

Application Number:	2022/0543	Application Type:	Full
Proposal:	Full: erection of 71 no. dwellings with associated works including car parking, landscaping, open space and pumping station.	Location:	Land Off Fieldfare Way, Bacup, Rossendale
Report of:	Head of Planning	Status:	For Publication
Report to:	Development Control Committee	Date:	21/05/2024
Applicant:	McDermott Homes	Determination Expiry Date:	31/05/2024
Agent:	Mrs Ann Dixon (Pegasus Group)		

Contact Officer:	James Dagleish
Email:	planning@rossendalebc.gov.uk

REASON FOR REPORTING	
Outside Officer Scheme of Delegation	Major
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	✓
Other (please state):	Includes Council-owned land

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

1. CONTEXT AND BACKGROUND

Members will recall that this application was brought before Committee in March, and that Members made the decision to defer this application to enable further information / clarification to be obtained in relation to the following matters:

- Urbanisation of the site.
- Highway capacity, specifically in relation to the proposed access point off Fieldfare Way.
- Level of affordable housing to be provided on the site.
- Location of electric vehicle charging points on the proposed dwellings.

The application is again brought before Committee to provide the Members with further information in relation to the above, to enable the application to be determined.

The original (19th March 2024) Committee report is included in Appendix 1.

2. DISCUSSION

Urbanisation of the Site

The proposed development will inevitably result in a change in the character of the site, introducing a substantial amount of urban development. However, the site is within the defined urban boundary where the Local Plan seeks to locate the majority of new development. The majority of the land is surrounded by existing residential development.

Furthermore, the site is allocated specifically for housing development within the adopted Local Plan (site reference H26) – for up to 71 dwellings (as proposed in this application).

As such, the acceptability in principle of residential development (of up to 71 dwellings), and the inevitable urbanisation that comes with such a scale of development, is already established in the Council's adopted Local Plan.

Officers consider that the layout of development now proposed by the applicant, which includes areas of open space and substantial amounts of new tree planting, would effectively mitigate the impact of the urbanisation as far as possible. As explained in the original report to the March Committee, officers consider that the proposed scheme is acceptable in terms of its visual impact.

Highway Capacity / Access Point

Following the discussions at the Committee Meeting in March, officers have sought clarification from Lancashire County Council's highways engineer as to whether they consider that the proposed point of access off Fieldfare Way into the site, and the capacity of the immediately surrounding highway network, are adequate to provide safe access for the volume of traffic which will result from the development.

LCC have commented as follows:

"We have no concerns associated with the site utilising a single point of access. We also have no concerns surrounding highway capacity within the vicinity of the site."

In their earlier comments dated 28th February 2023, LCC Highways did request that more up to date information be submitted in relation to traffic from the development and on the surrounding highway network, as the submitted report at that time was from 2019.

In response, the applicant submitted Technical Note 01 (dated April 2023) which provided up to date information as requested. On 4th May 2023, LCC Highways provided further comments to officers, indicating that they now have no objection to the proposals subject to the inclusion of conditions.

Having regard to the above, officers are satisfied that this issue has been properly investigated and that the scheme is acceptable subject to the conditions set out in the March Committee report (Appendix 1).

Level of Affordable Housing

The viability case submitted by the applicant has been heavily scrutinised by officers and their appointed viability consultants (Trebbs Continuum) over a period of around 12 months.

Whilst the proposed scheme would not deliver a policy-compliant level of affordable housing (30% on site), officers are satisfied (as are their consultants) that the agreed level of 15% on site affordable housing, plus all other required S.106 contributions as requested by officers and their consultees, represents the maximum contribution which can be made without making the proposed residential development financially unviable and undeliverable.

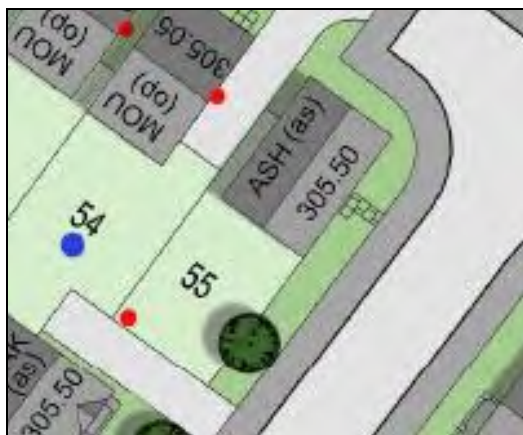
In any case the S.106 Agreement would include an overage clause which would allow the Council to obtain further contributions from the development if viability conditions improve in future through the course of the development.

Location of Electric Vehicle (EV) Charging Points

Further to discussions at the March Committee meeting regarding the location of EV charging points, the case officer has liaised with the applicant to query the location of some of the points.

The applicant has reviewed the proposed EV charging point locations and has confirmed that they are correct, as shown on the proposed site plan.

Charging points which are shown on the plan away from the dwelling at the bottom of gardens for example would be attached to the garden wall adjacent to the driveway e.g. plot 55 as shown below:



Officers consider that the locations of the EV charging points are appropriate having regard to the above. LCC Highways have raised no issues with the proposed locations.

3. RECOMMENDATION

No changes are proposed to the recommendation and conditions contained in the report to Committee on 19th March 2024.

Specifically, the recommendation is:

That Members resolve that they would be minded to grant planning permission (subject to the conditions contained in the report to Committee on 19th March 2024) and that the determination of the application hereafter be delegated to the Head of Planning as follows:

(1) To complete a suitable Section 106 Agreement to secure:

- A financial contribution of £160,602.00 towards public open space / playing pitch provision (final location of spending to be agreed).
- A financial contribution of £222,777.00 for education provision (nine secondary school places).
- 15% of the development to comprise affordable housing (4 x shared ownership, 4 x social rented and 3 x first homes).
- A financial contribution of £84,000.00 towards the improvement of sustainable transport links to Tong Lane and Pennine Road.
- Monitoring fees of £4,684.00.
- Management and maintenance of on-site landscaping and communal areas.
- The provision of off-site biodiversity net gain measures (on land off Douglas Road and Fieldfare Way).
- Inclusion of an overage clause which would allow the Council to obtain further contributions if viability conditions improve in future through the course of the development.

(2) To carry out drafting amendments to any planning condition, insert any other required planning conditions, and to carry out any further amendments, variations or alterations to the S.106 Agreement as required.

(3) To have to discretion to refuse planning permission in the circumstance that the Section 106 Agreement is not completed within six months of the resolution to grant planning permission.

(4) That upon satisfactory completion of the above legal agreement that planning permission be granted subject to the conditions contained within this report or as amended by (2) above.

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Report of:	Planning Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	19/03/2024
Applicant(s):	McDermott Homes	Determination Expiry Date:	29/03/2024
Agent:	Mrs Ann Dixon (Pegasus Group)		

Contact Officer:	James Dagleish
Email:	planning@rossendalebc.gov.uk

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2. **SITE**

The site comprises an irregularly shaped parcel of Greenfield land located within the urban boundary of Bacup. It is sandwiched between Pennine Road to the west and Goldcrest Avenue to the east. To the north is St Mary's RC Primary School and to the south is Fieldfare Way.

The site is designated as Greenlands on the Proposals Map, and is characterised by an open area of grassland within an otherwise suburban environment. No public rights of way cross the site, though it does have some informal paths leading over it in addition to remnants of a BMX track located in the centre including a dirt track, artificial mounds and part of a concrete slab. There is a direct pedestrian link from Pennine Road to the west into the site and from Fieldfare Way to the south east.

The site contains a small number of trees and shrubs however there is a more notable belt of trees immediately to the east (to the rear of properties on Goldcrest Avenue). It is understood that the trees were planted several years ago by the applicant McDermott Homes as part of planning permission 2004/0401.

There is an area of maintained amenity grassland at the south-eastern part of the site where it meets Fieldfare Way and Goldcrest Avenue. The maintained amenity grassland and the belt of trees to the east of the site are protected areas of public open space / incidental open space provided by McDermott Homes as part of permission 2004/0401 and secured in a Section 106 Agreement.

Regular walking, dog walking and other recreational activities are present across the site as a whole but appear most pronounced at the southern end. The land slopes from east to west across the site.

The site is approximately 750 meters from Bacup Town Centre. The land is understood to be within three ownerships, with the majority owned by Rossendale Borough Council, the proposed site access is owned by the applicant and the northern section owned by a third party.

The site is allocated for housing in the Local Plan.

3. **RELEVANT PLANNING HISTORY**

2019/0214 - Full: Erection of 71 no. dwellings (comprising 39no. 3 beds and 32no. 4 beds) with associated works including car parking, landscaping, open space and pumping station.

