

Item 6	09/00739/FULMAJ	Permit (Subject to Legal Agreement)
Case Officer	Mrs Nicola Hopkins	
Ward	Clayton-le-Woods And Whittle-le-Woods	
Proposal	Erection of 110 Dwellings with associated infrastructure, open space and landscape treatment including a part amendment to the road layout previously approved as part of reserved matters approvals 05/00523/REMMAJ and 05/00525/REMMAJ	
Location	Group 4N Land 150m West Of Sibbering's Farm Dawson Lane Whittle-Le-Woods	
Applicant	Redrow Homes (Lancashire) Ltd	
	2 letters of objection have been received. Consultation expiry: 19th November 2009 Application expiry: 12th January 2010	
Proposal	<p>The application relates to the construction of 110 detached dwellings at the site referred to as Group 4 North, Buckshaw Village. Group 4 North is located along the eastern boundary of Buckshaw Village between Dawson Lane and Buckshaw Avenue.</p> <p>Outline planning permission was granted to BAE Systems at the site in March 2008 and related to the erection of 102 dwellings. The site has subsequently been sold to Redrow Homes who have submitted this application which also incorporates some of the land originally granted outline planning permission as part of the whole Buckshaw Village hence why 110 dwellings are now proposed for the site. This full application is a new application which does not rely on the outline approval however the grant of outline approval at the site is a material planning consideration when considering this proposal as the permission is still extant.</p> <p>The site is 8.41 hectares in size which equates to approximately 13 dwellings per hectare. The net density (excluding the three areas of public open space and highway infrastructure) is 14 dwellings per hectare. The proposal incorporates the erection of 48 four bedroom dwellings, 55 five bedroom dwellings and 7 six bedroom dwellings with a mix of integral/ detached two to three car garages.</p>	
Summary	<p>The redevelopment of this site has previously been established with the grant of outline planning permission in 2008. The main issues for consideration in respect of this site relate to the Green Belt allocation, the impact on the setting of the Listed Buildings and affordable housing. As set out within the report it is considered that the proposals accord with National, Regional and Local Planning Policy and as such are acceptable.</p>	
Planning Policy	<p>Planning Policy Statement 1: Delivering Sustainable Development Planning Policy Statement 3: Housing Planning Policy Statement 23: Planning and Pollution Control Planning Policy Statement 25: Development and Flood Risk</p>	

Planning Policy Guidance 2: Green Belts
Planning Policy Guidance 13: Transport
Planning Policy Guidance 15: Planning and the Historic Environment

North West Regional Spatial Strategy:

Policy DP1: Economy in the Use of Land and Buildings
Policy DP3: Quality in New Development
Policy UR7- Regional Housing Provision
Policy UR9- Affordable Housing
Policy ER5- Biodiversity and Nature Conservation.

Chorley Borough Local Plan Review 2003:

GN2- Royal Ordnance Site, Euxton
GN5- Building Design and Retaining Existing Landscape Features and Natural Habitats
DC1- Development in the Green Belt
DC6- Major Developed Sites in the Green Belt
EP4- Species Protection
EP9- Trees and Woodland
EP10- Landscape Assessment
HS4- Design and Layout of Residential Developments
HS8- Local Needs Housing in Rural Settlements excluded from the Green Belt
TR1- Major Development- Tests for Accessibility and Sustainability.
TR4- Highway Development Control Criteria
TR18- Provision for Pedestrians and Cyclists in New Developments

Planning History

00/00717/FUL: Engineering operations comprising building decontamination and demolition. Approved October 2000

07/00402/CTY: Land reclamation and remediation earth works to create a development platform and enhance recreational space provision. Approved September 2007

07/00953/OUTMAJ: Outline application for the redevelopment of the site (7.87 hectares) for 102 dwellings with associated highway infrastructure and landscape treatment. Approved March 2008.

09/00454/TPO: Pruning of Oak tree in Buchshaw Village Area G4 North. Approved August 2009

09/00585/FULMAJ: Erection of 110 dwellings with associated highway infrastructure, open space and landscape treatment. Including a part amendment to the road layout previously approved as part of reserved matters approvals 05/00523/REMMAJ and 05/00525/REMMAJ. Withdrawn

The following planning history relates to the Buckshaw Village development:

97/00509/OUT: Outline application for mixed use development (granted in 1999)

02/00748/OUT: Modification of conditions on outline permission for mixed use development

05/00523/REMMAJ: Formation of phase 1 of link road to serve

residential development. Approved

05/00525/REMMAJ: Formation of phase 1 of link road to serve residential development (duplicate of planning application 05/00523/REMMAJ). Approved

Applicant's Case

The following points have been submitted in support of the application:

- The acceptability of the principle of residential development on the site has been established by the virtue of the granting of outline planning permission 07/00953/OUTMAJ
- The redevelopment of GRP4N will support and the strengthen the concept of a self-sustaining urban village
- In terms of the criteria to guide redevelopment on Major Developed Sites in the Green Belt the impacts on openness and visual amenity will be positive and, in tandem, environmental renewal will be brought forward

