development Management Policies) and the National Planning Policy Framework.

19. Prior to its occupation, each dwelling shall be provided with an electric vehicle charging point in accordance with details that have first been submitted to, and approved in writing by, the local planning authority. The electric vehicle charging point shall be retained for that purpose thereafter.

Reason: To enable the use of alternative fuels for transport purposes such as electric vehicle charging stations in order that sustainable travel alternatives need are supported and promoted within the development in accordance with Policy 3 of the Adopted Central Lancashire Core Strategy.

20. No part of the development shall be occupied until the new site access/ junction to Jepps Lane has been constructed in accordance with a highway junction scheme which shall be submitted to and approved by the local planning authority. The highway junction scheme shall include the provision of a junction table at the new access similar in design to the junction tables on Jepps Lane, a continuous footway to connect with that existing to the west, the upgrade of 2no. bus stops on A6 (the northbound bus stop in the vicinity of no. 853

Garstang Road and another southbound opposite no. 833 Garstang Road) to full mobility standard with shelter.

Reason: To ensure that satisfactory vehicular and pedestrian access is provided to the site before the development hereby permitted becomes occupied in accordance with adopted Central Lancashire Policy 3 and Policy ST2 of the adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies).

21. Prior to first occupation an Interim Travel Plan shall have been submitted to and approved in writing by the local planning authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein.

Reason: To ensure the development provides sustainable transport options in accordance with Adopted Central Lancashire Core Strategy Policy 3 and Policy ST2 of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies).

22. As recommended within section 4.4 of the submitted Shadow Habitats Regulation Assessment (prepared by ERAP, Ref: 2019-055c, Dated October 2020), an Advisory Leaflet shall be distributed to each property prior to its first occupation and a copy of the Advisory Leaflet shall have first been submitted to and approved in writing by the local planning authority.

Reason: In order to ensure that SPA species are not unacceptably affected by the proposal in accordance with Policies EN10 and EN11 of the adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies), the National Planning Policy Framework and the Habitat Regulations.

23. There shall be no tree felling, vegetation clearance works, or other works that may affect nesting birds between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections

that have first been submitted to and approved in writing by the local planning authority. Anti-bird netting shall not be placed over trees, hedgerows or other vegetation within the site at any time.

Reason: In order to ensure that ground nesting birds are not unacceptably affected, in accordance with Policies EN10 and EN11 of the adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies) and the National Planning Policy Framework.