

Application Number:	2016/0129	Application Type:	Full
Proposal:	Full Major: Erection of 3no. Retail Units (A1) and a Restaurant/Refreshment Unit (A1/A3/A5) with associated access, car parking, and landscaping	Location:	Land Off A682 Swanney Lodge Road Rawtenstall Rossendale Lancashire
Report of:	Planning Unit Manager	Status:	For publication
Report to:	Development Control Committee	Date:	30 August 2016
Applicant:	Ropemaker Properties Limited	Determination Expiry Date:	Extension of time agreed until 13 September 2016
Agent:	HOW Planning LLP		

Contact Officer:	Lauren Ashworth	Telephone:	01706-238638
Email:	planning@rossendalebc.gov.uk		

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

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. RECOMMENDATION

Minded to approve full planning permission following referral to the Secretary of State under the departure provisions.

2. SITE

The site extends to approximately 1.5ha and is in a prominent location, immediately to the south of the A682 and is 300m to the west of Rawtenstall Town Centre. It lies to the east of the New Hall Hey Retail Park and to the north of the East Lancashire Railway Line. The nearest residential properties are in a terraced row (Railway Terrace) just to the south of the railway line on New Hall Hey Road, around 70m from the site. There are a number of commercial units located along this section of New Hall Hey Road. There are more residential properties facing towards the site located to the north, beyond the A682. These are also around 70m away.

The site is generally flat and roughly triangular in shape. It is occupied by scrub vegetation, saplings and pockets of hardstanding. Security fencing defines the site's boundaries. There is further established tree cover along the southern boundary of the site, and within the eastern corner. The trees are not covered by a Tree Preservation Order. Vehicular access is taken from Swanney Lodge Road, which currently serves New Hall Hey Retail Park, off New Hall Hey Road. The site is accessible for pedestrians and cyclists as along the southern boundary of the site is a footpath which leads from New Hall Hey Road to the south west junction of the A682 and Bury Road to the north east. It then connects into the highway infrastructure via controlled crossing points to Rawtenstall Town Centre.

The site is shown on the Adopted Proposals Map (1995) as an 'Employment Site' however this policy was not saved by the adopted Core Strategy (2011). The site is within the Urban Boundary of Rawtenstall and is 'brownfield' in planning terms having previously been a large mill reservoir which was backfilled in the 1970s. Being 300m to the west of Rawtenstall Town Centre, but approximately 900m from the Primary Shopping Area, it is "out of centre" in retail planning policy terms.

3. PLANNING HISTORY

The following applications are relevant to the determination of this application:

- 2005/617 - Covering New Hall Hey (including the application site), Heritage Arcade and the Former Soldiers and Sailors and comprising:
 - 3995 sq m non-food retail (Homebase),
 - 7665 sq.m of leisure (including covered pavilions)
 - 5133 sq.m B1 office floorspace,
 - 1997 sq.m of B1 business (industrial) floorspace and
 - 1935 sq.m of B8 storage and distribution floorspace.
 -

The application was approved subject to conditions and a Section 106 Agreement on 9 May 2007.

- 2007/0030 – New Hall Hey Phase 1, erection of three retail units measuring 3,356sqm, 1,412sqm, and 1,412 sqm. Approved 9 May 2007 subject to conditions and a Section 106 Agreement which rolled forward and made amendments to the previous agreement requirements. Development commenced pertaining to 2007/0030 in 2007 and the 3 units were nearing completion when the recession hit and the developer Hurstwoods Developments went into administration in 2008. In 2010, KPMG as administrators completed construction of the shells of the 3 units. The S106 obligation triggers related to occupation have never been reached.

- 2007/630 – New Hall Hey Phase 1 and current application site. Full application for erection of building to form leisure and restaurant units and a food retail unit, and outline application for erection of a drive-through restaurant and one restaurant (amendment to 2005/617). Resolution to grant planning permission 11 March 2008, however Section 106 Agreement not signed.
- 2014/0384 – Variation of Conditions 3, 4 and 20 (varied to widen the range of goods) that can be sold from the Retail Park. Conditions 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21 and 22 to be removed. Conditions 3, 4 and 20 (to be replaced with a single condition that permits 1162 sq.m gross of the floorspace to sell all Class A1 goods and ancillary uses and 5026 to sell all Class A1 goods except food and ancillary uses) from Planning Approval 2007/0030. Approved 31 July 2015.

4. **PROPOSAL**

Full planning permission is sought for two separate buildings containing the following:

Development	Floor area	Unit number	Proposed Occupier
'Discount' foodstore (Use Class A1)	<ul style="list-style-type: none"> • 1,783sqm Gross External Area (GEA) • 1,718sqm Gross Internal Area (GIA) • Net sales area of 1,254sqm 	Unit C1	The Planning and Retail Statement states that this unit is proposed to be occupied by Aldi.
Retail unit (Use Class A1)	<ul style="list-style-type: none"> • 966sqm GEA • 929sqm GIA • 742sqm net sales area 	Unit B2	The Planning and Retail Statement states that this unit is likely to be occupied by a frozen food retailer. An open A1 retail consent is sought however the applicant would accept a condition restricting to frozen food.
Retail unit (Use Class A1)	<ul style="list-style-type: none"> • 880sqm GEA • 743sqm GIA • 594sqm net sales area 	Unit B3	The Planning and Retail Statement states that this unit is likely to be occupied by a 'variety discount' store e.g. 99p Stores, Poundland, Poundstretcher etc.
Restaurant / refreshment unit (Use Class A1/A3/A5)	<ul style="list-style-type: none"> • 181sqm GEA • 167sqm GIA 	Unit B1	This unit is intended to provide refreshments for those already shopping at New Hall Hey Phase 1 and 2 e.g. coffee shop, sandwich shop etc.

The application also seeks consent for vehicular access, car parking, bicycle parking spaces, servicing areas and hard and soft landscaping. The following have also been submitted in support of the application:

- Planning and Retail Statement and update dated 29 June 2016
- Heritage Statement

- Transport Assessment
- Ecological Appraisal
- Flood Risk Assessment
- Environmental Noise Survey
- Desk Study Geo-Environmental Site Investigation Report
- Design and Access Statement
- Air Quality Assessment
- Arboricultural Impact Assessment
- Photomontages / CGIs

POLICY CONTEXT

National

National Planning Policy Framework (2012)

Section 1	Building a Strong Competitive Economy
Section 2	Ensuring the vitality of town centres
Section 4	Promoting Sustainable Transport
Section 7	Requiring Good Design
Section 8	Promoting Healthy Communities
Section 10	Meeting the Challenges of Climate Change, Flooding, etc
Section 11	Conserving and Enhancing the Natural Environment
Section 12	Conserving and Enhancing the Historic Environment

Development Plan Policies

Rossendale Core Strategy DPD (2011)

AVP 4	Rawtenstall
Policy 1	General Development Locations and Principles
Policy 6	Training and skills
Policy 8	Transport
Policy 9	Accessibility
Policy 11	Retail and Other Town Centre Uses
Policy 16	Preserving and Enhancing Rossendale's Built Environment
Policy 17	Rossendale's Green Infrastructure
Policy 18	Biodiversity and Landscape Conservation
Policy 19	Climate Change and Low & Zero Carbon Sources of Energy
Policy 22	Planning Contributions
Policy 23	Promoting High Quality Design & Spaces
Policy 24	Planning Application Requirements

5. CONSULTATION RESPONSES

Consultee	Summary of Comments received
RBC (Conservation Officer)	No objection
RBC Operations	No comments received.
Lancashire County Council Local Lead Flood Authority	No objections subject to planning conditions.
Environmental Health	No objection subject to conditions.
Contaminated Land Officer	No objections are raised subject to a standard contaminated land condition.
LCC (Highways)	No objection subject to minor amendments, in addition to a

	S278 Agreement for off-site highway works and planning conditions.
Environment Agency	The application site is within Flood Zone 1 and therefore is outside of the remit of the EA.
Ecology Consultant	No objections raised subject to conditions.
Highways England	No comments received.
Bury MBC	No objection.
Lancashire Constabulary	No objection is raised.
United Utilities	No objections subject to conditions.
Tree Officer	No comments received.
GL Hearn (Retail Planning Advice)	No objection.
Rawtenstall Chamber of Commerce	<p>Objection raised on the following grounds:</p> <ul style="list-style-type: none"> • There is no need for a further food supermarket. Since 2008 the Council has granted Lidl and M&S in Rawtenstall, and Morrisons in Bacup. (Need is not a material planning consideration). • The proposal is a threat to the existence of local traders and the Council should be supporting its local businesses.
Rosendale Civic Trust	<p>Objection raised on the following grounds:</p> <ul style="list-style-type: none"> • The proposal will compete with Rawtenstall Town Centre and Valley Centre. • The layout does not suit the gateway location. • Its massing, scale and materials do not sit well in this location. • Contrary to AVP4. • It is an out of centre site. • There is no need for the development (this is not a material planning consideration). • No bus service, poor pedestrian access.

6. **NOTIFICATION RESPONSES**

To accord with the General Development Procedure Order a press notice was published on 06/05/16, site notices were posted on 28/04/16 and 98 letters were sent to neighbours on 25/04/16. The application has been advertised as a departure from the Local Plan for the reason that it proposes retail development in an out of centre location.

8 letters of objection have been received, 7 of which are from local traders.

The main points of objectors (material planning considerations) have been summarised below:

- The food retail will have a detrimental effect on the vibrancy and economic viability of Rawtenstall Town Centre including Bank Street. Customers will be driven away from the town centre.
- The development will threaten small businesses in Rawtenstall.
- Competition is healthy however we are at saturation point in our town. Town centre independents are most at risk.
- There is a finite amount of money that Rossendale residents have to spend.
- New Hall Hey will become an out of town retail park.
- The opening of M&S, TK Maxx and Pets at Home is a very positive move, however further supermarkets is a step too far.
- Rossendale Borough Council has supported Rawtenstall's independent traders in the past but granting this consent will result in severe hardships to some of the existing independent traders, and if they are forced to close, the good balance that are close to achieving could be destroyed.

1 letter has been received from a local resident who does not raise an objection; however a number of comments are made which are listed below.

- Concern that the noise surveys were undertaken during the night and on a Sunday. Surveys should be undertaken at appropriate hours. The lowest level of noise option for cold-room condensing units and any plant requirement should be used for all units.
- The footpath / cycleway should be widened and improved. Consideration should be given to lighting.
- As many trees as possible should be retained and planted at the rear of the units.
- Concerns in relation to construction vehicle traffic, they should be required to use the A682 and not New Hall Hey Road.
- I would like to see New Hall Hey Road reduced to 20mph and a weight limit put on it.
- Flooding should be carefully considered in light of the recent flooding in this area.

