

BACKGROUND PAPER TO A6: 19/00438/FUL

Agenda Item	A6 – 9 November 2020
Application Number	19/00438/FUL
Proposal	Erection of 36 dwellings, creation of vehicular access with associated landscaping, regrading of land levels and provision of surface water drainage scheme and public open space
Application site	Land off Marsh Lane and Main Street, Cockerham
Applicant	Southworth Construction
Agent	Mr McGonigal
Case Officer	Mr Mark Potts
Departure	No
Summary of Recommendation	Approval

1.0 Application Site and Setting

- 1.1 The application site relates to a 1.35 hectare parcel of open agricultural land located to the south side of Marsh Lane (A588), positioned behind Main Street and The Old Smithy (a cul-de-sac of three detached dwellings) and north of the village football/recreation grounds. Land to the southwest is open countryside predominately used for grazing. Cockerham is a small rural settlement predominately built up along either side of Main Street creating a very linear settlement pattern. It is located approximately 8.8km south of Lancaster City Centre, 3.3km south west of Galgate and circa 6.8km north of Garstang.
- 1.2 The proposal site is largely unconstrained and is allocated for housing within the Strategic Policies and Land Allocations DPD under Policy H2.10 for 36 houses. It is also located within an aerodrome safeguarding area. It is not positioned within a flood risk area; it is not protected by any landscape or nature conservation designation; it is not within an area recognised as a designated heritage asset (such as conservation area or schedule ancient monument site); there are no protected trees within the site and the land is not constrained by any underground infrastructure (such as gas pipelines), albeit there is a United Utilities public sewer to the east of the site.
- 1.3 The site represents an open undulating greenfield site used for grazing. It is notably elevated above properties to the northeast (The Old Smithy) and Marsh Lane to the northwest of the site. The highest point of the site is approximately 20m AOD (in the northern corner of the site) and the lowest part at approximately 15m AOD along the south western boundary. The site is practically at-grade with land to the south-east. Here there is an access track which is hard surfaced and provides the main vehicular access to the Grade II* listed church some 220m south west of the application site. This access track is also a dedicated public right of way (Footpath 15). From the church, footpath 15 connects to a network of other footpaths (FP25 and FP24) that provide access into the open countryside towards Cocker Wood and the River Cocker.

2.0 Proposal

2.1 The application is made in full for the erection of 36 residential dwellings, and the creation of a new vehicular access off Marsh Lane. The scheme provides for the following mix of residential properties. All properties would be constructed with reconstituted stone together with render, and all, are under a natural slate roof.

- 3 x two bedroom homes (8%);
- 4 x two bedroom bungalows (11%);
- 12 x three bedroom semi-detached properties (33%);
- 7 x three bedroom detached (20%);
- 8 x four bedroom detached (22%);
- 2 x five bedroom detached (6%);

2.2 Whilst the applicant initially submitted the scheme with zero affordable housing provision, 30% has been negotiated to consist of 3 x two bedroom homes and 2 x three bedroom homes (affordable rent) and 6 x three bedroom semi-detached properties (shared ownership)

2.3 The scheme also provides for a new pedestrian access from the Marsh Lane and generous quantities of on-site open space across the site.

3.0 Site History

3.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. These include:

Application Number	Proposal	Decision
18/00953/FUL	Erection of 36 dwellings, creation of vehicular access with associated landscaping, regrading of land levels and provision of surface water drainage scheme and public open space	Withdrawn
18/00483/REM	Reserved matters application for the erection of 11 dwellings (C3)	Withdrawn
18/00482/REM	Reserved matters application for the erection of 25 dwellings (C3)	Withdrawn
16/00494/OUT	Outline application for the erection of up to 11 dwellings and associated access	Approved
15/00587/OUT	Outline application for the erection of up to 25 residential dwellings	Approved
14/00856/OUT	Outline application for the development of up to 35 residential dwellings	Withdrawn

4.0 Consultation Responses

4.1 The following responses have been received from statutory and internal consultees:

Consultee	Response
Cockerham Parish Council	Objection to the development given Cockerham has a lack of amenities, difficulties with road access and insufficient infrastructure relating to foul water and surface water drainage which would not be able to cope.
County Highways	No objection , subject to conditions such as wheel washing facilities to be agreed, a construction method statement, details of the access to be agreed, off site highway works to consist of the provision of 2 traffic islands and a review of street lighting along Marsh Lane, protection of the required visibility splays, internal roads to be of an adoptable standard.