Refused (contrary to officer recommendation) for the following reason:

“The proposed development for 71 dwellings on a greenfield site would give rise to the following adverse impacts:

- *Failure to provide a policy-compliant level of affordable housing*
- *Harm by way of the loss of open space / Greenlands*
- *Harm to the character of the area by reason of the urbanisation of the site*
- *Harmful impact from biodiversity loss*

As a matter of planning judgement, when applying the tilted balance as required by the National Planning Policy Framework (paragraph 11d), the above cumulative adverse impacts of the development would significantly and demonstrably outweigh its cumulative benefits and therefore the proposal conflicts with the presumption in favour of sustainable development within the Framework, and conflicts with the development plan (Rossendale Core Strategy DPD Policies 1, 2, 4, 17, 18 and 24.”

2020/0531 - Full: Erection of 71 no. dwellings (comprising 39no. 3 beds and 32no. 4 beds) with associated works including car parking, landscaping, open space and pumping station (Withdrawn)

4. **PROPOSAL**

Full planning permission is sought for the erection of 71 detached dwellings with associated works including access from Fieldfare Way. The application is a re-submission of application 2020/0531, which was withdrawn.

To support the application, the applicant has submitted the following documents:

- Financial Viability Appraisal
- Geo-Environmental Report
- Design and Access Statement
- Ecological Assessment and Ecological Enhancement Report
- Arboricultural Constraints Report
- Flood Risk Assessment and Drainage Strategy
- Planning Statement
- Transport Statement
- Statement of Community Involvement
- Construction Management Plan

5. **POLICY CONTEXT**

National

National Planning Policy Framework

- Section 2 Achieving sustainable development
- Section 4 Decision making
- Section 5 Delivering a sufficient supply of homes
- Section 8 Promoting healthy and safe communities
- Section 9 Promoting sustainable transport
- Section 11 Making effective use of land
- Section 12 Achieving well-designed places
- Section 14 Meeting the challenges of climate change, flooding and coastal change
- Section 15 Conserving and enhancing the natural environment

Development Plan Policies

Local Plan

- Strategic Policy SS: Spatial Strategy
- Strategic Policy SD1: Presumption in Favour of Sustainable Development
- Strategic Policy SD2: Urban Boundary and Green Belt
- Policy H26 – Land off Pennine Road, Bacup
- Policy SD3: Planning Obligations
- Strategic Policy HS1: Meeting Rossendale’s Housing Requirement
- Policy HS2: Housing Site Allocations
- Policy HS6: Affordable Housing
- Policy HS7: Housing Density
- Policy HS8: Housing Standards
- Policy HS10: Open Space Requirements in New Housing Developments
- Policy HS11: Playing Pitch Requirements in New Housing Developments
- Policy HS12: Private Outdoor amenity space
- Strategic Policy ENV1: High Quality Development in the Borough
- Policy ENV4: Biodiversity, Geodiversity and Ecological Networks
- Policy ENV6: Environmental Protection
- Policy ENV9: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality
- Policy ENV10: Trees and Hedgerows
- Policy TR4: Parking

Other Material Planning Considerations

- National Planning Practice Guidance
- National Design Guide
- Alterations and Extensions to Residential Properties SPD
- Open Space and Play Equipment Contributions SPD
- Climate Change SPD
- LCC Planning Obligations in Lancashire

6. **CONSULTATION RESPONSES**

Consultee	Response	Conditions recommended?
LCC Lead Local Flood Authority	No objection	Yes
LCC Highways	No objection	Yes and Financial Contribution Required
Contaminated Land Officer	No objection	Yes
LCC Public Rights of Way	Financial Contribution Required	No
United Utilities	No objection	Yes
LCC Planning Contributions (Education)	Financial Contribution Required	No
Greater Manchester Ecology Unit	No objection	Yes
Lancashire Badger Group	No objection	Yes
RBC Environmental Health	No objection	Yes
Tree Officer	No objection	Yes
Cadent	No comments received	N/A
Coal Authority	No objection	No
Environment Agency	No comments received	N/A
Fire Brigade	No comments received	N/A
LCC Archaeology	No objection	No
Lancashire Police	No objection – advice provided	No
RBC Operations	No objection	No
RBC Property Services	No objection – confirm ownership of part of site (asset of community value)	No
Bacup and Stacksteads Neighbourhood Forum	Objection	No
RBC Strategic Housing	No objection	Require on-site affordable houses to be secured in S106 Agreement

7. NOTIFICATION RESPONSES

To accord with the General Development Procedure Order a press notice was published, site notices were posted and letters were sent to neighbours.

Around 141 objections have been received. The key areas of concern are summarised below:

- Access / highway safety / traffic concerns
- Unsustainable development
- Harm to natural environment / trees / biodiversity / green spaces / wellbeing
- Harm to public amenity / recreation
- Lack of affordable houses
- Harm to visual amenity

- Harm to residential amenity
- Disturbance to residents
- Local services and infrastructure cannot cope
- Query the developer's viability case
- Land contamination issues
- Flood risk issues
- Insufficient / inaccurate information with the application
- Lack of open space / play provision
- Site is an asset of community value
- Lack of consultation
- Landscape harm

8. **ASSESSMENT**

The main considerations of the application are:

Principle

The site is within the defined urban boundary of Bacup, where the Local Plan seeks to locate the majority of new development. The majority of the land is surrounded by existing residential development.

The site is allocated for housing development within the adopted Local Plan (site reference H26). The site specific policy for H26 states:

“Development of up to 71 dwellings will be supported provided that:

- 1. New on-site open space is provided and an off-site contribution is made towards enhancing existing sites of open space which lead to equivalent or better provision of open space in the area;*
- 2. No development takes place that would adversely affect the mature belt of trees along the eastern boundary of the site and those to the north.*
- 3. A Tree Impact Plan and Tree Constraints Plan are submitted with their findings secured and agreed prior to development taking place on site;*
- 4. Vehicular access is taken from Fieldfare Way;*
- 5. An Ecological Assessment is submitted which identifies the ecological value of the site and addresses any potential harm with suitable biodiversity enhancement measures to be delivered on site.”*

Subject to compliance with the above (which will be assessed below in the various sections of this report), the site is considered to be suitable for residential development in principle.

Layout and Design

As this is a full planning application, all matters are for approval and as such the application is accompanied by detailed drawings to show the design of each dwelling and the layout of the scheme as a whole. Full boundary treatment details are included, in addition to a full materials palette.

The layout of the development and the design of the dwellings largely reflect the neighbouring development to the east (Goldcrest Avenue, Siskin Avenue etc) which was by the same housebuilder (McDermott Homes).

The submitted layout plan shows that access is proposed from Fieldfare Way and the spine road runs through the approximate centre of the site. The dwellings on the west side of the road face onto the road, and the dwellings to the east side typically face north or south and are arranged around cul-de-sacs. All dwellings are detached, all with private amenity space to the rear and small gardens to the front. All dwellings have driveways and some have garages.

Section 2.1 of the Council's Alterations and Extensions to Residential Properties SPD contains guidance on separation distances between habitable room windows. It specifies that there should be a minimum of 20m between habitable room windows in properties that are directly facing each other. The layout of the development demonstrates compliance with this guidance.

The dwellings are proposed to be constructed from artificial buff stone and concrete roof tiles, upvc window frames, upvc garage doors and front doors and upvc guttering. Ordinarily officers would consider the use of artificial stone and concrete roof tiles to be inappropriate and contrary to policy, however, having regard to the similar materials used on the large scale development to the east (which this scheme would match visually), and the low quality materials present on Pennine Road (pebble dash and red coloured concrete roof tiles), it is considered that even without the use of local, natural materials, the proposed development will not harm the character and quality of the area to a degree that warrants refusal on this matter. With this in mind and on balance, the proposed materials palette is considered acceptable in this instance.

All dwellings are two storey and this is appropriate for this site, having regard to the surrounding residential developments and the site's location and topography.

The designs of the dwellings themselves are similar to the recently constructed houses to the east, and the scheme would not appear incongruous.

Other negotiated changes include the provision of a footpath link from the northern end of the site to meet the existing public footpath FP 660 and the applicant has agreed to provide contributions to fund the upgrade of this footpath. In addition, the development includes the provision of informal access points into the wooded areas to the east and west of the site.

Overall the proposed development is considered to accord with relevant local and national policy with regards to layout and design.

Neighbour Amenity

The proposed development would not have any unacceptable impact on the daylight, privacy or outlook enjoyed by the occupants of any nearby residential properties, having regard to the proposed siting, orientation and levels of the proposed dwellings.

Given the proximity of nearby residential properties and the scale of the proposed development, it is considered appropriate to include a condition restricting the hours of construction on site.

Subject to the above, the scheme is considered acceptable in terms of neighbour amenity.

Access, Parking and Highway Safety

The application has been assessed by Lancashire County Council's Highway Engineer (LCC Highways) who raised no objection on highway safety grounds subject to conditions.