Non-material objections received

- We have enough supermarkets in Rawtenstall and Rossendale. There is no need for more.
- The Council should support local businesses not multinational corporations.

7. ASSESSMENT

The main considerations of the application are:

1) Principle; 2) Visual Amenity; 3) Ecology and Landscaping; 4) Neighbour Amenity; 5) Litter; 6) Access/Parking/Highway Safety; 7); Crime; 8) Drainage and Flood Risk, and 9) Sustainability.

Principle

Full planning permission is sought for 3no. Retail Units (A1) and a Restaurant/Refreshment Unit (A1/A3/A5) with associated access, car parking, and landscaping. Retail is a 'main town centre use' as defined in the National Planning Policy Framework (the Framework) Annex 2 Glossary. The site is previously developed and is located within the Urban Boundary of Rawtenstall.

This land is shown on the Adopted Proposals Map (1995) as being an employment site; this policy was not saved by the adopted Core Strategy (2011). New Hall Hey is an out of centre location, being more than 300m from the defined Rawtenstall Primary Shopping Area, (adopted Core Strategy, 2011).

The Framework seeks to promote competitive town centres, putting them at the heart of communities, whilst offering choice and a diverse retail offer (paragraph 23). On the basis that the proposal is for a 'main town centre use' as defined in the Framework in an out of centre location, the applicant is required to undertake the following:

- 1) a sequential assessment as main town centre uses should be located firstly within the town centre, then in edge of centre locations. Only if there are no in-centre or edge of centre sites available should an out of centre site be considered (paragraph 24).
- 2) The Framework requires an impact assessment for retail development over 2500sqm of floorspace (paragraph 26), though the Core Strategy has set a lower threshold of 750sqm.

Where an application does not satisfy the sequential test or is considered likely to have significant adverse impacts on existing, committed and planned public and private investment in a centre in the catchment area, the Framework requires that the application should be refused (paragraph 27).

The Adopted Core Strategy refers specifically to New Hall Hey, identifying it for bulky goods retail and business use (AVP 4). Policy 11 places Rawtenstall at the top of the Borough's Retail hierarchy, and in the Reasoned Justification to this policy "supports the Council's vision of achieving quality, well designed, mainly higher order retail development at the Valley Centre, with only appropriate retail at New Hall Hey which cannot be accommodated in the Town Centre, such as bulky goods".

Sequential assessment

Retail impact and sequential assessment is a specialist area and accordingly officers considered it appropriate to seek an external review of the applicant's impact evidence by a retail specialist. The applicant's Planning and Retail Statement has been assessed on behalf of the Council by GL Hearn. Full regard has been had in the critique to 'National Planning Practice Guidance 'Ensuring the vitality of town centres' (PPG) together with the requirements of paragraphs 24 and 26 of the Framework.

The Statement includes a sequential assessment, within which 9no. sites have been considered. The majority that have been identified fall substantially below the required size for the development (sites 2 - Rawtenstall Market), 3 - Phipps Car Park, 4 - Kay Street Car Park, 5 - Heritage Arcade, 7 - Hurstwood House, 8 - Former Health Centre Bacup and 9 - Former Bingo Hall Bacup. Site 6 - Rawtenstall Cricket Club is large enough to accommodate the proposal but is a protected recreational area. Site 1 – Former Valley Centre appears large enough to accommodate the proposals at 1.4ha however 0.9ha is required to accommodate a new bus station, parking and ancillary retail space (2015/0476). The bus station scheme will be underway soon, and the remaining 0.5ha is insufficient to accommodate the proposal.

Overall there are no suitable and available sequential sites to accommodate the development proposals.

Impact assessment

The assessment undertaken by the applicant identifies that the catchment area encompasses Rawtenstall, Haslingden and Bacup.

After reviewing the assessment GL Hearn recommended that the applicant should provide the following additional information in order to provide comments on the level of trading impact and a full assessment of the health of the town centres:

- Update the turnover of the proposal to the most up to date 2016 Retail Ranking Figures
- Undertake a sensitivity test to cover the scenario where the frozen food store is occupied by a higher turnover foodstore, and the same for the discount store where this is occupied by a higher turnover operator.
- The health checks should be revisited to take into account all of the criteria in the PPG to enable a full assessment of the health of the centres to be undertaken.

On 29 June 2016 the applicant supplied additional information as requested by GL Hearn in relation to health checks and retail impact. GL Hearn found the updated health checks to be an appropriate base to fully understand the centre's health and to address the requirements of the PPG. Rawtenstall has been identified as the most important town centre to be considered in terms of the impact of the proposed development. It was found to be a vital and viable centre, supported principally by edge of centre foodstores and a good proportionate representation of service users. Vacancy rates are low and the Council is underway in improving the centre. Maintaining the health of the foodstores and the services uses will be key to the short term health of the centre until wider facilities at the bus station are delivered and support the centre.

In terms of retail impact the additional information now assesses the impact of the proposal on the basis of the most up to date data available and it is welcomed that the applicants have acknowledged that a number of scenarios possible for Unit B3 in terms of its occupation by an electrical goods or clothing retailer.

GL Hearn have noted that the cumulative impact on stores in Rawtenstall including Lidl, Tesco and Asda need to be carefully considered as they support the centre and provide linked trips. No objections have been received from these stores so it assumed that there is no potential for them to close. Elsewhere the impacts of the development are considered to be lower and there are no convenience only impacts which cause any concern as the majority of the impacts are on Aldi's own stores.

In terms of comparison impacts (Unit B3), it appears as though the potential new turnovers of the scenarios identify that the highest impact will be on the town centres in scenario 1 (discount retailer). Scenario 2 (fashion) and scenario 3 (electrical) both have a higher turnover but less trade is drawn from the centres as the competing stores are located elsewhere.

Centre/store	Total turnover 2021 (£m)	Total convenience and comparison cumulative impact (£m)	Total convenience and comparison cumulative impact (%)
Rawtenstall Town Centre	24.35	2.05	8.4%
Asda, Rawtenstall	52.96	6.41	12.1%
Tesco,	22.90	3.27	14.3%

Rawtenstall			
Lidl, Rawtenstall	6.72	0.95	14.1%
Totals of above on Rawtenstall	106.93	12.7	11.9%
Haslingden Town Centre	9.34	0.78	8.4%
Bacup Town Centre	9.75	0.71	7.3%

The overall impacts on the centres are relatively modest and GL Hearn has confirmed that they do not cause any concern. The overall impact on Rawtenstall must consider the potential impacts on the edge of centre stores, as the vitality and viability assessment acknowledges that these stores support the overall vitality and viability of the centre. The levels of impacts would not be expected to threaten the on-going vitality and viability of these stores and as such it is not expected that the overall the level of trade diversion as a result of the development will be significant.

Conclusion

The advice from GL Hearn concludes the following:

- The applicant's submission identifies that there are no sequentially preferable locations to accommodate the development.
- It is understood that there are no proposed investments in centres which the scheme could prejudice.
- The additional submission has provided more robust evidence as to the vitality and viability of centres and the likely turnovers of the potential units and has provided a number of potential scenarios as to the potential occupation of the unit identified as B3.
- Overall the level of trade diversion should not be considered significant.
- As such there would be no conflict with paragraph 27 of the NPPF and the proposal should be supported.

For the reasons above the proposed development is acceptable in principle in accordance with the Framework and the Rossendale Core Strategy.

Visual Amenity

The application is accompanied by a Design and Access Statement which explains the general design principles for the development of the site.

Two buildings are proposed, the largest being Unit C1 which is proposed to be occupied by Aldi. Units B1, B2 and B3 are provided in a separate building, narrowly separated from Unit C1. In terms of layout, this has been informed by existing boundaries, adjacent retail units, the existing access road, existing car parking, and the underground drainage pipe and its easements which run from east to west. The buildings have been orientated to face into the site, and towards the A682, and create an arc alignment around the central parking area. Service, storage and plant areas are to the rear of the building (south east elevation).

Officers consider the overall approach to the layout and arrangement of buildings, car parking and servicing to be acceptable.

In terms of scale and appearance the application proposes a flat roof design for all units, in order to work within the existing context. All buildings are single storey and have been

designed to have the main shop front elevations facing the A682. All units have projecting canopies designed to enhance the façade facing the main public approach.

The application proposes a modern style to relate to the appearance of the nearby retail units at Phase 1 of New Hall Hey, as this site will appear as part of the wider retail park. The elevations facing into the car parking area consist of metal panels and glazing with vertical elements of natural stone designed to break up the mass. Cladding and stone is proposed at the rear along with render.

The Council's Planning and Conservation Officers have liaised with the applicant over the design of the building and have negotiated some minor but important changes which are described below:

- The applicant has now supplied a Heritage Statement and visuals which demonstrate that views towards Hardman's Mill will be retained.
- Render has been replaced by natural stone on the front (north) elevation of the Aldi building.
- The rear (south east) elevation has been enhanced to appear less 'back of building', by incorporating more natural stone than originally proposed. These are important elevations as they face the East Lancashire Railway Heritage Line, and the pedestrian / cycle link into Rawtenstall Town Centre. The alterations have resulted in an elevation that is similar to the front, and with vertical emphasis and a reduction in the long expansion of grey cladding and render.
- Enhancement of tree planting along the frontage with the A682. This is discussed in more detail below.
- The applicant has agreed to the replacement of the proposed timber fence to the side of the Aldi store to be replaced by a stone wall. This will be secured by planning condition.

As a result of the changes above, and the submission of additional supporting information including visuals and a Heritage Statement, the Council's Conservation Officer has assessed the impact of the development on the setting of the Grade II listed Hardman's Mill and Chimney and raises no objections. The applicant has been willing to accommodate the recommended changes and has taken positive steps to make alterations to the design, which is now considered to be successful, fitting in well with its surroundings. The design is in accordance with Policy 16 of the Core Strategy and paragraph 134 of the Framework. The proposal does not harm the setting of Grade II listed Hardman's Mill, or Grade II Chimney at Hardman's Mill.