Lead Local Flood Authority	Initially objected until amended ground investigation works were undertaken to demonstrate that the site can be drained by infiltration methods. Ground investigations were undertaken during the summer of 2020 and these results have been reviewed. No Objection subject to conditions has been received.
Environment Agency	Initially objected on the basis of the submitted Flood Risk Assessment which was inadequate and concerns raised that there could be a risk to groundwater. An amended FRA was submitted in 2019 which allowed the Environment Agency to withdraw their objection to the development, and now offer no objection .
United Utilities	No objection though draws the Council's attention to the issue that the area is served by a foul only drainage network and as such would not allow any domestic surface water or highway drainage to enter the public sewerage system. Recommend that the method of drainage is fixed before the proposed layout is accepted.
County Education	Request that 4 secondary school places are provided for at a cost of £96,740.64 , given the pending number of other applications this could rise to include primary school provision at a cost of £112,353.78
Natural England	No objection subject to the provision of homeowner packs to minimise recreational disturbance on Morecambe Bay. The applicant submitted an Appropriate Assessment which the LPA intends to adopt as it is considered acceptable.
Open Space Officer	No observations received within the statutory timescales
Environmental Health Officer	The contaminated land officer has suggested the use of a condition to deal with contaminated land.
Conservation Officer	No objection . The proposal would lead to a level of harm to the setting and significance of the surrounding listed buildings and non-designated heritage assets. The level of harm is considered to be less than substantial (paragraphs 196 and 197 of the NPPF),
Dynamo	Objection , given the site is not connected to the local cycle network
Black Knights Parachute Centre	No objection , but wishes for it to be known there is a nearby airfield with parachuting that has been active for over 60 years.
Fire Safety Officer	No objection , but standard standing advice shared.
Lancashire Police	No objection , but advocate that secured by design standards are achieved across the site.
City Council Refuse Officer	Whilst refuse points have been noted on the plans, concerns are still raised regarding access to private drives - this relates to plots 32-36 inclusive.

4.2 Seventeen (17) letters of representation have been received, all raising objection to the development for the following reasons:

- Flooding – There are pre-existing problems in the village where surface water flooding, and foul water has proved to be a problematic, and therefore this application can only increase this pressure. Concern has been raised with how foul water will be handled on the site given existing facilities are known to be at capacity;
- Highways – Marsh Lane is a busy highway, especially for motorbikes and concern has been raised with respect to vehicles accessing and egressing the site and therefore this raises concern; within representations there has been support expressed for the footpath to the east of the development which allows pedestrian access into the village, however concerns how this will be executed with respect to retaining walls and landscaping. Concerns have been shared as to how sustainable the site is for housing.
- Lack of services – There are no services such as a local shop within the village and therefore all occupants of the new housing will need to drive to local shops, especially as the bus services are very infrequent and cycling as a means of transport is seen as dangerous.
- Landscape – The site is within a prominent position on the edge of the village and therefore will cause visual impact when viewed from different parts of the village. The visual impact to residents and the amenity of the area is considered to be significant.
- Lack of housing demand – There are a number of properties for sale within the village.

5.0 Analysis

5.1 The key considerations in the assessment of this application are:

Principle of Development Strategic Policies and Land Allocations DPD Policies SP1: Presumption in Favour of Sustainable Development, SP2: Lancaster District Settlement Hierarchy, EN3 Open Countryside, and Policy H2.10: Housing Delivery Development Management DPD Policies DM1: New residential development and meeting housing needs, DM2: Housing standards, DM3: Delivery of Affordable Housing, DM4 – Residential development outside main urban areas and National Planning Policy Framework Sections 2, 5, 11 and 12.

Design Consideration SPLA Policies H2 – Housing delivery in rural areas of the district, EN3 – The Open Countryside, DMDPD DM4 Residential development outside main urban areas, DM29: Key design principles; DM30: sustainable design; NPPF section 12

Water Management Strategic Policies Land Allocations DPD, Policies SP7 Maintaining Lancaster Districts Unique Heritage, SP8 Protecting the Natural Environment and H2 Housing Delivery in Rural Areas of the District, Development Management DPD – DM33 – Development and Flood Risk. DM34 Surface Water run-off and sustainable drainage, DM35 Water Supply and Wastewater, DM36 Protecting Water Resources and Infrastructure.