Landscaping

In terms of proposed landscaping, full details of planting have been submitted and this includes a large number of trees which are proposed to be planted throughout the site. In addition to tree planting there will be shrubs, native plant mix, specimen plants and hedging plants. The area of open space to the northern end of the site will include tree planting, native shrub planting and grassed areas.

The Council's tree consultant has raised no objection subject to the inclusion of conditions.

Subject to the use of planning conditions, relating to protective fences and compliance with the submitted landscaping plans, the development is acceptable with regards to landscaping.

Ecology

The application is accompanied by an Ecological Assessment which presents the ecological, biodiversity and nature conservation status of the site, and proposes enhancements both on and off-site to biodiversity potential. The Council's Ecological advisor Greater Manchester Ecology Unit (GMEU) has raised no objection subject to the inclusion of conditions.

The applicant proposes to carry out off-site biodiversity enhancement / planting works on amenity grassland within their ownership off Douglas Road, and GMEU are satisfied that this will allow the development to produce a measurable net gain in biodiversity potential.

Subject to the inclusion of their recommended conditions, no objections are raised by the GMEU or Lancashire Badger Group and the development is found to be acceptable with regards to ecology and biodiversity.

Flood risk and drainage

The site is located within Flood Zone 1 (low probability of flooding). The application is accompanied by a Flood Risk Assessment and Drainage Management Strategy which have been reviewed by the Lead Local Flood Authority and United Utilities. No objections have been raised subject to the inclusion of conditions requiring the final details of a sustainable drainage scheme, SUDS and SUDS management to be submitted for approval.

Subject to conditions, the scheme is considered acceptable in principle with regards to flood risk and drainage.

Land Contamination

The application is accompanied by a Geo-Environmental Assessment Report which has been reviewed by the Council's land contamination consultant, who is satisfied that the proposed residential development is acceptable subject to the inclusion of planning conditions requiring a full site investigation report and details of remedial works to be submitted for approval in advance of any development commencing.

Planning Contributions and Viability

Policy HS6 of the Local Plan similarly requires all new housing developments of 10 or more dwellings to provide “30% on-site affordable housing, subject to site and development considerations.” The affordable housing shall be provided “...in line with identified needs of tenure, size and type as set out in the latest available information on housing needs.”

Policy SD3 of the Local Plan states:

“Where developments will create demands for additional services, facilities and infrastructure or exacerbate an existing deficiency, the Council may seek a contribution or legal agreement to address this issue where it cannot be suitably addressed through the use of planning conditions or other mechanisms. Where sought, such contributions will reflect the most up to date national guidance and may include, but not exclusively, the following issues:

- Affordable Housing
- Public Open Space
- Green infrastructure
- Sustainable transport
- Schools and Educational facilities
- Health infrastructure
- Sports and recreation facilities”

Developments should provide a policy-complaint level of affordable housing (30%) and the required planning contributions unless a viability case (to the satisfaction of the Council’s independent financial viability advisor) justifies a reduced level.

In this case, the application is accompanied by a viability case made by the applicant stating that the site cannot viably afford to deliver policy-compliant levels of affordable housing or other contributions.

The Council has employed the services of an independent viability consultant (Trebbi Continuum) in assessing the applicant’s viability case from the outset. As required by PPG on viability, negotiations have been taking place between the applicant, officers and their consultant.

The outcome of the assessment by the Council’s consultant and the negotiations between officers and the applicant have resulted in the following contributions being agreed:

- A financial contribution of £160,602.00 towards public open space / playing pitch provision (final location of spending to be agreed).
- A financial contribution of £222,777.00 for education provision (nine secondary school places).
- A financial contribution of £84,000.00 towards the improvement of sustainable transport links to Tong Lane and Pennine Road.
- Monitoring fees of £4,684.00.
- The provision of off-site biodiversity net gain measures (on land off Douglas Road and Fieldfare Way).
- Management and maintenance of on-site landscaping and communal areas.
- 15% of the development (11 dwellings) to comprise affordable housing (4 x shared ownership, 4 x social rented and 3 x first homes).

It is considered by the Council’s consultant that the above contributions represent the maximum levels which can be afforded by the development without making the scheme

unviable. However, they have recommended that any S.106 Agreement includes an overage clause which would allow the Council to obtain further contributions from the development if viability conditions improve in future through the course of the development. Such a clause would be included in any S.106 Agreement.

Having regard to the viability case and the advice received from Trebbi Continuum, the proposals are considered acceptable subject to the above.

Conclusion

S.38(6) of the Planning and Compensation Act 1991 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. That remains the starting point for decision-making.

Members refused a previous similar application (2019/0214) for one reason which encompassed the following issues:

- 1) Failure to provide a policy-compliant level of affordable housing;
- 2) Harm by way of the loss of open space / Greenlands;
- 3) Harm to the character of the area by reason of the urbanisation of the site; and
- 4) Harmful impact from biodiversity loss.

Since the previous application was determined, the Local Plan has been adopted, which allocates the site for housing (H26).

The application has been found to comply with the relevant policies of the adopted Local Plan and is acceptable in principle. It is recognised that the delivery of 71 houses is an important contributor to the overall supply of land for housing. The site lies within the urban boundary, in a reasonably sustainable location, and is allocated for housing in the local plan.

It is inevitable that the development of this greenfield site for housing will have an urbanising effect. However, the land is now allocated for housing in the Council's adopted Local Plan.

Taking into account the provision of on-site amenity greenspace and landscaping, officers consider that the applicant has addressed issues 2 and 3 of the previous reason for refusal. In regards to biodiversity, the application has committed to a number of biodiversity enhancement measures, which would be conditioned (and secured by S.106 Agreement in the case of the off-site enhancements), and are acceptable to the Council's ecological advisor (GMEU). As such, issue 4 has been addressed.

In relation to issue 1, the application fails to provide a fully policy compliant level of affordable housing, providing 15% rather than the 30% sought by policy. All other financial contributions required by policy are proposed to be met.

In relation to the 15% on-site housing now proposed, the Council's independent viability consultant agrees that the scheme is proposing to provide the maximum affordable (viable) level of contributions and affordable housing in this case – and that compliance with policy in full would render the scheme unviable and undeliverable.

9. SUMMARY REASON FOR APPROVAL

1. The development is acceptable in principle, as a residential scheme on site allocated for housing. The Council is satisfied that the development will provide the maximum viable amount of affordable housing and planning contributions in this case. Subject to conditions, the development will not cause undue harm to amenity, highway safety, the character of the area or biodiversity. As such, the development accords with the National Planning Policy Framework and the Council's adopted Local Plan.

10. CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following documents, unless otherwise required by the conditions below:

- Application Form
- Location Plan (WA-LP-01)
- Site Layout (WA-SL.01 REV J)
- The Ashdown (Ash 1.7)
- The Oakhurst (Oak 1.7)
- The Moulton Detached (Stone) Part M4(2) Compliant (Mou M4(2) 1.7)
- The Maidstone (Mai 1.7)
- The Welland (Wel 1.7)
- The Grasmoor Stone (Gra 1.7)
- The Applebury (App 1.7)
- Landscape Proposals Sheet 1 (5944.01 REV C)
- Landscape Proposals Sheet 2 (5944.02 REV C)
- Landscape Proposals Sheet 3 (5944.03 REV B)
- Boundary Treatments (WA-BT-01D)
- Drainage Strategy Drawing 1 of 2 (19037/01/1)
- Drainage Strategy Drawing 2 of 2 (19037/01/2)
- 1.8m Featheredged Boarded Fence F1 (SD-F1 A)
- 1.8m Stone Screen Wall with Featheredged Panels (SW2) (SD-SW2 D)
- Refuse / Fire Vehicle Tracking Plan (VT-01A)
- External Works Sheet 1 (WA-EW-01E)
- External Works Sheet 2 (WA-EW-02D)
- Construction Management and Phasing Plan (CMP-01 B)
- Management Plan (MP-01 C)
- Street Scenes and Sections (SS01 B)
- Materials Layout (WA-ML-01B)
- Preliminary Assessment of Biodiversity Net Gain (May 2023) (ERAP Ref: 2022-326)
- Sustainable Drainage Statement (5th April 2023) (HYD827-FIELDFARE.WAY_SUDS.STATEMENT-KW-MW-02)
- Landscape Management Plan (JW/5944/LMP rev A)
- Adoption Statement (McDermott Homes)
- Energy Reduction Statement (FES Group)
- Transport Statement (J1061/TS)
- Bat and Bird Box Strategy (2022-326)

- Arboricultural Impact Assessment with Arboricultural Method Statement (AIA.13601.01)
- Management Proposal (TRINITY (ESTATES) 16/12/2022)
- Updated Ecological Survey and Assessment (ERAP Ref: 2022-326)
- Flood Risk Assessment and Drainage Management Strategy (HYD407_WOODLAND.GRANGE.PHASE.2_FRA&DMS)
- Surface Water Drainage Design Statement (19037 - REV. A)
- Longitudinal Section 1 of 5 (19037/02/3 REV. B)
- Longitudinal Section 2 of 5 (19037/02/4 REV. C)
- Longitudinal Section 3 of 5 (19037/02/5 REV. D)
- Longitudinal Section 4 of 5 (19037/02/6 REV. B)
- Longitudinal Section 5 of 5 (19037/02/7 REV. A)
- Drawing 8 Surface Water Hydrobrake 1 (19037/06-8 REV. B)
- Drawing 9 Surface Water Hydrobrake 2 (19037/06-9 REV. B)
- Typical Details (19037/02/8)
- SW Area Plan Network 1 (South) (19037/03/1 REV. C)
- SW Area Plan Network 2 (North) (19037/03/2 REV. C)
- Road and Main Drainage Layout 1 of 2 (19037/02/1 REV. H)
- Road and Main Drainage Layout 2 of 2 (19037/02/2 REV. I)

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.