Ecology and landscaping

Ecology

The applicant has provided an Ecological Appraisal which has been reviewed by the Council's Ecological advisors, Greater Manchester Ecology Unit (GMEU). They have commented that the survey appears to have been undertaken to an appropriate standard. The Ecological Appraisal indicates that a number of precautionary measures can be implemented to ensure that wildlife legislation is not breached during the implementation of the proposal and protects features of value. GMEU have made the following observations to officers:

- A Construction Environmental Management Plan should be conditioned. This should follow the recommendations of Envirotech Ecological Assessment (March 10 2016 section 6) to ensure;
 - All retained vegetation including trees shrubs and watercourses (if present) are suitably protected by temporary high visibility fencing to an appropriate buffer or root zone in order to protect them from accidental spillage of spoil or stored materials.
 - Other vegetation clearance including trees, shrubs undergrowth and grassland should occur outside the bird breeding season (March – August inclusive) unless it can be demonstrated by a suitably qualified person that no breeding bird activity is present.
 - All trenches left open overnight should contain a mammal ladder which is suitable to allow mammals and/or reptiles and amphibians to escape. In the unlikely event that any species be either found, trapped in the trenches or suspected which might be protected (eg badger, reptiles or newt) then all work should cease and appropriate advise sought and implemented from a suitably qualified person.
- The landscape plans propose a predominantly non-native horticulture species specification. It is acknowledged that in this location the planting specification is appropriate and will provide nectar and fruits for locally occurring species of bird and invertebrates.
- A small area of wildflower grassland is proposed to the east of the built zone. It is recommended that this is not established on topsoil but on a suitably prepared sub-soil base. This detail can be provided via the discharge of the landscape condition. The discharge of conditions should provide a guide to Aldi's 'estate team' on how this area should be managed during establishment and into the future.

For the reasons above and subject to the use of conditions, the proposed development is acceptable having regard to biodiversity and ecology in accordance with Framework and Core Strategy Policy 18.

Landscaping

The application is accompanied by a detailed landscape plan prepared by Vector Landscape Designers and an Arboricultural Impact Assessment, which have been reviewed by Planning and Conservation Officers and the Council's Ecological adviser.

The Assessment explains that as a result of the development 4 trees, 3 groups of trees and 2 partial groups of trees will be removed. The majority of these are young, small, self-set and of low quality and their loss is projected to have a limited impact of the visual amenity of the local landscape. None of the trees on the application site are covered by Tree Preservation Order.

The Assessment states that new tree planting is proposed to the southern and north-eastern corners of the site and around the car parking to the west, and that these adequately mitigate the loss. However, at the request of Officers the applicant has agreed to enhance the proposed landscaping scheme, most particularly with a more defined line of tree planting to the northern boundary in order to break up the extensive frontage facing the A682. An additional 9no. trees will now be planted and these are shown on an amended landscape plan.

A planning condition is necessary in relation to full details of how existing trees to be retained will be adequately protected during the construction period, as only limited information has been supplied at application stage.

Subject to conditions, overall officers are now satisfied that the proposed landscaping scheme is acceptable and is compliant with the Framework and Core Strategy Policies 18, 23 and 24.

Neighbour Amenity

Core Strategy Policy 24 requires new developments to be designed to protect the amenity of the area, including residential amenity in terms of light, outlook, landscaping, and mitigating noise and light pollution. One of the 12 core planning principles within the Framework states that planning should *“always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.”* Specific guidance in relation to assessing noise impact is provided in the Planning Practice Guidance (PPG).

The nearest residential properties are located on Railway Terrace (around 70m from the site) and these are separated from the site by an existing landscape buffer which runs along the rear (south-east) boundary, and also the East Lancashire Railway Line. To the north of the application site there are properties backing onto Haslingden Road, which face towards the site, beyond the A682. These are also around 70m away. Given the distances involved and presence of major highways, railway lines and tree cover, officers are satisfied that the proposal will not give rise to unacceptable overlooking, loss of outlook or loss of light on the nearest residential properties. However, considering the nature of the proposed development, there is potential for noise disturbance and this is considered in greater detail below. Officers are mindful that concerns towards the application in relation to noise have been received from a resident of Railway Terrace.

The application is accompanied by a Noise Impact Assessment which has been assessed by the Council’s Environmental Health Officer (EHO). The Assessment considers fixed plant, deliveries and car parking at the site and the impact they may have on the nearest residential properties. With regards to plant noise level for the Aldi store, the un-attenuated cumulative plant noise level does exceed the target rating noise level at Railway Terrace during the night and it is necessary to provide mitigation measures. The EHO has reviewed the two options put forward in the Assessment and has recommended that Option 1 is preferred which requires the replacement of the 3 x cold-room standard model condensing units with low noise option models. This will be secured by planning condition. In relation to Units B1, B2 and B3, as the operators are not yet known, the EHO requires a condition that a plant noise impact assessment be undertaken in accordance with BS4142:2014 relating to these units and their plant noise levels, and submitted for approval prior to occupation.

In relation to construction works, the EHO recommends that it shall not be permitted outside the following hours: Monday to Friday 08:00 to 18:00, Saturday 08:00 to 13:00 and no working Sundays or Bank or Public Holidays.

In relation to deliveries and waste collections once operational, the applicant’s Noise Impact Assessment fully considers the impacts associated with these activities on nearby noise sensitive receptors during the hours of Monday to Saturday 06.00 to 23.00 hours and Sundays 08.00 to 23.00. The report concludes that deliveries within these hours would not cause a detrimental impact on the residential amenity of neighbours. A condition limiting

deliveries to these hours is necessary to protect the residential amenity of neighbouring properties.

The EHO also requests details for the arrangements for lighting on the access road and to the rear of the retail units prior to their installation. As no such details have been provided with the application, this will be secured via planning condition.

Subject to the use of the conditions described above, the proposal is compliant with the Framework and Policy 24 of the Core Strategy with regards to neighbour amenity.

Litter

Litter has been an important consideration for Members in recent applications including McDonald's (2015/0438). It has been held in the courts that dropping of litter is a material consideration even though it is also controllable by other legislation. In the interests of protecting the character and appearance of the area, officers recommend a planning condition that requires the management of litter picking within the site, the provision of bins within the site, and arrangements for regular emptying. Subject to this condition, officers are satisfied the proposal is acceptable with regards to litter.

Access / Parking / Highway Safety

Section 4 (paragraph 32) of the Framework states that all developments generating significant amounts of movement should be supported by a Transport Statement, and in terms of decision making, the following key issues should be considered:

- The opportunities for sustainable transport modes have been taken up;
- Safe and suitable access to the site can be achieved for all people; and
- Improvements can be undertaken within the transport network that cost effectively limits the significant impacts of the development. Development should only be refused on transport grounds where the residual cumulative impacts of the development are severe.

The application was accompanied by a Transport Assessment (TA) prepared by Cameron Rose which has been assessed by the Highway Authority (Lancashire County Council).

More generally the Highway Authority notes that the monitoring and assessment of the gyratory and the surrounding network over previous years has highlighted a level of congestion at peak periods that raises an on-going concern, and that significant investment into the gyratory will be required to increase capacity in line with the Framework.

In relation to the impacts of this development, the applicant has provided preliminary mitigation measures to increase capacity on the gyratory, which shall include widening of the carriageway at Bocholt Way with associated signalling, road markings, drainage, street lighting and street furniture re-location. The Highway Authority has agreed in principle to these details (shown on drawing 313-01-GA-03 Rev B), however these are subject to a detailed design and will be delivered under a Section 278 Agreement. The works to Bocholt Way will be required to be complete before the units are open for trading.

A number of minor amendments have been undertaken to the scheme at the request of the Highway Authority. This includes the widening of the shared pedestrian / cycle link on the south side of the development (within the red edge) to 3 metres, and creation of a link onto the path from the site adjacent to Unit C1. This will improve linkages from the site to

Rawtenstall Town Centre, in the interests of improving opportunities for sustainable transport modes. The Highway Authority is also satisfied that the scheme now includes an appropriate number of car parking, motorcycle parking and cycle parking facilities.

Accordingly as no objections are now raised by the Highway Authority subject to conditions, officers are satisfied that the proposal will not result in severe cumulative impacts on the highway network in accordance with the Framework and Core Strategy Policy 8.

Crime

The proposals have been reviewed by the Designing Out Crime Officer at the Lancashire Constabulary who has made the following comments:

- After conducting a crime and incident search of this policing incident location, during the period 28/04/2015 to 28/04/2016 there have been recorded crimes and incidents including theft and attempted burglary. There have been 2 offences of attempted burglary at premises nearby whereby offenders have tried to gain entry during the night to business units.
- In order to prevent the opportunity for crime and disorder at the development, the LPA should consider a security condition for this scheme as part of planning approval. A development of this scale has the potential to place increased demand on local policing resources. Similar schemes across Lancashire do generate criminal activity including shoplifting and vehicle crime. There is a section in the Design and Access Statement that covers the intended security measures for the scheme – Section 7.11 Page 25. The security proposals meet with the requirements of Secured By Design therefore I recommend that the scheme is built to full Secured By Design security standards. The recommendations will be secured by planning informative and / or condition where appropriate.

Drainage and Flood Risk

Drainage

United Utilities have reviewed the proposed drainage arrangements and have no objections. A water main crosses the site, and an access strip of no less than 6 metres, measuring at least 3 metres either side of the centre line of the pipe is required. The scheme has been designed to accommodate the water main and its easement, both of which are shown on the submitted Site Plan. United Utilities have recommended a number of conditions in respect of drainage.

Flood risk

The Environment Agency have identified that the site lies within Flood Zone 1, which is defined as having a low probability of flooding in the National Planning Practice Guidance. Therefore, the planning application is outside of their remit to comment. They have noted that the site lies in the vicinity of areas which recently flooded and would advise that the developer plans for flooding and any affect this may have on the development, particularly in relation to flood evacuation plans.

Lancashire County Council as the Lead Local Flood Authority (LLFA) has raised no objection to the proposed development in relation to flooding subject to conditions in

relation to surface water drainage, Sustainable Urban Drainage (SUDS) and SUDS management.

Subject to the use of planning conditions recommended by United Utilities and the LLFA, the proposal is acceptable with having regard to relevant flood risk and drainage policies within the Core Strategy and Framework.

Sustainability

Achieving sustainable development goes to the heart of the purpose of the planning system, as set out in the Framework. In determining applications, LPAs should expect new development to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

The applicant has provided an Environmental and Sustainability Statement which sets out the sustainability proposals that will be incorporated into the proposed development, as required by Core Strategy Policy 19.

This includes, but is not limited to:

- minimising energy use,
- use of sustainable building materials,
- sustainable construction,
- sustainable transport and accessibility,
- water conservation and management,
- waste management,
- site management,
- reduction of environmental effect, and
- renewable energy and carbon reduction measures.

Subject to a planning condition requiring the incorporation of the sustainability measures identified within Section 8 of the applicant's statement, officers are satisfied that the proposal is compliant with Policy 19 of the Core Strategy, and the Framework.