Transport Strategic Policies Land Allocations Policy H2 Housing Delivery in rural areas of the district and Policy T2 – Cycling and Walking Network, Development Management DPD DM4 Residential Development outside main urban areas, DM29 Key Design Principles, DM30 Sustainable Design, DM60 Enhancing accessibility and transport linkages, DM61 Walking and Cycling, DM62- Vehicle Parking Provision

Affordable Housing Provision Development Management DPD: Policy DM3: The delivery of affordable housing

Landscape and Visual Impact Development Management DPD Policy DM4 – Residential development outside main urban areas, Policy DM29 Key Design Principles, DM44 The protection and enhancement of biodiversity, DM45 Protection of Trees, hedgerows and woodland, DM46 – Development and Landscape Impact Strategic Policies and Land Allocations DPD EN3 - Open Countryside

Open Space Development Management DPD Policies DM4 Residential development outside main urban areas, DM26 – Public Realm and Civic Space, DM27 – Open Space, Sports, and recreational facilities

Cultural Heritage Matters Development Management DPD DM37 Development affecting listed buildings, DM39 The setting of designated heritage assets, DM41 Development affecting non designated heritage or their settings.

Natural Environment Development Management DPD Policy DM4 – Residential development outside main urban areas, Policy DM29 Key Design Principles, DM44 The protection and enhancement of biodiversity, DM45 Protection of Trees, hedgerows and woodland, DM46 – Development and Landscape Impact

Other Matters Development Management DPD Policy DM28 Employment and Skills Plan, DM31 Air quality management and pollution, DM32 Contaminated Land, DM55 Neighbourhood Planning)

5.2 Principle of Development

5.2.1 Cockerham is an identified sustainable rural settlement, where sustainable new housing proposals will be supported by the Local Planning Authority, and this is endorsed within Policy SP2 of the SPLA DPD and DM4 of the Development Management DPD. Furthermore, the site is an allocated housing opportunity site for 36 dwellings under Policy H2.10 of the Strategic Policies and Land Allocations DPD. The principle of delivering housing in the village, and on this site in particular, has been established via the Local Plan. Therefore, matters turn to whether the village can support this growth in terms of environmental, and technical constraints.

- 5.2.2 Whilst the application was submitted well in advance of the adoption of the Development Management DPD (July 2020), the applicant has amended their house types to ensure conformity with the Nationally Described Space Standards in July 2020. If Councillors are minded to support the scheme, it is recommended a condition is imposed to control that the house types are constructed in accordance with the submitted plans. Policy DM2 requires that at least 20% of new housing should be meet the Building Regulations Requirement M4(2) Category (accessible and adaptable dwellings). The application was submitted well in advance of the adoption of the plan when this new requirement came into force. The applicant has, however, made a commitment to achieving lifetime homes standards, and with this it is considered reasonable that 7 of the dwelling houses should adhere to the M4(2) standard.
- 5.2.3 The proposed housing mix includes a diverse mix of house types, and is not overly reliant on larger units. 4-bed and 5-bed properties only make up 28% of the housing mix, which is particularly pleasing. Officers support the mix of unit types, which also provide for bungalow accommodation. This aligns broadly with the housing need evidence submitted as part of the local plan process.
- 5.3 Design Considerations
- 5.3.1 The site has been subject of an array of planning applications over the last 5 years, with outline applications approved for the site which established the principal of the site accommodating 36 dwelling houses. The layout of the scheme has gone through a suite of changes over the last year, and there has been significant amendments such as being more outward facing in its approach (especially when viewed from the west). It is fair to suggest that the layout does not conform to the linear grain of the village. Given the site area it would be impossible to achieve this. The western boundary of the site works well being outward facing, and through design changes, these dwellings will be accessed via footways along their frontage to avoid a sea of cars along this boundary. Whilst there is an existing hedgerow, this would be bolstered with new tree planting and overall would work well on this aspect. This has the potential to work well if executed correctly.
- 5.3.2 The design along the southern boundary has retained quite a significant area of grassed open space, and further landscaping along this boundary has been proposed. The units face outwards here, and through negotiation the boundary treatments will consist of hedgerows and stone walling. This is an improvement on the original iteration of the scheme which consisted of large masses of close boarded timber fencing which was felt to be an insensitive option for this site.
- 5.3.3 It would have been preferable to have units facing towards the village on the eastern boundary. However, stone walling is proposed as a boundary treatment to protect garden spaces and landscaping has been introduced. A new pathway is proposed along the eastern boundary and whilst concerns have been raised regarding the detail of this, namely in the form of the use of retaining walls and how this would affect the properties on the Old Smithy, it is considered through the use of conditions that levels and overall design can be agreed, to limit the impact on these residents. There is an existing water main that crosses the eastern boundary of the site, and therefore an easement of 3 metres should be left on either side of the pipe. United Utilities has not objected to the development and whilst the line of the pipe has been shown on the plans, for clarity a condition is recommended that details the alignment, the required supporting structures and the finish.
- 5.3.4 As with any layout there are elements that could have been improved upon, namely the cramped nature of plots 18-21 and how car dominated this element of the scheme could be. However, in-reality, this element of the scheme is unlikely to be seen from outside the site (apart from the proposed path) and the footways proposed on either side of the road will help ease the impact. The scheme provides for reasonable garden sizes and will not result in adverse levels of overlooking or loss of privacy. The enjoyment of views across open farmland will be lost for residents of the Old Smithy and Main Street, but loss of a view is not a planning consideration. Setting of non-designated is, however, a material consideration and this is discussed later in the report.
- 5.3.5 The applicant's house types are quite generic, with a mix of semi-detached and detached properties. Materials consist of render and reconstituted stone, all under natural slate roofs. Whilst not entirely in keeping with the local vernacular of the village, through the use of a slate roof and through reconstituted stone this will help mitigate some of the impact. The applicant has proposed stone

