



## Planning Regulatory Committee

### Written Update

**Agenda Item:** A5      **Application reference:** 19/00541/OUT

**Site Address:** Lundsfield Quarries, Kellet Road, Carnforth.  
**Proposal:** Outline application for the demolition of existing buildings and the erection of up to 250 dwellings with an associated new access, infrastructure and football club car/coach park.

#### Further Information

#### Additional Representations (summerised)

**North Lancashire Wildlife Group** – The loss of a significant area of calcareous grassland type habitat is disappointing and would impact a number of butterfly species including Dingy Skipper butterfly (*Erynnis tages*) (larval foodplant Bird's-foot Trefoil) which is noted as of High conservation status by Butterfly Conservation due to it being in decline nationally.

Loss of a large colony (over 100 plants) of Marsh Helleborine orchid (*Epipactis palustris*) (only known local site) will be completely lost with no mitigation or alternative compensatory proposals for this specific habitat.

Support the retention of the pond and tufa spring – note this is a rare and sensitive habitat and is important that it is not damaged during the construction of the development and once operational, noting risk from increased trampling and disturbance by people, dogs etc.

The site as a whole is a haven for more numerous local wildlife with records of Roe Deer and birds.

We have read the report from the Biodiversity Officer and agree with her views and her comments on landscape enhancement opportunities.

#### Corrections to report / matters of clarification:

The following clarification is provided in response to the applicant's comments to the committee report:

- The Planning Policy comments set out in the consultation date back to 2019 and have not been updated.
- In relation to paragraph 5.4.4, access to the existing football club will be enhanced by the provision of a new highway road built to adoptable standards with dedicated footway provided. A dedicated parking area replaces the informal parking arrangements that currently exist.
- In relation to paragraph 5.4.8, the absence of a bridge over the canal is not determinative, as the site is still considered to be sustainability located. The proposal is contributing to other active travel routes/improvements, including public transport to make the proposal



more accessible. A bridge link would have been desirable and would have enhanced accessibility.

- In relation to paragraph 5.5.9 and 5.5.10 – the point here is to stress that the ecological interest of the BHS when it was first designated has been affected by natural succession of scrub and unmanaged habitat. Whilst these habitats have ecological value, if the site is left unmanaged the uncontrolled scrub over time will impact the habitats the site was originally designated for. A habitat management plan will provide enhancements to the retained habitat, but the extent of losses overall cannot be mitigated on site. The full details of this would be secured at the reserved matters stage and prior to commencement of development. Compensation off-site will be required and secured as part of the s106 agreement, but there is a risk this will not be delivered locally.
- In relation to paragraph 5.9.3 and 5.9.6 – Sport England do not object to the proposal and deferred assessment of noise and light to the Council's EHO team, who concluded the impacts can be mitigated.

In terms of representations:

- It should be noted no formal comments have been received from the football club following the inclusion of dedicated car park.

Changes to conditions:

- Condition 1 - Time limit to be extended to 3 years and not 2 years due to Homes England's extended procurement and design processes for any subsequent developer/scheme.

and changes to the recommendation s106 requirements (pg35) as follows:

- Off-site sports provision shall not exceed £348,915.60 and shall be calculated at reserved matters stage in accordance with Sports England Playing Pitch and Facilities calculators (or any alternative calculator method adopted by the Council at the time of making the calculation) towards sport pitch improvements in Carnforth, such as the High School site.
- Provision of on-site public open space (equipped play area, young person's provision and amenity greenspace) no less than 3.9 hectares subject to a recalculation at reserved matters stage as the amount of open space is calculated based on size and number of dwellings proposed.

### **Officer Assessment/Comments**

Having regard to the additional comments raised by the North Lancashire Wildlife Group, it is acknowledged the development will impact the biodiversity interests of the existing site and that compensation for this may not occur in the local area. This impact and conflict with the ecology-related policies is weighed in the planning balance. Officer recommendation remains unchanged following these additional comments.

### **RECOMMENDATION**

Approve as recommended within the main report with changes to condition 1 to allow 3 yrs time limit and the following changes to the POS planning obligations;



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