8. RECOMMENDATION

For the reasons set out above it is considered that the scheme is considered to be acceptable.

If Members are minded to approve the application please note it is not open to Members to determine the application as it will have to be referred to the Secretary of State under the provisions of the Town and Country Planning (Consultation) (England) Direction 2009. This is because the proposed development constitutes an out of centre location and proposes new development of 2,500 square metres or more which, when aggregated with existing floor space at this site, would exceed 5,000 square metres. The Secretary of State will then determine whether he wants to call in the application for determination or whether this can be determined at the local level.

9. SUMMARY REASON FOR APPROVAL

The proposed development will bring back into use a large, vacant and previously developed site which occupies a prominent position on the approach into Rawtenstall, within the Urban Boundary. The site is 'out of centre' however the applicant has

demonstrated through a Retail Impact Assessment that the proposed development does not conflict with paragraph 27 of the National Planning Policy Framework. Subject to the use of planning conditions, the proposal is acceptable with regards to design, residential amenity, highway safety, landscaping and flood risk. The development is in accordance with Policies AVP4, 1, 8, 9, 11, 16, 17, 18, 19, 22, 23 and 24 of the Adopted Core Strategy DPD and the National Planning Policy Framework.

10. CONDITIONS

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

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Title	Drawing Reference	Received date
Proposed Site Plan	14097-100 Rev G	12 August 2016
Proposed GA Plan	14097-101 Rev D	12 August 2016
Proposed Elevations	14097-102 Rev E	12 August 2016
Proposed Roof Plan	14097-103 Rev B	12 August 2016
Proposed Landscaping Site Plan	V14097-L01 Rev C	12 August 2016

Reason: To define the permission and in the interests of the proper development of the site.

Retail conditions

3. No more than 20% of the net sales area contained within Retail Unit C1 (shown on the Proposed Site Plan listed in Condition 2) shall be used for the sale of comparison goods.

Reason: To ensure the sales of non-food goods remain ancillary to the sales of food and to ensure the proposal does not adversely affect the vitality and viability of neighbouring town centres.

4. Unit B1 as identified on Proposed Site Layout Plan (listed at Condition 2) shall be permitted to operate within Use Classes A1, A3 or A5 upon its first occupation. Where the unit operates within Class A1, it shall not be used for the sale of comparison goods.

Reason – to ensure it maintains its ancillary refreshment role having regard to the vitality and viability of neighbouring town centres.

5. Unit B2 as identified on Proposed Site Layout Plan (listed at Condition 2) shall be restricted to the sales of frozen food only.

Reason - to ensure the proposal does not adversely affect the vitality and viability of neighbouring town centres.

Contaminated Land

6. Prior to the commencement of the development, a Preliminary Risk Assessment report, including a conceptual model and a site walk over, to assess the potential risk of land contamination, shall be submitted to and approved in writing by the Local Planning Authority. Should a potential risk be identified then:
 1. A Site Investigation report shall be submitted to and approved in writing by the Local Planning Authority. 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 and the wider environment; and
 2. The details of any proposed Remedial Works shall be submitted to, and approved in writing by the Local Planning Authority. Such Remedial Works shall be incorporated into the development during the course of construction and completed prior to occupation of the development; and
 3. Prior to first occupation a Verification Report shall be submitted to, and approved in writing by, the Local Planning Authority. The Verification Report shall validate that all remedial works undertaken on site were completed in accordance with those agreed by the LPA.

Reason: To safeguard the health of future occupants of the land in the interests of public health and to safeguard watercourses.

Materials

7. Notwithstanding submitted details, the development shall be carried out in accordance with the following materials, and samples provided to the Local Planning Authority for written approval prior to commencement of development where specified:
 - Silver and anthracite grey Rainscreen cladding (sample to be supplied);
 - White render (sample to be supplied);
 - Split faced natural stone (sample to be supplied);
 - Polyester powder coated aluminium shop front glazing and doors in RAL 7016 (anthracite);
 - Polyester powder coated aluminium high level windows in RAL 7016 (anthracite);
 - Polyester powder coated aluminium canopy fascia in RAL 7016 (anthracite);
 - Satin polished stainless steel trolley bay rails;
 - Polyester powder coated mild steel FE and personnel doors - door in RAL 7046 grey) and frame in RAL 7016;
 - Pressed metal projecting entrance canopy (RAL 7016 anthracite).

Reason: To ensure that the development will be of a satisfactory appearance.

8. Notwithstanding the details shown on Proposed Elevations Plan (as listed at Condition 2), prior to installation, full details of all boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall then be constructed in accordance with approved details.

Reason: The submitted details of a timber fence are not acceptable in this location, and to ensure that the development will be of a satisfactory appearance.

Noise

9. Unit C1 as shown on the Proposed Site Plan (14097-102 Rev E) shall be fitted only with low noise coldroom condensing units as set out in 'Option 1' at page 16 of the Noise Impact Assessment.

Reason: To protect neighbouring residents from loss of amenity due to noise from fixed plant.

10. Prior to occupation of Units B1, B2 and B3 a plant noise impact assessment shall be undertaken in accordance with BS4142:2014 and submitted to the Local Planning Authority for approval in writing. Any recommendations shall be implemented in full.

Reason: To protect neighbouring residents from loss of amenity due to noise from fixed plant.

11. No construction works shall take place outside of the hours of Monday to Friday 08:00 to 18:00 and Saturday 08:00 to 13:00. There shall be no working on Sundays or Bank or Public Holidays.

Reason: To protect neighbouring residents from loss of amenity.

12. Once operational, no deliveries (including waste collections) shall be taken at or despatched from the site outside the hours of Monday to Saturday 06.00 to 23.00 hours and Sundays 08.00 to 23.00 hours.

Reason: To protect the residential amenity of neighbouring properties.

13. Prior to installation, full details for the arrangements for lighting on the access road and to the rear of the retail units shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the lighting shall be installed in accordance with the approved details.

Reason: To protect the residential amenity of neighbouring properties and in the interests of the visual amenities of the area.

Highways

14. Prior to commencement a construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

- i) The parking of vehicles of site operatives and visitors
- ii) The loading and unloading of plant and materials
- iii) The storage of plant and materials used in constructing the development
- iv) The erection and maintenance of security hoarding
- v) Wheel washing facilities
- vi) Measures to control the emission of dust and dirt during construction
- vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
- viii) Timing and routing of delivery vehicles to / from site

Reason: In the interests of highway safety and to protect residential amenity.

15. No development shall commence until the following has been submitted to and approved in writing by the Local Planning Authority:

- i) a phasing and implementation plan for the development site; and
- ii) full details of the off-site highway works, subject to detailed design, which shall include widening of the carriageway at Bocholt Way with associated signalling, road markings, drainage, street lighting and street furniture re-location.

The approved phasing plan shall be adhered to throughout the development, and no part of the development shall be open for trading until the off-site highway works have been completed in accordance with the approved details.

Reason: For reasons of highway safety in relation to construction traffic and customer traffic.

16. Prior to first trading of any of the units hereby approved, the car park shall be surfaced / paved and marked out, and the cycling and motorbike facilities shall be provided in accordance with approved plans listed in Condition 2.

Reason: To allow for the effective use of the parking areas.

17. Details of the materials to be used in widening the pedestrian / cycle link to the south of the site to 3 metres as shown on the approved Proposed Site Plan, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with the approved details and shall be complete prior to first trading of any of the units hereby approved.

Reason: In the interests of improving accessibility to the site for pedestrians and cyclists.

18. Prior to first trading of any of the units hereby approved, the proposed new link to the existing pedestrian / cycle link as shown on the approved Proposed Site Plan, shall be implemented and thereafter retained as such.

Reason: In the interests of improving accessibility to the site for pedestrians and cyclists.

Drainage and flood risk

19. No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Those details shall include, as a minimum:

- a) Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;

- b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate which has been calculated at 5 litres per second per hectare. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable;
- f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to the development hereby approved opening for trading. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that the proposed development can be adequately drained, to ensure that there is no flood risk on or off the site resulting from the proposed development, and to ensure that water quality is not detrimentally impacted by the development proposal.

20. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:

- a) the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Management Company
- b) arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - i. on-going inspections relating to performance and asset condition assessments
 - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- c) means of access for maintenance and easements where applicable.

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved buildings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

Reason: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development, to reduce the flood risk to the development as a result of inadequate maintenance, **and** to identify the responsible organisation/body/company/undertaker for the sustainable drainage system.

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

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

Litter

22. Prior to the first opening of each unit hereby approved, a regime to include, but not limited to, the management of litter picking, provision of waste bins in suitable locations close to pedestrian / cyclist access and egress points, and arrangements for emptying the bins on a regular basis, for that unit shall be submitted to and approved in writing by the Local Planning Authority. The approved regime shall be adhered to at all times whilst the unit is in operation.

Reason: In the interests of the character and appearance of the area.

Ecology and landscaping

23. Prior to commencement of development, a Construction Environmental Management Plan, which follows the recommendations of Envirotech Ecological Assessment (March 10 2016 Section 6), shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include:

- a) All retained vegetation including trees shrubs and watercourses (if present) are suitably protected by temporary high visibility fencing to an appropriate buffer or root zone in order to protect them from accidental spillage of spoil or stored materials.
- b) Other vegetation clearance including trees, shrubs undergrowth and grassland should occur outside the bird breeding season (March – August inclusive) unless it can be demonstrated by a suitably qualified person that no breeding bird activity is present.
- c) All trenches left open overnight should contain a mammal ladder which is suitable to allow mammals and/or reptiles and amphibians to escape. In the unlikely event that any species be either found, trapped in the trenches or suspected which might be protected (eg badger, reptiles or newt) then all work should cease and appropriate advise sought and implemented from a suitably qualified person.

The Management Plan shall be adhered to in full throughout the construction period.

Reason: To ensure that precautionary measures are implemented to ensure that wildlife legislation is not breached during the implementation of the proposal and protects features of value.

24. Prior to the commencement of development, an Arboricultural Method Statement and Tree Protection Plan providing details of the procedures, working methods and protective measures to be used in relation to retained trees (retained trees are shown on Landscaping Plan listed at Condition 2 and within the Arboricultural Impact Assessment), shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be adhered to in full throughout the construction process.

Reason: To ensure retained trees are adequately protected during the construction process.

25. During the first planting season following the commencement of development hereby approved Landscaping Plan listed at Condition 2 shall be carried out to the satisfaction of the Local Planning Authority, subject to a minor amendment that the small area of wildflower grassland proposed to the east of the built zone is established on a suitably prepared sub-soil base.