quoins to frame each property. Whilst there are properties within the village that have these (notably those on the Old Smithy), the execution here is critical and therefore all materials should be conditioned in the form of the natural slate, render and the reconstituted stone.

5.4 Water Management

5.4.1 There has been a lot of concern regarding drainage on this site. This is not surprising given many parts of the village have unfortunately been affected by flooding events over the course of the last 5 years. It is important to note that the site is within Flood Zone 1 which is at the lowest risk of flooding. At present the site drains naturally through the ground. The applicant is proposing to handle surface water via infiltration methods. This has been confirmed as feasible via ground investigations that took place in the summer of 2020. The LLFA and the EA both offer no objection to the development. Whilst there is no objection from the statutory agencies it would have been beneficial for the detailed drainage design to be submitted as part of the application process. United Utilities, the Environment Agency and the LLFA all recommend a pre-commencement condition.

5.4.2 It is recommended a condition is attached to any grant of planning permission which requires the precise details of the drainage scheme to be agreed in advance of development commencing and also the provision of a surface water management scheme.

5.4.3 Foul water will be managed by directing this into the combined sewer that is found on Marsh Lane. Whilst it is noted that concerns have been raised with respect to how foul water will be managed, the statutory consultee (United Utilities) raises no objection and with this it has to be assumed the infrastructure to accommodate foul water is capable. As with surface water the precise detail can be handled by planning condition.

5.5 Transport

5.5.1 The proposed development would be accessed off Marsh Lane, via a new access. The access is similar in nature to the outline consent which established the principle of development at the site. The application did initially attract an objection from the Highway Authority, but following negotiations and with the submission of amended plans they no longer raise an objection to the scheme.

5.5.2 There has been a great deal of concern raised regarding the potential danger of placing a new access on Marsh Lane. As has rightly been pointed out by local residents, the A588 which links Lancaster to the Fylde coast has been classified as one of England's most dangerous roads. It has been observed during site visits cars speeding when leaving the village. There is a package of measures as part of the Safer Roads Programme which will be rolled out across the route over the next few years. The proposed access arrangement including the provision of 2 new traffic islands and a review of street lighting associated with the access has been proposed and accepted by the County Council to ensure a safe access. Planning conditions have been recommended requiring the traffic islands to be installed prior to occupation of any dwelling house.

5.5.3 Various changes within the proposed road layout have taken place to provide for a road layout that could potentially be adopted by the Highway Authority. This includes the provision of footways and increasing the road width to 5.1 metres. Whilst it is noted that concerns exist from residents about the safety of Marsh Lane, no objection has been raised by the Highway Authority on the basis that they deem the scheme to be safe.

5.6 Affordable Housing Provision

5.6.1 The scheme was submitted on the basis of providing no affordable housing, something which was of concern to officers. Following extensive discussions including an independent assessment of the scheme, it has been agreed that the scheme will provide for a total of 11 units to be affordable (30.56%). The adopted policy is that schemes in Cockerham should provide for 30% affordable housing on site. This scheme is providing affordable housing in the form of 5 affordable rented units and 6 shared ownership. This can be secured via the proposed Section 106 agreement and the provision of additional affordable housing within the village is welcomed by officers.