3. The development permitted by this planning permission shall be carried out in accordance with the principles set out within the site-specific flood risk assessment (Ref: HYD407_WOODLAND.GRANGE.2_FRA&DMS, Rev 1.0, 13th May 2019, Betts Hydro, as amended by the Sustainable Drainage Statement).

The measures shall be fully implemented prior to occupation of the development and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

4. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the site-specific flood risk assessment and indicative surface water sustainable drainage strategy submitted (Flood Risk Assessment and Drainage Management Strategy, Ref: HYD407_WOODLAND.GRANGE.2_FRA&DMS, Rev 1.0, 13th May 2019, Betts Hydro, as amended by the Sustainable Drainage Statement, Ref: HYD827-FIELDFARE.WAY_SUDS.STATEMENT-KW-MW-02, 5th April 2023, Betts Hydro) and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

The details of the drainage strategy to be submitted for approval shall include, as a minimum;

- a) Sustainable drainage calculations for peak flow control and volume control for the:
 - i. 100% (1 in 1-year) annual exceedance probability event;

- ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;
- iii. 1% (1 in 100-year) annual exceedance probability event + 45% climate change allowance, with an allowance for urban creep

- b) Final sustainable drainage plans appropriately labelled to include, as a minimum:
 - i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
 - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels;
 - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
 - iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
 - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
 - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
 - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;

c) Evidence of an assessment of the existing on-site surface water drainage systems watercourses to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.

d) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.

The sustainable drainage strategy shall be implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and Policy ENV9 of the adopted Rossendale Local Plan.

5. No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority.

The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.
- b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

Reasons: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 167 of the National Planning Policy Framework.

6. The occupation of the development shall not take place until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The details of the manual to be submitted for approval shall include, as a minimum:

- a) A timetable for its implementation;
- b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures, including all watercourses and their ownership;
- c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;
- d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;
- e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
- f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and
- g) Means of access for maintenance and easements.

Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 169 of the National Planning Policy Framework.

7. The occupation of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.

8. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number;
- Details of the parking of vehicles of site operatives and visitors;
- Details of loading and unloading of plant and materials;
- Arrangements for turning of vehicles within the site;
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (pedestrians and cyclists);
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities;
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
- Measures to control the emission of dust and dirt during construction;
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
- Construction vehicle routing;
- Delivery hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

9. No development shall take place until an estate street phasing and completion plan has been submitted to and approved in writing by the Local Planning Authority. The estate street phasing and completion plan shall set out the development phases and completion sequence that estate streets serving each phase of the development will be completed. The development shall then be carried out in accordance with the approved estate street phasing and completion plan.

Reason: To ensure the phasing and completion of estate streets serving the development are completed.

10. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on McDermott Homes drawing number WA-SL-01 Rev J have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework.

11. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway mitigation has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include and not be limited to:

- Removal of the speed hump located adjacent to the site access on Fieldfare Way.

- Bus stop titled "BACUP, Sandfield Road Top" (opp) with the Stop ID reference 2500DCL701 and Bus stop titled "BACUP, Sandfield Road (by) with the STOP ID reference 25001336, upgraded to the LCC quality bus stop specification.
- Footpath improvements to Public Footpath FP141445. The works should include removing the disused pedestrian gates along the track; maintaining the vegetation at the side of the track; providing a dropped kerb and removing the bollards adjacent to number 168 Pennine Road; and making surfacing improvements to the track.
- A pedestrian enhancement scheme from Public Footpath 14-1-FP660, when it meets Tong Lane, to St Mary's RC Primary School.

The approved details shall be completed prior to first occupation of the site.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

12. The new estate road / access between the site and Fieldfare Way shall be constructed in accordance with Lancashire County Council's 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 before the development hereby permitted becomes operative.

13. No part of the development hereby approved shall be occupied until all the highway works have been constructed and completed in accordance with a scheme that shall be first be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

14. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company has been established.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the users of the highway and the visual amenities of the locality.

15. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the local planning authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the local planning authority.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

16. The development hereby permitted shall not be occupied until such time as the off-road internal pedestrian links providing access to Pennine Road and Public Footpath 14-1-FP660 have been built to an adoptable standard.

Reason: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) and prevent water discharging into the highway in the interests of highway safety and in accordance with the National Planning Policy Framework.

17. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with McDermott Homes drawing number WA-SL-01 Rev J. Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework.

18. All garage facilities / private driveways shall include provision of an electrical supply suitable for charging an electric motor vehicle.

Reason: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions.

19. Garage wall hanging cycle storage suitable for 2 bicycles shall be provided within each garage. A separate secure cycle storage facility, suitable for two bicycles shall be provided for units without a garage.

Reason: To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

20. No dwelling shall be occupied until a Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall be implemented, monitored and reviewed in accordance with the agreed Travel Plan Targets to the satisfaction of the Local Planning Authority.

Reason: In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking & cycling.

21. Notwithstanding any information submitted with the application, no development shall take place (except for demolition and enabling works agreed in writing with the LPA) until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:

- i) A Preliminary Risk Assessment report (phase 1), including a conceptual model and a site walk over survey;
- ii) Where potential risks are identified by the Preliminary Risk Assessment, a Phase 2 Site Investigation report shall also be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The investigation shall address the nature, degree and distribution of land contamination on site and shall include an identification and assessment of the risk to receptors focusing primarily on risks to human health, groundwater and the wider environment; and

iii) Should unacceptable risks be identified the applicant shall also submit and agree with the Local Planning Authority in writing a contaminated land remediation strategy (including verification plan) prior to commencement of development.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy or such varied remediation strategy as may be agreed in writing with the Local Planning Authority.

Reason: To mitigate hazards posed by land contamination, and to prevent pollution.

22. Pursuant to condition 21 and prior to first use or occupation a verification report, which validates that all remedial works undertaken on site were completed in accordance with those agreed with the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To mitigate hazards posed by land contamination, and to prevent pollution.

23. Prior to occupation of the development, a lighting design strategy for biodiversity for areas to be externally lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances shall any other external lighting be installed without prior consent from the local planning authority.

Reason: In the interests of safeguarding bats.

24. No removal of or works to any hedgerows, trees, shrubs or other vegetation which may be used by breeding birds shall take place during the main bird breeding season (between 1st March and 31st August inclusive), unless a competent ecologist has first undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation shall be submitted to and approved in writing by the local planning authority prior to any such works taking place.

Reason: In the interests of safeguarding breeding / nesting birds.

25. No development shall take place (including demolition, ground works or vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

a) Risk assessment of potentially damaging construction activities.

- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The CEMP (Biodiversity) shall also include consideration of deer, badger, hedgehogs and other mammals using the site.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting wildlife and biodiversity.

26. Prior to first occupation of each phase of the development, all ecological measures pertaining to that phase shall be carried out in full in accordance with the details contained in the letter from ERAP Ltd dated 19th December 2022 (ref 2022-326) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: In the interests of enhancing biodiversity on site.

27. All works shall be carried out in accordance with the details contained in Appendix 2 of the Updated Ecological Survey And Assessment by ERAP (Consultant Ecologists) Ltd (reference no. 2022-326) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: In the interests of protecting badgers.

28. Construction works shall not take place outside the following hours:

Monday to Friday: 08:00 to 18:00

Saturday: 08:00 to 13:00

Construction works shall not be take place on Sundays or Bank or Public Holidays.

Access and egress for delivery vehicles to and from the site shall also not take place outside the working hours indicated above.

Reason: To ensure that site working only takes place during normal working hours in order to restrict the times during which any disturbance and nuisance may arise.

29. No development shall take place until physical samples and trade literature of the materials to be used in the construction of the elevations (artificial stone) and roofs (dark grey tiles) of the dwellings, and all proposed hard ground surfacing materials have been submitted to and approved in writing by the local planning authority.

The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure that the development is of satisfactory appearance.