Any trees, plants or shrubs so planted which die or are felled, uprooted, wilfully damaged or destroyed within five years of the date of planting shall be replaced by the applicants or their successors in title.

Reason: To ensure a satisfactory form of development and to enhance the visual amenities of the locality.

26. The sustainability measures identified within the Environmental and Sustainability Statement (Section 8) shall be incorporated into the development.

Reason: In the interests of minimising energy consumption and achieving sustainable development.

11. **INFORMATIVES**

1. Lancashire Constabulary recommends that the proposed security measures identified in the Design and Access Statement (section 7.11 page 25) accord with the requirements of Secured By Design and should be implemented.
2. If, during any works on site, contamination is suspected or found, or contamination is caused, the LPA shall be notified immediately. Where required, a suitable risk assessment shall be carried out and/or any remedial action shall be carried out in accordance to an agreed process and within agreed timescales in agreement with the LPA. Please refer to the Contaminated Land Officer's letter dated 31 May 2016.

SOFT LANDSCAPE SPECIFICATION

NOTE: All soft landscape works to be carried out in accordance with BS4428:1989.

SUBSOIL
Subsoil should be broken up to relieve compaction and aid drainage prior to topsoiling to the following depths:
- For light and non cohesive subsoils: 300mm
- For stiff clay and cohesive subsoils: 450mm
Immediately before spreading topsoil, remove stones larger than 50mm.

TOPSOIL
To be supplied and spread by the main contractor to the approval of the Landscape contractor, in accordance with BS 3882: 2015. To be a natural sandy loam, of medium texture, with a pH between 5.5 and 7.5, not more than slightly stony and free of pernicious weeds. Subsoil to be well broken up prior to top-soiling to relieve compaction. Topsoil depths should be:
Areas for Ornamental Shrub Planting: minimum 450mm

CULTIVATION
Weeds to be prevented from seeding or becoming established by applying a suitable herbicide and allowing the correct time to elapse, as directed by the manufacturer. Compacted soil to be broken up to a depth of 100mm, with any stones, grass tufts or rubbish larger than 50mm in any direction to be removed, leaving a regular and even surface. Suitable slow release fertiliser to be supplied and spread @ 50g/m² to all planted areas.

CLIMATIC CONDITIONS
Topsoiling should be carried out in the driest conditions possible – cultivation to be carried out when the soil is moist, friable and not waterlogged or frozen. Topsoil should not be handled during or after heavy rainfall or when it is wetter than the plastic limit as defined by BS 3882. Planting should not take place in waterlogged conditions or when the ground is frozen.

SOIL AMELIORANT
Peat-free compost to be spread over ornamental shrub beds @ minimum 50mm depth prior to cultivation.

TREES
All trees within shrub beds to be planted in separate pits in accordance with tree planting details.
V14097-D01 Tree Planting Detail - Soft borders
V14097-D02 Tree Planting Detail - Car Park Trees
All plant material to comply with BS 3936 Part 1:1999, to be obtained from a nursery certified by the HTA and transported to site in accordance with the HTA Plant Handling Guide: 1996. All trees to be planted to the original root collar and secured in place with underground guying system in accordance with tree planting detail.

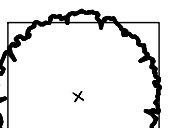
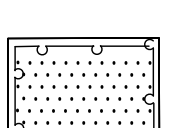
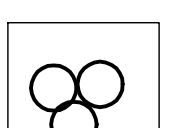
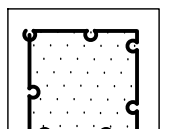


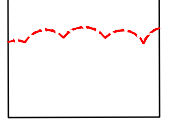
SHRUB PLANTING
All shrubs to be positioned as shown on the drawing and to the density and specification listed in the plant schedule. Planting holes to be 150mm wider than the root spread, have the base ground thoroughly broken up before planting and backfilled with compost.
All shrubs to be equally spaced throughout the planting areas to the specified density in a staggered arrangement unless otherwise noted in the planting schedule.
Contractor to ensure numbers on schedule match those shown on drawing before placing any orders for plants. Any discrepancies to be brought to the attention of the Landscape Architect upon discovery.
Contractor to check on site dimensions of all landscape areas to ensure specified quantities for each will achieve the specified densities for each species.

TIMES OF YEAR FOR PLANTING
Landscape works to be carried out during the first possible planting periods following completion of the building and associated engineering works / car park areas in accordance with the following:
Native and ornamental trees: During dormant winter period - Late October to late March
Bare root native transplants: During dormant winter period - Late October to April
Container grown ornamental and specimen shrubs: At any time if ground and weather conditions are favourable.

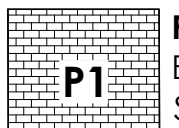
MULCH
75mm depth of 8-35mm ornamental bark mulch (peat-free) to be supplied and spread to all planting areas. Finished mulch level to be installed and maintained at 25mm below any adjacent kerbs or paving surfaces.

MAINTENANCE
All planting areas to be maintained to a high standard for 5 years after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area. The site is to be visited at minimum once per month. Any defects or plant losses occurring within the 5 years period to be replaced with planting of similar size and species to that originally specified unless agreed otherwise. All planting beds to be re-filled and kept weed free through hand weeding and application of approved herbicide where appropriate. The specified thickness of mulch is to be maintained. The condition of all trees is to be regularly checked, with ties and stakes adjusted or replaced as necessary. Shrubs to be pruned at appropriate times of year to promote healthy growth and desirable ornamental features. All arising to be removed. Watering should take place as necessary to ensure establishment and continued success of all planting.

Soft Landscape Key:

-  **Proposed ornamental tree**
Refer to schedule for species and specification
Refer to details:
V14097 D01 - tree in soft landscape
V14097 D02 - tree in hard landscape
-  **Proposed Ornamental Shrub Planting**
Refer to planting schedule for species and specification
-  **Proposed specimen shrubs**
Refer to schedule for species and specification
-  **Proposed ornamental shrub planting**
Refer to schedule for species and specification
-  **Existing Vegetation Retained**
To be retained & protected during construction works
-  **Proposed willowflower meadow mix seeding**
To be British Seed Houses WFG2 Flowering Meadow mix or similar approved
-  **Existing Vegetation to be Removed**
In order to facilitate proposed development

Hard Landscape Key:

-  **Proposed Flag Paving (To retail frontages)**
Exposed aggregate flag paving
Size- 300x200mm
Colour- Silver grey
Sub-base and bedding to engineers specification

Name	Abb	Height	Root	Container	Habit	Breaks	Density
Catalpa bignonioides 'Coral Beauty'	CCB	30-40	C	3L	Bushy	3	4/m ²
Choliva ternata 'Sundance'	CIS	40-60	C	3L	Branching	3	4/m ²
Beagnum ebbingei	Ee	40-60	C	3L	Branching	3	3/m ²
Beagnum ebbingei 'LimeLight'	EeL	40-60	C	3L	Branching	3	3/m ²
Euonymus fortunei 'Emerald Gossly'	ESG	20-30D	C	3L	Bushy	7	5/m ²
Euonymus fortunei 'Silver Queen'	ESQ	20-30D	C	3L	Bushy	7	5/m ²
Hedera helix	Hh	30-40	C	3L	Branching	6	4/m ²
Hedera helix 'Ciccuter'	HHG	30-40	C	3L	Branching	6	4/m ²
Hebe 'Mrs Winder'	HMW	30-40	C	3L	Branching	6	4/m ²
Hebe rakaiensis	Hr	20-30	C	3L	Bushy	5	5/m ²
Lonicera nitida 'Maigreen'	LmG	40-60	C	3L	Bushy	4	4/m ²
Lonicera nitida 'Baggesen's Gold'	LmG	40-60	C	3L	Bushy	4	4/m ²
Mahonia aquifolium 'Appalo'	MAA	30-40	C	3L	Branching	6	4/m ²
Philofila x Fraseri 'Little Red Robin'	PLRR	30-40	C	3L	Branching	6	4/m ²
Prunus laurocerasus	P1	40-60	C	3L	Leader & laterals	4	4/m ²
Prunus laurocerasus 'Otto Luyken'	PLCL	40-60	C	3L	Leader & laterals	4	4/m ²
Prunus laurocerasus 'Cherry Brandy'	PLCB	40-60	C	3L	Leader & laterals	4	4/m ²
Viburnum davidii	Vd	20-30	C	3L	Bushy	3	4/m ²
Viburnum tinus 'Eve Price'	VIEP	30-40	C	3L	Bushy	4	4/m ²

Name	Abb	Height	Root	Container	Habit	Breaks	Quantity
Amelanchier lamarckii	Al	200-300	C	30-40	Multi-Stem	2	2
Phormium tenax 'Purpleum'	FP	/	/	15	Triple Crown	/	9
Sipa gigamea	Sg	/	C	15	Clump forming	/	8

Name	Abb.	Form	Age	Girth (cm)	Height (cm)	Clear stem	Root	Quantity
Carpinus betulus 'Frans Fontain'	CbFF	Standard (Semi Mature)	3x	20-25	min 450	min 200	RB	6
Pyrus calleryana 'Chanticleer'	PcC	Standard (Semi Mature)	3x	20-30	min 450	min 200	RB	3
Prunus avium 'Pleno'	PpP	Standard (Semi Mature)	3x	20-35	min 450	min 200	RB	5
Sorbus occupiana	So	Standard (Extra Heavy)	3x	16-18	min 450	min 200	RB	6
Tilia cordata 'Rancho'	TcR	Standard (Semi Mature)	3x	20-25	min 450	min 200	RB	9

11.8.16 C	Hard and soft landscaping amended in line with new site plan.	JM	AS
02.8.16 B	Norman boundary fence realigned & P10, 10x10 trees added in response to comments received from LPA Planning Consultant.	JW	AS
21.3.16 A	Hard landscape added to plan and key.	JW	AS
08.02.16	Revisions	JW	AS