5.7 Landscape and Visual Impact

- 5.7.1 Given the proposed location there will be a material visual change in the way the landscape is viewed from the surrounding public vantage points. Footpath 15 to the south of the site will witness a marked change associated with users who use this footpath as there will be views from Marsh Lane and Main Street. The access location will inevitably lead to a marked change for users of Marsh Lane as essentially the access will be through the existing embankment to the site. The introduction of 36 dwellings with associated highway infrastructure will impinge upon the natural openness of the landscape and it is inevitable that the proposed development will lead to a landscape impact simply on the basis that the site will lose its previously recognised greenfield character. However, a change from open land to a developed area is not necessarily harmful as the impact is localised and due to the proximity of the site to the existing built form, it will represent an extension to the settlement as opposed to an isolated new community.
- 5.7.2 The proposal will lead to an inevitable change in character of the application site, but as illustrated within the design section of this report the scheme has been amended through the application process, which enables the proposal to feel a bit more connected to the existing settlement. On balance, it is contended that the visual impacts would not significantly or demonstrably outweigh the benefits of the proposal (especially given this is an allocated site for housing). It must also be recognised, that if the nationally important designated sites are to be protected from major development, in order to meet existing and future housing needs, landscapes that are not protected and are well related to existing sustainable settlements are the landscapes most likely to accommodate future development.

5.8 Open Space

- 5.8.1 As a rule, for a scheme of this size, the applicant would be required to provide for an equipped play area. However, given the proximity of the existing play provision within the village (less than 300 metres away), it is recommended that the contribution of £60,000 from the development is provided to enhance the existing facilities within the village. This could go towards funding improvements to the drainage of the football field, and towards the provision of new play equipment. This is considered a pragmatic way of simply insisting that the development provides on-site equipped play facilities. Regrettably, the public realm officer has made no recommendation on the application, but the case officer is satisfied this is a logical and sensible solution which will benefit the development and also the village too. Generous amounts of open space have been included around the scheme and is to be supported. A condition is recommended to ensure it is managed and maintained in an appropriate manner.

5.9 Cultural Heritage Matters

- 5.9.1 There are no listed buildings nor scheduled ancient monuments within the site though the Church of St Michael is Grade II*, and Cockerham Hall and the Old Rectory are both Grade II. There are also a number of non-designated heritage assets (NDHAs) along Main Street (2 and 4, 6 to 16 and 35 and 37). The site provides the immediate setting to the houses on Main Street which are NDHAs, the setting of the Grade II* St Michaels Church and Cockerham Hall and the Old Rectory (both Grade II). It is inevitable the development would interrupt, and erode views of the church when viewed from Marsh Lane thus eroding its designed prominence, and there will be a level of harm to the setting and significance of the Grade II* church.
- 5.9.2 The impact on the Grade II Cockerham Hall will be less significant given there are farm buildings screening the southern side of this building. Whilst there would be some impact, this will be minimal given the screening around the site and the farm building screening Cockerham Hall. The Old Rectory is likely to experience some loss of significance, but this will be limited due to the distance from the site and natural screening.
- 5.9.3 With respect to the NDHAs along Main Street, these buildings are characterised by their terraced formation, fine grain and situation immediately on the highway. The proposed layout differs from this which does have an overall suburban form which would diminish the traditional character of the neighbouring NDHAs, which assists to minimise their visual dominance. Whilst of a different form to the houses along Main Street they share similar heights which will help minimise their visual dominance. Whilst no objection from the Conservation Officer has been raised, they have recommended the use of natural stone in certain select locations. The applicants have proposed

slate throughout the site and this is welcomed. It is considered a suitable re-constituted stone could be sourced to allay any concerns here.

5.10 Natural Environment

5.10.1 The application consists of grazed agricultural fields with hedgerows and trees forming the boundaries of the site. The application is supported by an extended phase 1 habitat survey which has emphasised that the site consists of species poor improved grassland with the predominant habitat to the affected being the short sward species poor improved grassland which is common and has a low ecological value. A condition has been suggested with respect to landscaping and this will help achieve biodiversity net gain.

5.10.2 The site is in close proximity to Morecambe Bay SPA, RAMSAR, SAC and SSSI, therefore the Council needs to determine whether the recreational pressure caused by 36 dwellings in the village is likely to occur. The applicant produced a shadow HRA/AA which the Council intends to adopt as their own. With mitigation in the form of homeowner packs, there will be no impact on the special qualities of the bay. This has the support of Natural England, and is proposed to be addressed by a planning condition.