30. No development shall commence until all the retained trees within the site as shown on the approved updated Tree Protection Plan, have been protected. Such protection shall be installed in accordance with the specification described in the AIA and AMS document, in the positions as shown on the Tree Protection Plan, and shall remain in place until all development is completed. No work, including any form of drainage or storage of materials, earth or topsoil shall take place within the perimeter of such fencing.

Reason: To protect trees being retained.

31. The development hereby approved shall be carried out in accordance with the submitted Arboricultural Impact Assessment and Arboricultural Method Statement.

Reason: To protect trees being retained.

32. No dwelling shall be occupied until all fences, walls, gates and other means of enclosure shown in the approved details to bound its plot have been erected in conformity with the approved details (as shown on drawing WA-BT-01d). Any other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: To provide reasonable standards of privacy to residents.

33. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

34. The approved scheme of landscaping and planting for each phase of the development shall be carried out in full in the first planting and seeding season following the first occupation of any dwelling within that phase, in full accordance with the approved details.

Any trees or plants which within a period of 15 years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species.

Reason: In the interest of the appearance of the locality and to enhance biodiversity.

11. INFORMATIVES

1. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

2. Under the Land Drainage Act 1991 (as amended by the Flood & Water Management Act 2010), you need consent from the Lead Local Flood Authority if you want to carry out works within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not.

- Consent must be obtained before starting any works on site. It cannot be issued retrospectively.
- Sites may be inspected prior to the issuing of consent.
- Unconsented works within the Highway or Sustainable Drainage System may prevent adoption.
- Applications to culvert an existing open ordinary watercourse will generally be refused.
- Enforcement action may be taken against unconsented work.

For the avoidance of doubt, once planning permission has been obtained it does not mean that Ordinary Watercourse Consent will be given. It is strongly advised that you obtain any required consent before or concurrently as you apply for planning permission to avoid delays.

You should contact the Lead Local Flood Authority to obtain Ordinary Watercourse Consent. Information on the application process and relevant forms can be found here:

<https://www.lancashire.gov.uk/flooding/drains-and-sewers/alterations-to-a-watercourse/>

3. The following advice is provided to inform the applicant of the Lead Local Flood Authority's expectations:

The outfall sewer for the southern catchment is in the rear garden of property 21. While an easement has been specified, we recommend the layout is updated to locate this within an area of public open space, where it can be easily accessed by the relevant adopting body or management company. The applicant should also ensure that the proposed interception drain along the eastern boundary is located in an area of public open space, with appropriate access for, and maintenance arrangements, provided.

4. Note (Construction Management Plan):

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- Vehicles must only access the site using a designated vehicular access point.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk
- All references to public highway include footway, carriageway and verge.

5. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278 and Section 38), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.

Please be aware that the demand to enter into section 278 agreements with Lancashire County Council as the highway authority is extremely high. Enquiries are being dealt with on a first come

first served basis. As such all developers are advised to seek to enter into Section 278 agreements at a very early stage.

The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 38), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.

6. During the period of construction, should contamination be found on site that has not been previously identified, no further works shall be undertaken in the affected area. Prior to further works being carried out in the affected area, the contamination shall be reported to the Local Planning Authority within a maximum of 5 days from the discovery, a further contaminated land assessment shall be carried out, appropriate mitigation identified and agreed in writing by the Local Planning Authority. The development shall be undertaken in accordance with the agreed mitigation scheme.

The applicant is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework 2018 and the current Building Control Regulations with regards to contaminated land. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

7. The developer is encouraged to liaise with the Lancashire Badger Group prior to the commencement of any works on site, to ensure that the safety of badgers is properly taken into account throughout the course of development.



SPECIFICATION
GROUND PREPARATION - GENERAL
Preparation for topsoil
 Grading and cultivation shall be in accordance with BS 4328 section 4. Subsoil that is to be removed shall be removed, either manually or mechanically, by heavy rollers, by hand, by heavy rollers, by subsoil or level equipment with adequate passes made to thoroughly break the surface to a depth of 150mm, cleared of all large stones, bricks, personal wastes, tree roots (including living tree roots), concrete, vegetation and other extraneous matter.

Subsoil grading
 The ground shall be prepared after levelling above, and this shall be undertaken by the use of a tractor and roller grading on large areas and by a small mechanical grader or by hand on small areas. Ground shall be no more than 100mm above or below the proposed finished ground level, depending on the existing ground level.

Soil compaction
 When added to specified in any layer means to raise formation levels, it shall be lightly consolidated and left to break up naturally to receive topsoil. Imported fill material shall be raised above the formation level, compacted to a minimum depth of 100mm. All imported fill material shall be approved by the Landscape Architect prior to spreading on site.

Supply of topsoil
 The topsoil shall be approved by the Landscape Architect and details of the source of supply shall be provided in order that inspection may be made before delivery commences. Topsoil shall conform to BS 3883:2013. Recommendations and classification for topsoil shall be made before delivery commences. Topsoil shall be spread to a depth of 100mm. Topsoil shall be spread to a depth of 100mm. Topsoil shall be spread to a depth of 100mm. Topsoil shall be spread to a depth of 100mm.

Temporary topsoil heaps
 The spreading of temporary heaps of topsoil shall be so arranged that possible damage to existing grass, plants, trees, etc., is avoided. The heaps shall be covered with a heavy-duty polythene sheet, or similar covering, to prevent wind erosion. The heaps shall be covered with a heavy-duty polythene sheet, or similar covering, to prevent wind erosion. The heaps shall be covered with a heavy-duty polythene sheet, or similar covering, to prevent wind erosion.

Spreading topsoil
 Prior to topsoil replacement the formation level shall be cleared of all stones, rubbish, debris with any one dimension greater than 75mm. Areas to be seeded or sown shall be covered by topsoil 100mm thick and areas to be planted shall be covered by topsoil 400mm thick. Topsoil shall be spread in an even, continuous layer and shall be well compacted at foot, stone and debris with any one dimension greater than 50mm throughout its depth. Unless otherwise stated the finished level shall be 100mm above adjacent water level. Topsoil shall be spread until the ground grade has been reached by the Landscape Architect.

PLANTING
Cultivation
 Planting areas shall be removed to a depth of 225mm in the original ground, or where the ground is compacted, ripped and removed. Pick off stones, bricks, timber and all other debris arising which have any dimensions greater than 50mm and remove off site to tip. Do not cultivate across any area where the ground is built with the ground above.

Soil improvers
 When directed, compost, fertiliser or other additives shall be incorporated into the soil. Spread mulch compost or similar shall be spread to the specified thickness and incorporated, by cultivating, into the top 100mm. Fertiliser, organic or inorganic, shall be spread to the top 20mm.

Replacement of plants
 All plant material should comply with the minimum requirements in BS 3096:1, 1992 Specification for trees and shrubs and BS 3096:4, 2007 Specification for forest trees. Any plant material which is the property of the Landscape Architect, does not meet the requirements of the Specification, or is unavailable, or defective in any other way, will be replaced. The minimum specified sizes and the plant and shrub code will be stated. The contractor shall replace any plants rejected as not to spec.

Planting
 All plant material shall generally be planted between November and March in open cool weather. Planting shall not take place in frost, snow or waterlogged conditions. Where approved, use of container grown plants may be planted outside the above period, provided that adequate watering shall be supplied. Turn or damaged roots and branches shall be clearly marked prior to planting.

Planting of trees, shrubs and plants
 The planting of trees, shrubs and plants shall be undertaken in accordance with the following specifications. All plants shall be planted at the same depth, or very slightly deeper, as they were grown. Roots shall not be broken or forced into the soil. All plants shall be planted at the same depth, or very slightly deeper, as they were grown. Roots shall not be broken or forced into the soil. All plants shall be planted at the same depth, or very slightly deeper, as they were grown. Roots shall not be broken or forced into the soil.

Tree planting within soft landscape areas
 Trees shall conform to BS 3096:1, 1992 and be planted in three parts of the following sizes unless directed otherwise:
 Fastest growing trees - 300 x 400 x 450
 Selected standards - 1000 x 1000 x 600
 Heavy standards - 1200 x 1200 x 600
 Standard trees shall be carried off site to tip. The bottom 200mm of the pit shall be dug and broken up. The bottom of the pit shall be suitable for drainage (if directed) or covered with BS 9001:2013. The top 300mm of the pit shall be backfilled with imported topsoil as specified in the specification.

Compost for planting sites
 Compost shall be a proprietary product, bark based incorporating fertilisers and improving additives. The type of compost shall be approved in writing by the Landscape Architect, and the details of the product shall be provided. Compost planting control is approved. Where directed compost shall be added to and mixed with topsoil to the following ratios:
 Selected standards - 40:60
 Heavy standards - 40:60
 Heavy standards - 40:60

Stakes for trees
 Stakes shall be pointed roundwood, pointed, minimum diameter 75mm. The stakes shall be driven into the base of the tree pit prior to planting. The stakes shall be secured to the trunk of the tree by a heavy-duty rubber strap, or similar, to prevent the tree from being damaged by the stakes. The stakes shall be secured to the trunk of the tree by a heavy-duty rubber strap, or similar, to prevent the tree from being damaged by the stakes. The stakes shall be secured to the trunk of the tree by a heavy-duty rubber strap, or similar, to prevent the tree from being damaged by the stakes.