Project Title: Proposed Development
New Hall Hey Rawtenstall

Client: Worthington Properties

Status: PLANNING

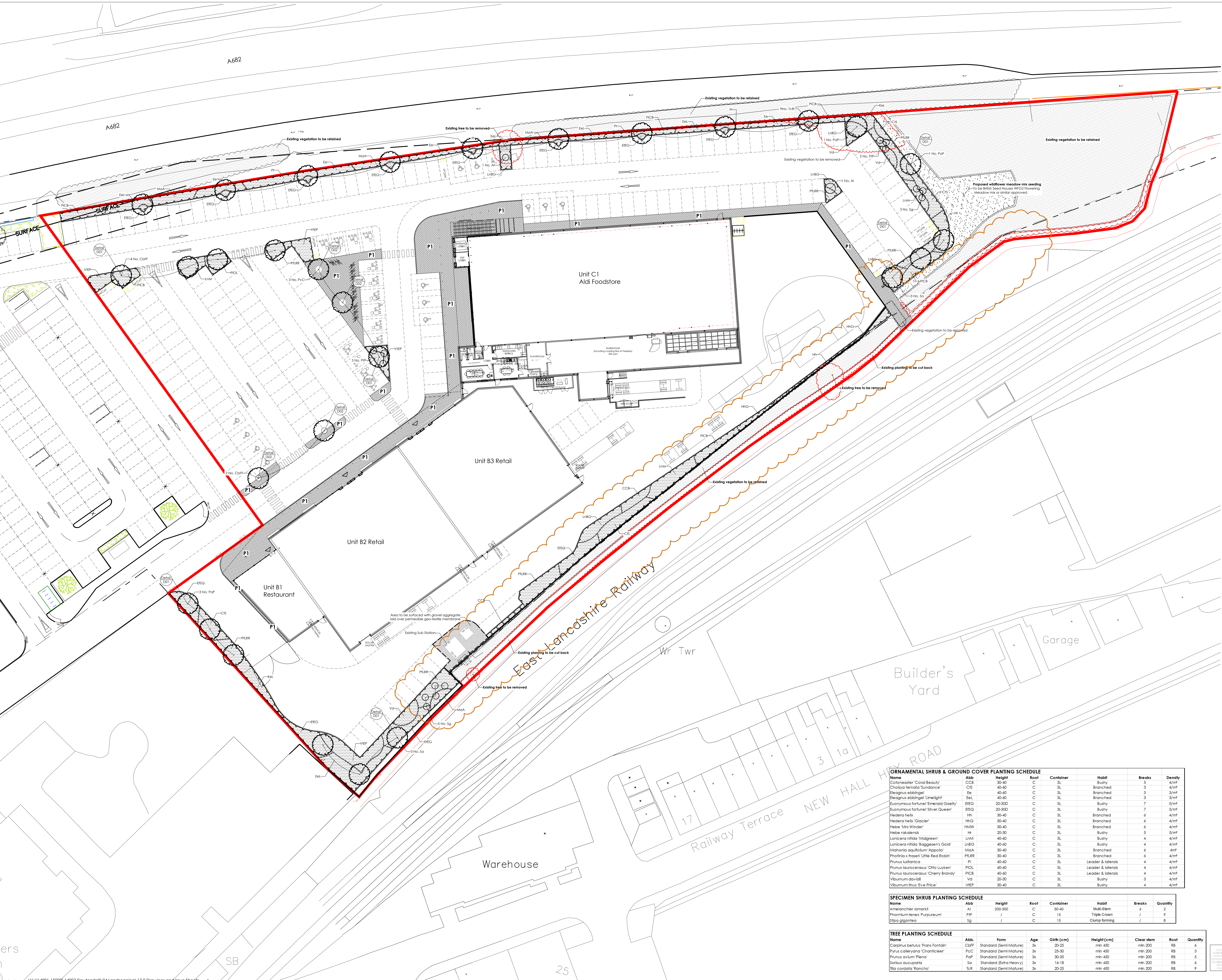
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Drawn By: JW
Checked By: AS
Date: FEB 2016

Proposed Site Plan

05-09-16
Drawing No: **V14097-L01** Rev: C

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**Proposed Development
New Hall Hey
Rawtenstall**

Client: Worthington Properties
Date: 04/03/16
Job/Dwg: 14097-CG101B

THE HARRIS PARTNERSHIP
ARCHITECTS

2 St. Johns North,
Wakefield, WF1 3QA
T: 01924 291 800
F: 01924 290 072

www.harrispartnership.com





**Proposed Development
New Hall Hey
Rawtenstall**

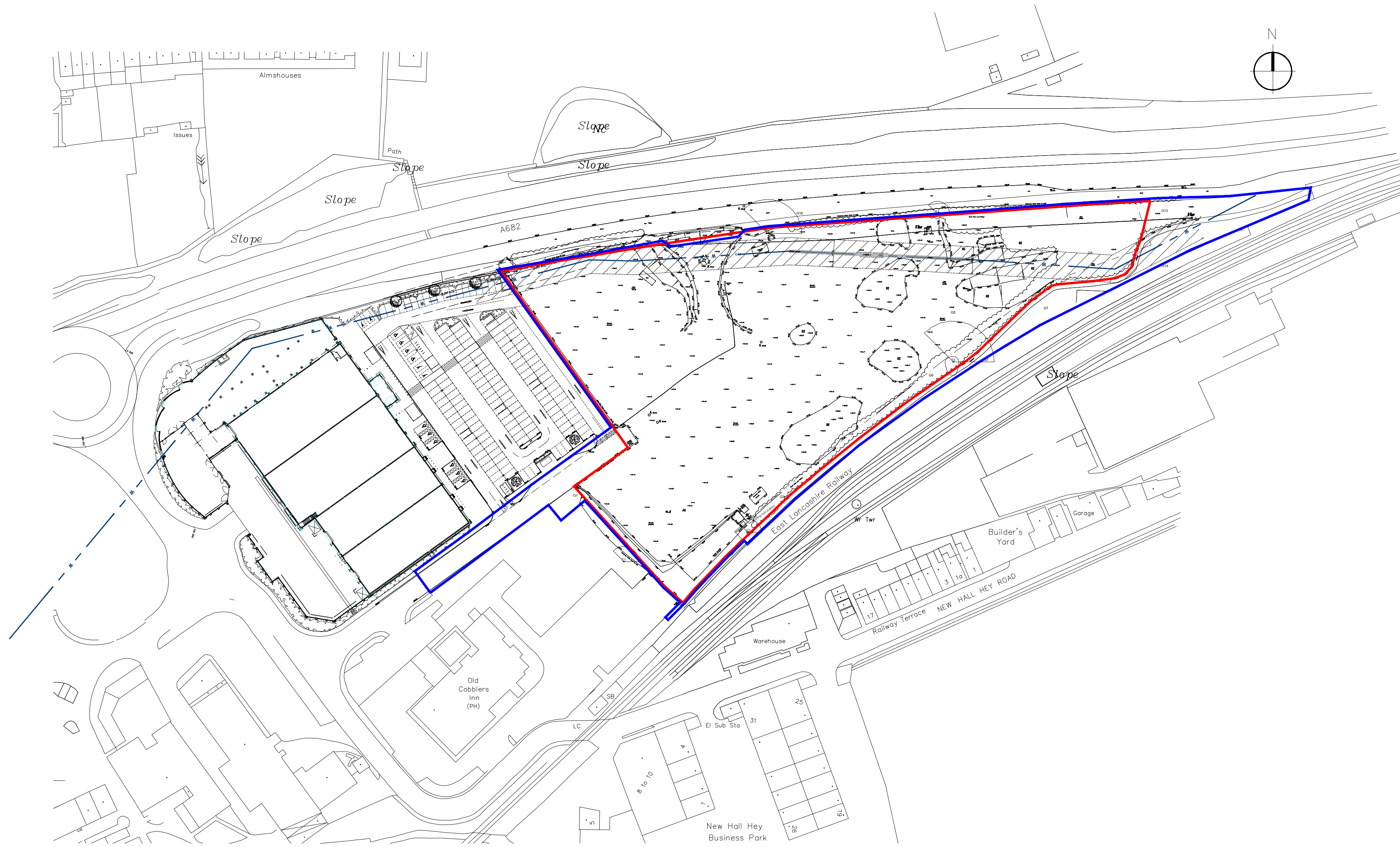
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Wakefield, WF1 3QA
T: 01924 291 800
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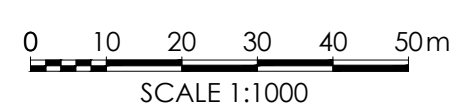
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TOTAL SITE AREA (Red Line)
 APPROX 3.96 ACRES (1.605 HA)

OWNERSHIP BOUNDARY (Blue Line)



CAD file reference CAD FILE REFERENCE

PLANNING

Rev	Date	Description	Rev By	CHK'd By
A	29.03.16	Blue line ownership boundary included	CM	LEEB



Project Title	PROPOSED DEVELOPMENT NEW HALL HEY RAWTENSTALL	Drawing Title	PROPOSED RED LINE PLAN
Client	WORTHINGTON PROPERTIES	Job-Dwg No	14097-99
Status	PLANNING	Rev	A
Scale	1:1000	Drawing Size	A1
Drawn By	LEEB	Checked By	LEEB
		Date	MAR 16