5.11 Other Matters

5.11.1 The village is not within an Air Quality Management Area. However, a condition is recommended to cater for electric vehicle charging points and bike storage. The contaminated land officer has suggested a condition for contaminated land, though given this is a greenfield site, an unforeseen condition is considered appropriate. Conditions are recommended requiring the provision of an Employment Skills Plan given the development exceeds the threshold of Policy DM28 of the DM DPD. Given the sensitively designed scheme along the western boundary and that the development will drain via soakaway, a condition removing permitted development rights is also recommended.

5.11.2 The County Council as the Education Authority has requested 4 secondary school places to offset the impact of the development. This is considered reasonable, though further clarification has been sought as to whether this figure is still the case given it is over 6 months old. Councillors will be verbally updated on the position as at the time of writing the County's updated response has not been supplied. The City Council's refuse officer has highlighted some concern with plots 32-36 and how refuse would be collected. Discussions with the applicant are ongoing in this regard, so again Councillors will be updated verbally on this matter.

6.0 Conclusion and Planning Balance

6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications have to be determined in accordance with the development plan unless material considerations indicate otherwise. The policy context in terms of determining this application is the recently adopted Development Management DPD and Strategic Policies and Land Allocation DPD (both adopted in July 2020).

6.2 The site is allocated for residential development within the Strategic Policies and Land Allocations DPD as a housing opportunity site for 36 residential dwellings. The scheme before the Committee provides a mixture of open market, and affordable housing, in a village where sustainable housing will be supported. The scheme is providing policy compliant affordable housing provision, generous amounts of open space, a financial contribution towards public realm within the village and education provision. These all weigh in support of the scheme. Whilst the Council has an up to date Local Plan, the tilted balance is engaged given it cannot demonstrate a deliverable 5-year housing land supply, so this has to be considered by the decision maker. Even, if, it was to be concluded that the tilted balance was not engaged in this case, applying the 'flat balance' under Section 38 (6), it would still be considered that the significant benefits of the proposal outweigh the harm caused by the developments impact in landscape terms.

6.3 Whilst the development would introduce some localised landscape impacts, and cannot be described as being in keeping with the linear form of development of the village, it is an allocated site for 36 houses. There are elements of the layout which could be improved upon on, but on balance it is a layout which if executed well (and this can be controlled by planning condition), will

be complementary to the village and making a small but important contribution to the delivery of housing within the District.

Recommendation

That Planning Permission **BE GRANTED** subject to the signing of the Section 106 Agreement to secure:

- The provision of 11 houses to be secured across the site to be affordable comprising 3 x two bedroom and 2 x three bedroom as affordable rent, and 6 x three bedroom semi-detached as shared ownership.
- Education contribution of **£96,740.64** for four secondary school places (awaiting County Education as to whether this is still a valid figure).
- Open space off-site contribution of **£60,000** to be utilised within the village of Cockerham for enhancements to play and sport facilities.
- Long term maintenance of landscaping, open space and non-adopted drainage and highways and associated street lighting.

and the following conditions:

Condition no.	Description	Type
1	3-year timescales	Control
2	Approved plans	Control
3	Surface water drainage detail	Pre commencement
4	Foul water drainage detail	Pre commencement
5	Employment and Skills Plan	Pre commencement
6	Water main easement details	Pre commencement
7	Access detail	Pre commencement
8	Site and finished floor levels	Pre commencement
9	Nationally Described Space Standards and M4(2) compliance	Pre commencement
10	Detail of footway connections from Marsh Lane to the Public Right of Way to the south of the site	Development above ground
11	Off site highway works and implementation	Development above ground
12	Materials to be agreed – natural slate roof, render, reconstituted stone.	Development above ground
13	Boundary treatments – stone walls, fencing, hedgerows	Development above ground
14	Hard and soft landscaping	Development above ground
15	Provision of cycle and electric vehicle charging	Development above ground
16	Open space provision and management	Development above ground
17	Provision for homeowner packs	Prior to occupation
18	Surface water long term management	Prior to occupation
19	Protection of visibility splays along Marsh Lane	Compliance
20	Garage use condition	Compliance
21	Car parking to be provided prior to occupation	Compliance
22	Development in accordance with the submitted AIA	Compliance
23	Removal of Permitted Development rights	Compliance

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

In accordance with the above legislation, Lancaster City Council has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been made having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

None