Tree ties
 Tree ties shall be approved rubber or nylon type with cushioned spacers such as 10mm, or other approved material. Nails shall be fixed to the trunk of the tree and shall be secured to the tree by a heavy-duty rubber strap, or similar, to prevent the tree from being damaged by the tree ties. The tree ties shall be fixed to the trunk of the tree and shall be secured to the tree by a heavy-duty rubber strap, or similar, to prevent the tree from being damaged by the tree ties.

Tree ties
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Planting of trees
 The tree shall be set upright and at the same depth as grown in the nursery, the roots shall be spread out (bareroot) and the soil followed by compact topsoil, backfilled. Backfilling should be done to ensure close contact between roots and soil and firming in layers (bareroot). The soil shall be well watered and the tree shall be secured to the trunk of the tree by a heavy-duty rubber strap, or similar, to prevent the tree from being damaged by the tree ties.

Mulching
 A 100mm deep layer of mulch shall be applied to the soil around the base of the tree. The mulch shall be applied to the soil around the base of the tree. The mulch shall be applied to the soil around the base of the tree. The mulch shall be applied to the soil around the base of the tree. The mulch shall be applied to the soil around the base of the tree.

Turfing
Soil preparation and cultivation
 All areas to be turfed shall be cultivated to a depth of at least 100mm, all weeds, stones and refuse larger than 50mm shall be removed to tip. Turf shall be laid in accordance with BS 3095:1998-1:2013 and shall be laid in accordance with BS 4328:1998, section 4. Turfing. The contractor shall supply a complete set of turf for approved of the Landscape Architect and the contractor's own expense. Areas excavated to receive turf shall be backfilled with the same soil as the original soil. The contractor shall be responsible for the supply of turf to be laid in accordance with the specification.

Season
 Turf shall be laid when weather and soil conditions are suitable and, where possible, preference shall be given to autumn and early winter operations. No turf shall be laid in exceptionally dry or frosty weather or in other unsuitable weather conditions.

Delivery and stacking
 For large areas, turf shall be delivered at appropriate intervals throughout the work so as to avoid stacking for long periods.

Laying
 Turf shall be laid in layers on plants laid closely side by side. Adequate timber planks shall be used to support operations and barrow, and the turf shall be laid in layers on plants laid closely side by side. Adequate timber planks shall be used to support operations and barrow, and the turf shall be laid in layers on plants laid closely side by side. Adequate timber planks shall be used to support operations and barrow, and the turf shall be laid in layers on plants laid closely side by side.

Watering
 The contractor shall ensure that sufficient water is applied to maintain healthy growth.

PROTECTION TO EXISTING TREES
 The recommendations in BS 5837:2012, Trees in Relation to Design, Demolition & Construction must be complied with at all times. No pruning, lopping, topping or severance of roots to be taken without prior consent of the local authority. Any work to the existing trees to be carried out shall be specified tree supported. The contractor shall be responsible for the protection of existing trees. The contractor shall be responsible for the protection of existing trees. The contractor shall be responsible for the protection of existing trees.

MAINTENANCE
 All maintenance to be carried out up to handover to the adopting authority/contractor from the date of planting and turfing to ensure successful establishment. All dead, diseased, damaged plants must be replaced during this time using the local Planning Authority's list, in writing, any variation to this.

Weeding
 All weeds to be kept weed free by hand weeding. Beds to be forked over as necessary to keep soil loose to approved conditions with no weeds.

Pruning
 All appropriate time, prune plants to remove dead, dying or damaged wood and suckers to promote healthy growth and natural shape.

Watering
 The contractor shall ensure that sufficient water is applied to maintain healthy growth.

Litter
 Site to be kept free of litter.

Over-seeding
 The initial turf shall be carried out when first growth is apparent. Blades set 20mm above ground. The contractor shall continue cutting off replacement blades when they are growing successfully. The contractor shall continue cutting off replacement blades when they are growing successfully. The contractor shall continue cutting off replacement blades when they are growing successfully.

Soil Preparation and Cultivation
 Grass shall be prepared in accordance with BS 3095:1998-1:2013 and shall be laid in accordance with BS 4328:1998, section 4. Turfing. The contractor shall supply a complete set of turf for approved of the Landscape Architect and the contractor's own expense. Areas excavated to receive turf shall be backfilled with the same soil as the original soil. The contractor shall be responsible for the supply of turf to be laid in accordance with the specification.

Seeding
 Seeding shall be carried out during calm weather. All sowing is at the contractor's own risk and any areas where germination fails shall be re-seeded at the contractor's own expense. The contractor shall be responsible for the protection of existing trees. The contractor shall be responsible for the protection of existing trees. The contractor shall be responsible for the protection of existing trees.

Soil Mix
 The soil mix shall be A2Z mix, obtained from General Seeds GB. The soil mix shall be A2Z mix, obtained from General Seeds GB. The soil mix shall be A2Z mix, obtained from General Seeds GB. The soil mix shall be A2Z mix, obtained from General Seeds GB.

Protection of Newly Sown Areas
 All reasonable precautions shall be taken to ensure that pedestrians and other traffic does not cross the grass areas during cultivation, seeding or turfing. The contractor shall be responsible for the protection of existing trees. The contractor shall be responsible for the protection of existing trees. The contractor shall be responsible for the protection of existing trees.

Second Cut
 When the grass is 100mm high, it shall be cut down to 50mm as to avoid root pulling. If the grass has been allowed to grow any longer than 100mm, it shall be cut down to 50mm as to avoid root pulling. If the grass has been allowed to grow any longer than 100mm, it shall be cut down to 50mm as to avoid root pulling.

Subsequent Cuts
 Thereafter, when the grass grows to 100mm high, it shall be cut down to 50mm with a flat type mower, until the end of the maintenance period, or longer if directed. The grass shall be cut on a regular basis as directed.

Making Good
 Any defects such as stonking, ponding, sparse germination or disease shall be made good and re-seeded all as above.

Damage to Existing Grass
 The contractor shall be responsible for the protection of existing trees. The contractor shall be responsible for the protection of existing trees. The contractor shall be responsible for the protection of existing trees.

Plant Schedule

Trees	Abbreviation	Species	Height	Specification	Pot Size	Number of Plants
AC	Acer	Acer capillipes	350-425cm	12-14cm	Heavy Standard: 3x B	3
ACE	Acer	Acer campestre	350-425cm	12-14cm	Heavy Standard: 3x B	8
ACST	Acer	Acer campestre 'Street Wise'	350-425cm	12-14cm	Heavy Standard: 3x B	2
BJ	Betula	Betula utilis jacquemontii	350-425cm	12-14cm	Heavy Standard: 3x RB	10
BP	Betula	Betula pendula	350-425cm	12-14cm	Heavy Standard: 3x RB	30
CB	Carpinus	Carpinus betulus	350-425cm	12-14cm	Heavy Standard: 3x B	16
MS	Malus	Malus sylvestris	350-425cm	12-14cm	Heavy Standard: 3x B	5
MT	Malus	Malus tchonoskii	350-425cm	12-14cm	Heavy Standard: 3x B	5
PR	Prunus	Prunus avium	350-425cm	12-14cm	Heavy Standard: 3x B	5
PCC	Pyrus	Pyrus calleryana 'Chanticleer'	300-350cm	12-14cm	Heavy Standard: 3x B	4
PCR	Pyrus	Pyrus calleryana 'Red Spire'	350-425cm	12-14cm	Heavy Standard: 3x B	3
ACE	Acer	Acer campestre	350-425cm	12-14cm	Heavy Standard: 3x B	5
SA	Sorbus	Sorbus aucuparia	350-425cm	12-14cm	Heavy Standard: 3x B	16
SAR	Sorbus	Sorbus aria	350-425cm	12-14cm	Heavy Standard: 3x B	13
SAS	Sorbus	Sorbus aucuparia 'Shearwater Seeding'	350-425cm	12-14cm	Heavy Standard: 3x B	9
SJR	Sorbus	Sorbus 'Joseph's Coat'	350-425cm	12-14cm	Heavy Standard: 3x B	3
TC	Tilia	Tilia cordata	350-425cm	12-14cm	Heavy Standard: 3x B	18
TE	Tilia	Tilia eucliora	350-425cm	12-14cm	Heavy Standard: 3x B	2
						Total: 155No