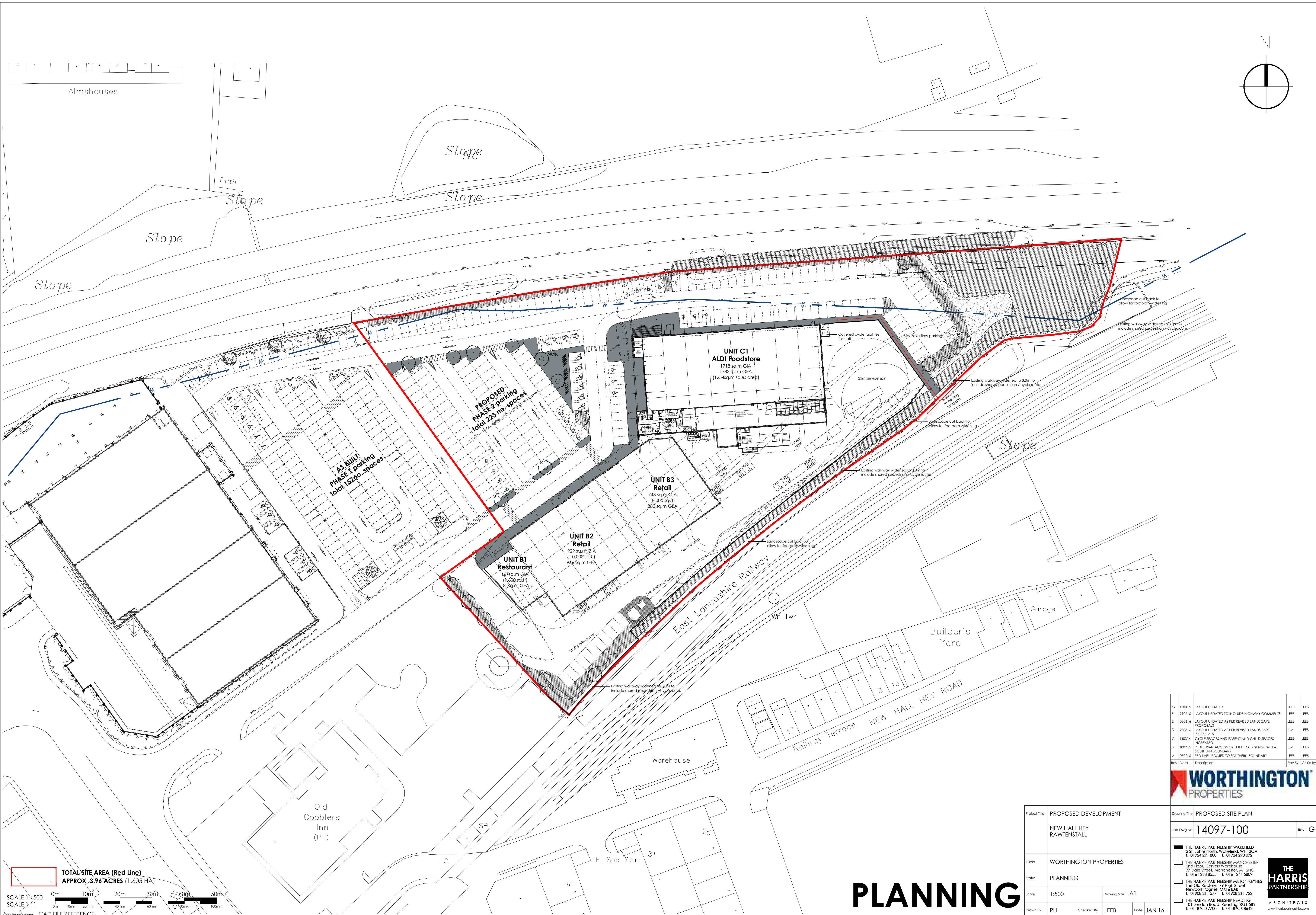
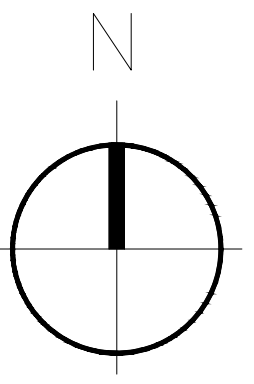
THE HARRIS PARTNERSHIP WAKEFIELD
 2 St. Johns North, Wakefield, WF1 5QA
 T. 01924 291 800 F. 01924 290 072

THE HARRIS PARTNERSHIP MANCHESTER
 2nd Floor, Carvers Warehouse,
 77 Dale Street, Manchester, M1 2HG
 T. 0161 238 8555 F. 0161 244 5809

THE HARRIS PARTNERSHIP MILTON KEYNES
 The Old Rectory, 79 High Street
 Newport Pagnell, MK16 8AH
 T. 01908 211 377 F. 01908 211 722

THE HARRIS PARTNERSHIP READING
 101 London Road, Reading, RG1 5BY
 T. 0118 950 7700 F. 0118 756 8642

THE HARRIS PARTNERSHIP
 ARCHITECTS
 www.harrispartnership.com



TOTAL SITE AREA (Red Line)
APPROX 3.9% ACRES (1.605 HA)

SCALE 1:500
SCALE 1:1

CAD file reference CAD FILE REFERENCE

Rev	Date	Description	Rev By	CHK'd By
G	11/08/16	LAYOUT UPDATED	LEEB	LEEB
F	21/06/16	LAYOUT UPDATED TO INCLUDE HIGHWAY COMMENTS	LEEB	LEEB
E	08/06/16	LAYOUT UPDATED AS PER REVISED LANDSCAPE PROPOSALS	LEEB	LEEB
D	23/03/16	LAYOUT UPDATED AS PER REVISED LANDSCAPE PROPOSALS	CM	LEEB
C	14/03/16	CYCLE SPACES AND PARENT AND CHILD SPACES INCREASED	LEEB	LEEB
B	18/02/16	PEDESTRIAN ACCESS CREATED TO EXISTING PATH AT SOUTHERN BOUNDARY	CM	LEEB
A	05/02/16	RED LINE UPDATED TO SOUTHERN BOUNDARY	LEEB	LEEB



Project Title	PROPOSED DEVELOPMENT NEW HALL HEY RAWTENSTALL		
Client	WORTHINGTON PROPERTIES		
Status	PLANNING		
Scale	1:500	Drawing Size	A1
Drawn By	RH	Checked By	LEEB
Date	JAN 16		

Drawing Title	PROPOSED SITE PLAN		
Job-Dwg No	14097-100	Rev	G

THE HARRIS PARTNERSHIP WAKEFIELD
2 St. Johns North, Wakefield, WF1 5QA
T. 01924 291 800 F. 01924 290 072

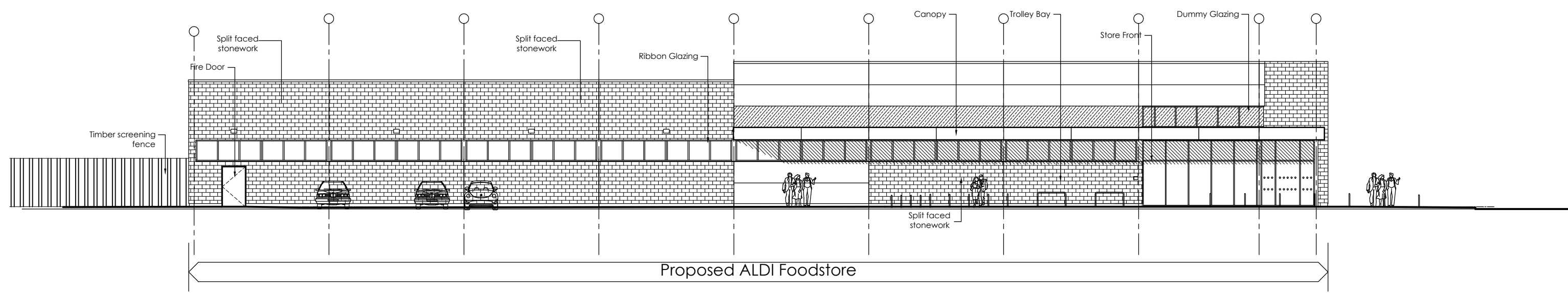
THE HARRIS PARTNERSHIP MANCHESTER
2nd Floor, Corners Warehouse,
77 Dale Street, Manchester, M1 2HG
T. 0161 238 8555 F. 0161 244 5809

THE HARRIS PARTNERSHIP WILTON KEYNES
The Old Rectory, 79 High Street
Newport Pagnall, MK16 8AH
T. 01908 211 377 F. 01908 211 722

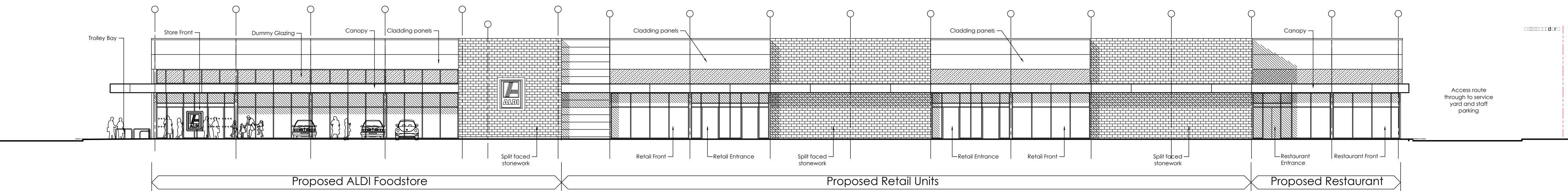
THE HARRIS PARTNERSHIP READING
101 London Road, Reading, RG1 5BT
T. 0118 950 7700 F. 0118 956 8642

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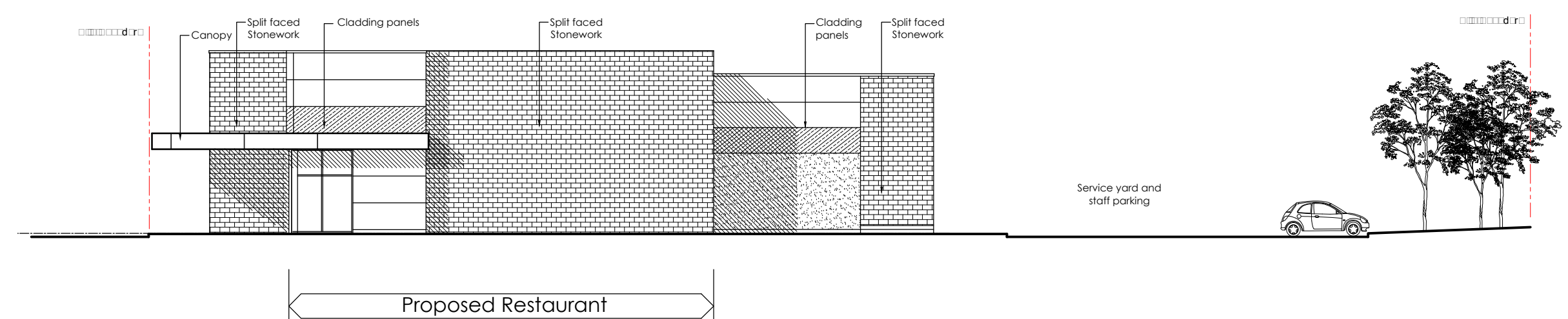
PLANNING



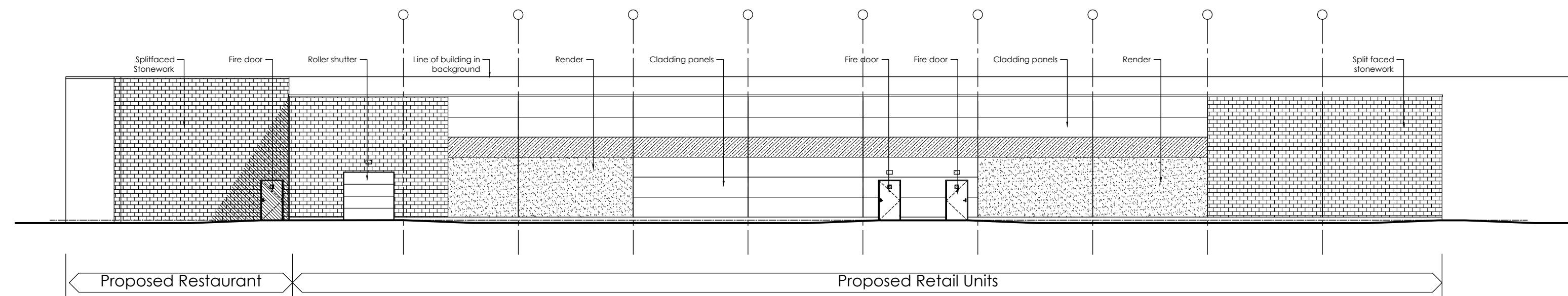
ELEVATION A - North Elevation



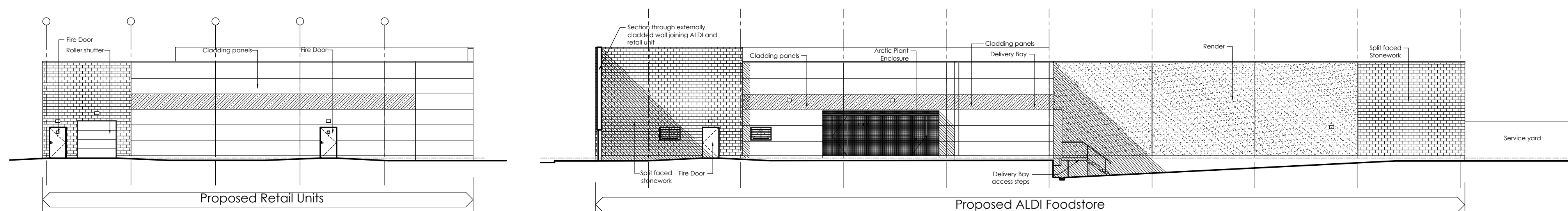
ELEVATION B - North West Elevation



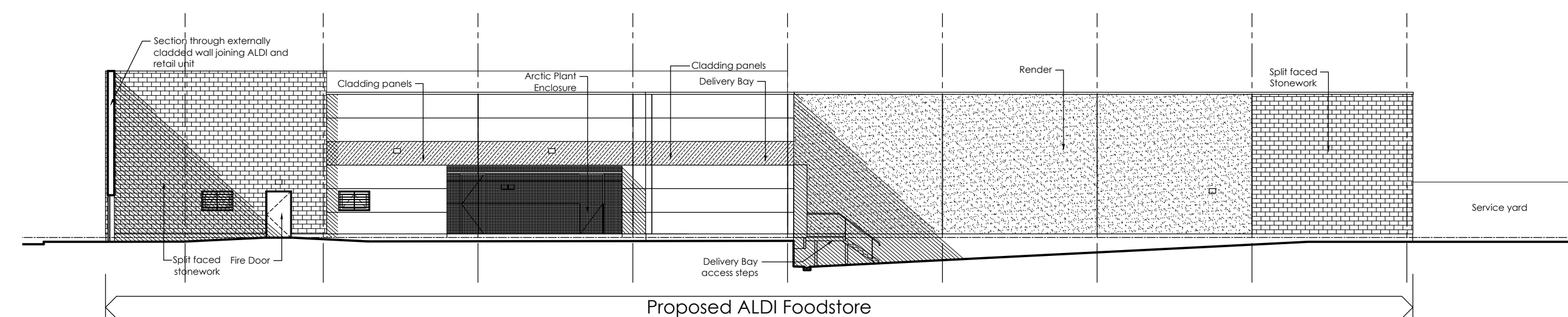
ELEVATION C - South West Elevation



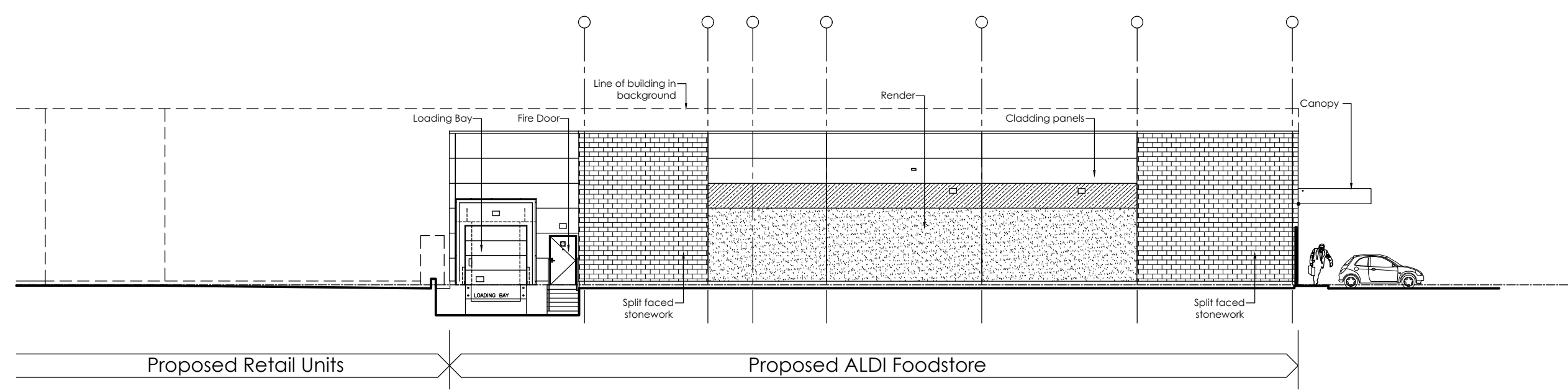
ELEVATION D - South East Elevation



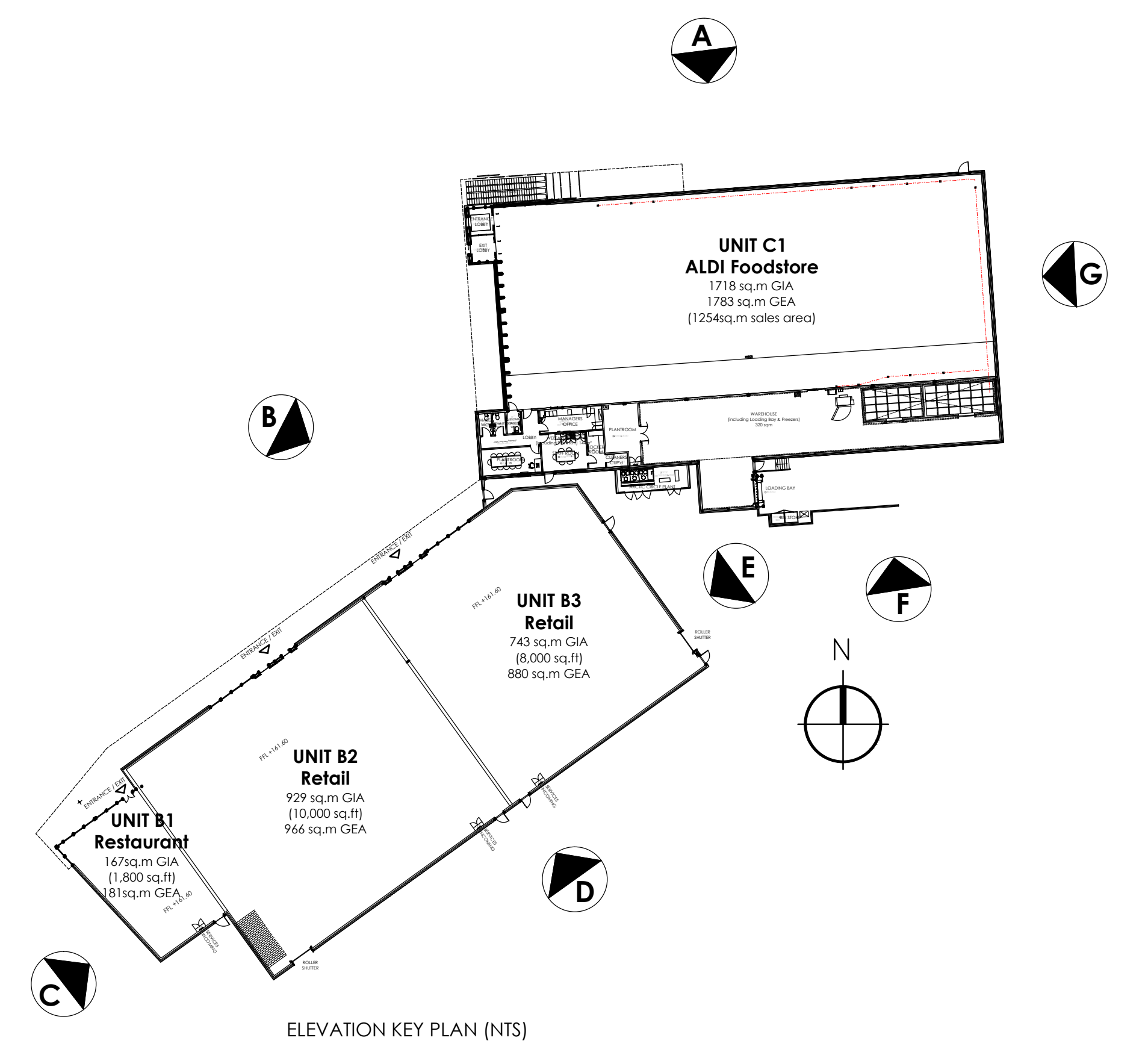
ELEVATION E - North East Elevation



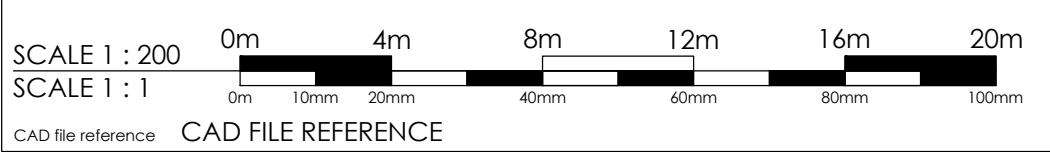
ELEVATION F - South Elevation



ELEVATION G - East Elevation



ELEVATION KEY PLAN (NTS)



E	110816	Scheme updated	LEEB	CM
D	020816	Stone work added in line with LPA comments	LEEB	CM
C	080616	Stone work added in line with LPA comments	LEEB	CM
B	---	Stone work replaced cladding to corner elevation between Elevation B and C	CM	---
A	18.02.16	Unit B1 area reduced and finishes amended to service yard elevations	CM	LEEB
Rev	Date	Description	Rev By	CHK'd By



Project Title	PROPOSED DEVELOPMENT NEW HALL HEY RAWTENSTALL	Drawing Title	PROPOSED ELEVATIONS
Client	WORTHINGTON PROPERTIES	Job-Dwg No	14097-102
Status	PLANNING	Rev	E
Scale	1:200	Drawing Size	A1
Drawn By	CM	Checked By	LEEB
Date	JAN 16		

PLANNING