Shrubs

Abbreviation	Species	Specification	Height	Pot Size	Density	Number of Plants
AJV	Aucuba japonica 'Variegata'	40-60cm	5L	4m ²	96	-
BDO	Bergenia cordifolia	20-30cm	3L	6m ²	214	-
CAB	Ceanothus 'Autumnal Blue'	60-80cm	4m ²	16	-	-
CET	Ceanothus thyrasiflorus repens	20-30cm	3L	6m ²	120	-
COS	Chamaenerion luteum	30-40cm	3L	6m ²	8	-
CAB	Ceanothus 'Autumnal Blue'	60-80cm	4m ²	16	-	-
EDS	Escallonia 'Donard Seeding'	40-60cm	3L	4m ²	63	-
EEL	Elaeagnus x ebbingei 'Limeglow'	40-60cm	3L	4m ²	22	-
EJA	Eucyrtus japonica 'Ovalis Aurea'	30-40cm	3L	6m ²	43	-
ELEG	Eucyrtus fortunei 'Emerald Galaxy'	20-30cm	3L	6m ²	42	-
HEP	Hebe pingulifolia 'Page'	30-40cm	3L	6m ²	72	-
HMT	Hypericum x mosenarum 'Tricolor'	30-40cm	3L	6m ²	10	-
HMV	Hebe 'Mrs Vivian'	30-40cm	3L	6m ²	232	-
LAV	Lavandula angustifolia 'Vera'	30-40cm	3L	6m ²	78	-
LNB	Lonicera nitida 'Baggesen's Gold'	40-60cm	3L	4m ²	69	-
PE	Potentilla fruticosa 'Elizabeth'	30-40cm	3L	6m ²	97	-
PKD	Potentilla fruticosa 'Katherine Dykes'	30-40cm	3L	6m ²	11	-
PR	Potentilla fruticosa 'Red Ace'	30-40cm	3L	6m ²	58	-
SR	Skimmia japonica 'Rubella'	30-40cm	3L	6m ²	107	-
SS	Sarcocolla 'Sunshine'	30-40cm	3L	6m ²	8	-
VD	Viburnum davidii	30-40cm	3L	6m ²	28	-
VYE	Viburnum ovatum 'Eve Price'	40-60cm	3L	4m ²	69	-
						Total: 1464No

Native Shrub Mix 1

Abbreviation	Species	Specification	Height	Grith	Pot Size	Density	Mix Species Contribution	Number of Plants
CM	Crataegus monogyna	Transplant	60-80cm	B	1m ²	10%	-	77
CORAV	Corylus avellana	Transplant	60-80cm	B	1m ²	20%	-	152
ILEA	Ilex aquifolium	Transplant	60-80cm	B	1m ²	20%	-	227
PRUSP	Prunus spinosa	Transplant	60-80cm	B	1m ²	20%	-	152
ROSAR	Rosa arvensis	Transplant	60-80cm	B	1m ²	5%	-	39
ROSCA	Rosa carolina	Transplant	60-80cm	B	1m ²	5%	-	39
VIBOP	Viburnum opulus	Transplant	60-80cm	B	1m ²	10%	-	77
								Total: 763No

Specimens

Abbreviation	Species	Specification	Height	Grith	Pot Size	Density	Number of Plants
JVS	Jungiersia virginiana 'Skyrocket'	7.5L	80-100cm	10L	Counted	13	-
PFF	Pieris 'Forest Flame'	7.5L	60-80cm	10L	Counted	6	-
PVY	Phormium tenax 'Variegatum'	Double Crown	7.5L	Counted	6	-	-
PVVV	Phormium 'Yellow Wave'	Double Crown	7.5L	Counted	6	-	-
							Total: 46No

Hedges

Abbreviation	Species	Specification	Height	Grith	Pot Size	Density	Number of Plants
CB	Carpinus betulus	Double staggered row	100-125cm	5L	6m	1684	-
HCT	Hebe 'Carl Teschner'	Double staggered row	25-30cm	3L	6m	51	-
PLU	Prunus laurocerasus 'Otto Luyken'	Double staggered row	60-80cm	5L	4m	1537	-
							Total: 2272No

Amends to latest layout/clients comments Nov 22 C JW

Amends to latest layout/clients comments Aug 20 B BH

Amends to latest layout/clients comments Sept 19 A JW

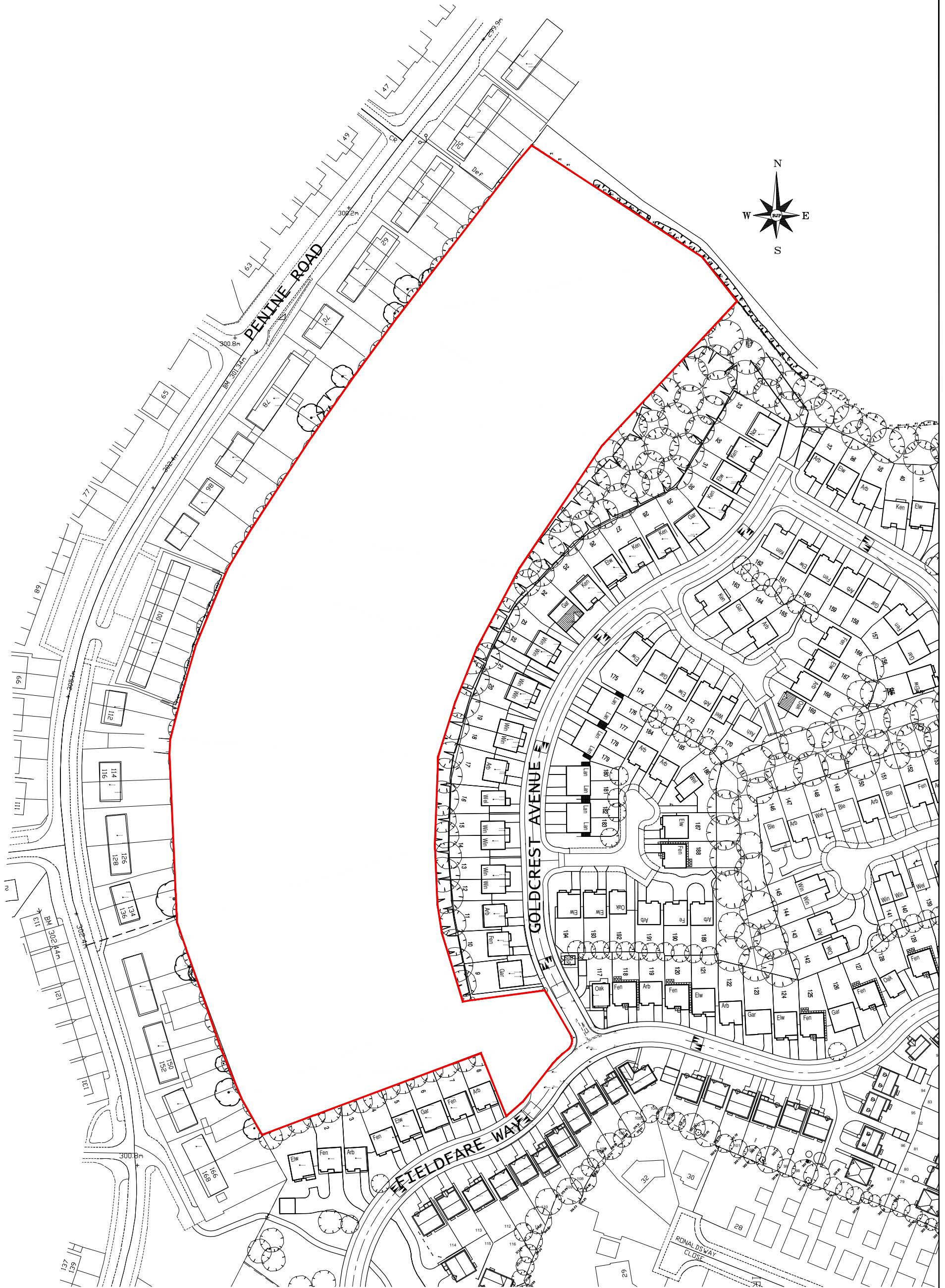
Amends to latest layout/clients comments Date Rev Dom

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Project
 FIELDFARE WAY, BACUP
 MCDERMOTT HOMES LIMITED

LANDSCAPE PROPOSALS
 SHEET 2 OF 2

Date: April 19
 Scale(s): 1:250
 Dwg No: 5944.02
 Rev: C



Rev	Date	Revision
Project		
DOUGLAS ROAD, BACUP		

Title
NEW PHASE LOCATION PLAN

Scale	1:1250
Date	APR 2019
Dwg No	WA-LP-01

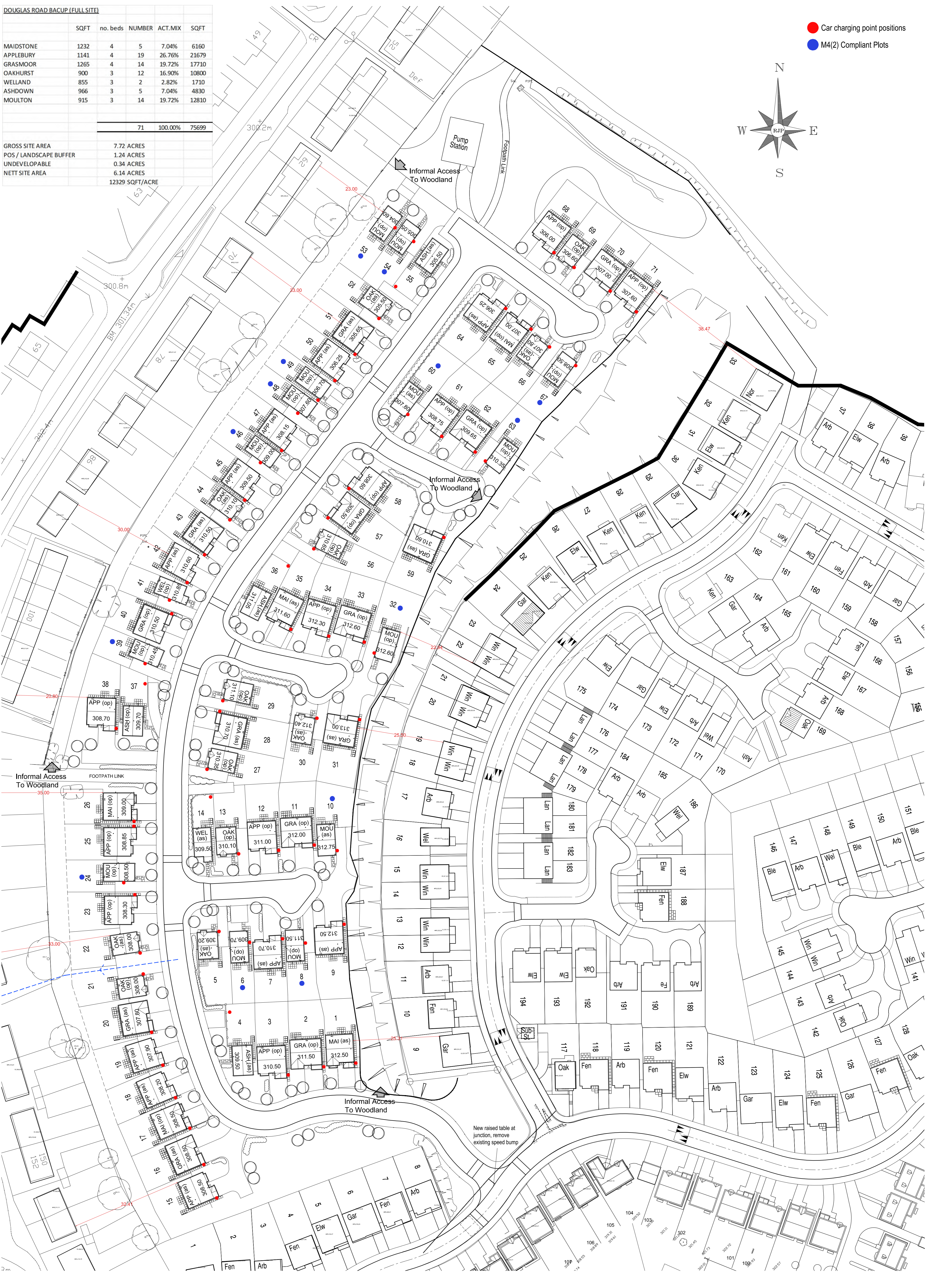


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DOUGLAS ROAD BACUP (FULL SITE)					
	SQFT	no. beds	NUMBER	ACT. MIX	SQFT
MAIDSTONE	1232	4	5	7.04%	6160
APPLEBURY	1141	4	19	26.76%	21679
GRASMOOR	1265	4	14	19.72%	17710
OAKHURST	900	3	12	16.90%	10800
WELLAND	855	3	2	2.82%	1710
ASHDOWN	966	3	5	7.04%	4830
MOULTON	915	3	14	19.72%	12810
	71	100.00%	75699		
GROSS SITE AREA		7.72 ACRES			
POS / LANDSCAPE BUFFER		1.24 ACRES			
UNDEVELOPABLE		0.34 ACRES			
NETT SITE AREA		6.14 ACRES			
		12329 SQFT/ACRE			

● Car charging point positions
● M4(2) Compliant Plots



Rev	Date	Revision	Rev	Date	Revision
I	01.12.22	House type mix changed, Moultons added. EVCP positions & bin stores shown on plan.	G	15.11.19	Woodland access notes added
H	06.08.20	Plot 24 amended to Welland	F	18.10.19	House type substitution - Garth replaced with Grasmoor
			D	09.10.19	House type substitution - Chatham replaced with Applebury
			E	13.09.19	Blue edge added
			C	02.08.19	Footpath increased to 2m. Plots 3-5, 9-12, 18, 19, 32, 42, 44, 56 & 69-71 moved to accommodate.
			B	21.07.19	Revised to highway comments.
			A	02.04.19	Additional SW outfall shown between plots 7&8

Scale 1:500 @ A1
Date Dec 18
Dwg No WA-SL.01 I

SITE LAYOUT

Project
**FIELDFARE WAY
BACUP**

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general notes:
do not scale the drawing
all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing
this drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing
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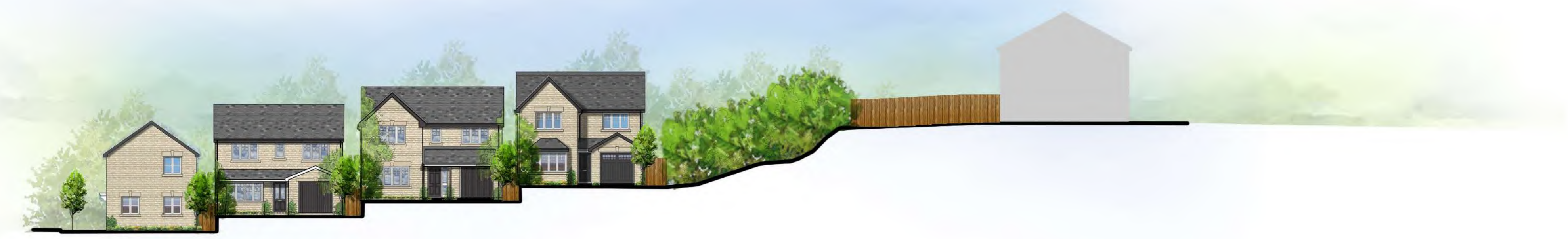
STREETSCENE A
PLOT 15 PLOT 16 PLOT 17 PLOT 18 PLOT 19 PLOT 20 PLOT 21 PLOT 22 PLOT 23 PLOT 24 PLOT 25 PLOT 26 PLOT 37 PLOT 39 PLOT 40 PLOT 41 PLOT 42 PLOT 43



STREETSCENE A CONTINUED
PLOT 43 PLOT 44 PLOT 45 PLOT 46 PLOT 47 PLOT 48 PLOT 49 PLOT 50 PLOT 51 PLOT 52 PLOT 55



STREETSCENE B
PLOT 60 PLOT 61 PLOT 62 PLOT 63 PLOT 26 - ELW



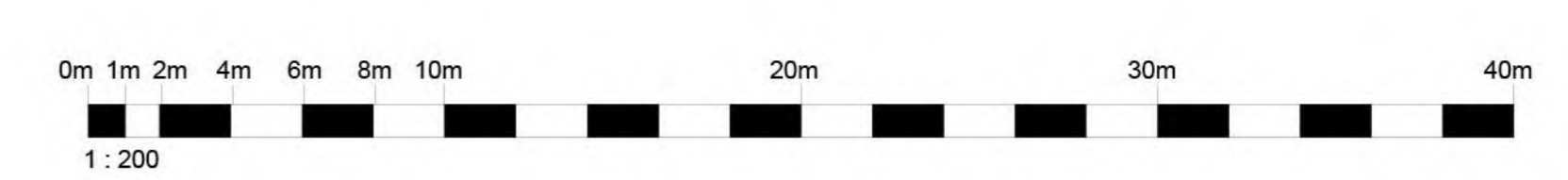
STREETSCENE C
PLOT 4 PLOT 3 PLOT 2 PLOT 1 PLOT 9 - GAR



STREETSCENE D
PLOT 36 PLOT 29 PLOT 28 PLOT 27 PLOT 14



STREETSCENES LOCATIONS



B 12.12.22 WL Streetscenes updated to match site layout rev H
A 14.10.20 WL Chatham changed to Asphurbury
Geethi changed to Grammore

Client: MCDERMOTT HOMES

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FIELDFARE WAY
BACUP

Drawing Title: STREETSCEENES & SECTIONS

Drawn	Checked	Scale	Date
WL	DK	1:200	APR 19
Job No:	Drawing No:	Rev:	
19-038	SS01	B	

A0 PLANNING





17 06 2019



17 06 2019