Representations

Whittle le Woods Parish Council have no comments to make

2 letters of objection have been received raising the following points:

- Impact on setting of Listed Building
- Loss of privacy
- Extending garden areas into the Green Belt
- 2.5/3 storey dwellings proposed close to Listed Buildings
- No natural barriers between site and Listed Building

Consultations

United Utilities have no objection subject to various conditions/informatives

The Council's Conservation Officer has commented on the impact of the Development on the adjacent Listed Building. He has no objection to the proposals

Lancashire County Council (Highways) have no comments to make

Lancashire County Council (Planning Obligations) have commented

The Environment Agency have no objection subject to various conditions/informatives

Lancashire County Council (Ecology) have commented on ecological impacts arising from development of this site and additional opportunities for the delivery of enhanced biodiversity.

Natural England have commented on the application

Assessment

Principle of the Development

The principle of redeveloping the main part of the site, known as Group 4 North, was established with the grant of outline planning permission in March 2008. A small portion of the site (0.4 hectares) forms part of the main Buckshaw Village development. The principle of redeveloping this part of the site was established with the grant of outline planning permission for the Village in 1997 (subsequently amended in 2002).

Major Developed Site in the Green Belt

The site is designated as a Major Developed Site in the Green Belt. In accordance with PPG2: Green Belt redevelopment of major developed sites is considered acceptable on the proviso that the proposal does not have a materially greater impact on the openness of the Green Belt than the existing use, the development is in scale and keeping with the main features of the landscape and the development does not exceed the height of the existing buildings.

When the original outline planning application was considered at this site in 2007 an assessment of the previous and existing buildings on site was made which demonstrated that the footprint of the new residential development on the site (including garages) was lower than the original footprint and the ridge heights were lower. However the development did occupy the whole site compared to the original development which retained open areas.

The site is now however a flat and undeveloped site with no existing buildings or evidence of previous buildings/ structures on the site. The submitted planning statement sets out the previous footprint of the site. PPG2 does enable demolished buildings to be taken into account when considering the footprint however at the time of the 2007 application it was clear that the buildings/ structures had been demolished pending a decision about the redevelopment of the site.

This application is not accompanied by a detailed record of demolished buildings/ structures, including when and why the buildings were demolished, which has been agreed with the Local Planning Authority however planning permission was granted in October 2000 (00/00717/FUL) for engineering operations comprising building decontamination and demolition across the Royal Ordnance Site which included this site.

The planning application included the footprints of the buildings and the heights of the buildings and was considered to be a suitable record in line with the PPG2 requirements.

The combined area of building footprint and blast structures/ mounds which previously existed on the site equated to approximately 2.59 hectares. The proposed 110 dwellings and associated garage accommodation will create a footprint of 1.42 hectares. The previous application proposed the erection of 102 dwellings which occupied a footprint of 1.24 hectares (including garages). The proposed development only occupies a slightly larger footprint than the previous approval on the site and is still below the previous footprint of built development on the site.

The height of the factory buildings which originally existed on the site ranged between 2m and 16 metres. The proposed development incorporates the erection of 2 and 2.5 storey dwellings with a maximum ridge height of 10 metres which ensures that proposed dwellings will not exceed the height of the previous buildings on the site.

The development is considered to be acceptable in respect of the major developed site as it is not considered that the proposal will have a materially greater impact than the previous use on the openness of the Green Belt and the proposed dwellinghouses will

not exceed the height of the previous buildings on the site.

The development represents a low density development which is below the recommended minimum of 30 dwellings per hectare set out in PPS3: Housing. However due to the nature of this Green Belt location it is considered that a low density development will be more in scale and keeping with the surrounding landscape and would enable to retain an open, rural feel which easily integrates into the surroundings.

Layout and Design

This application is a full planning application for the erection of 110 detached dwellings on the site. The proposed properties range between 4, 5 and 6 bedroom dwellings within 2 and 2.5 storey dwellings. This is split between 48 four bedroom dwellings, 55 five bedroom dwellings and 7 six bedroom dwellings with 63 two storey dwellings and 47 2.5 storey dwellings.

The density is very low for this scheme however this is considered to be the most appropriate density for this site. In accordance with PPS3 Local Authorities can agree densities lower than the suggested 30 dwellings per hectare when the scheme will achieve high quality, well designed housing in a sustainable location, close to open space and where the scheme creates a distinctive character which relates well to its surroundings.

The scheme proposes the erection of high quality large detached dwellings. The developers, Redrow Homes, have developed a bespoke range of house types for this parcel of land which will be distinctive from the other Redrow dwellings found on Buckshaw Village. The site will be served by buses which have a proposed route along the loop road which serves the site and incorporates informal open space along with adequate gardens for family dwellings. It is considered that a low density development respects the Green Belt location by retaining an open feel whilst providing a new and distinctive house type within the Village.

The scheme has been designed to ensure that the Council's minimum spacing standards are adhered to which ensures that the amenities of the future residents are protected. There are a couple of properties where the required spacing distances are not achieved in particular where there are level differences between the finished floor levels of the proposed dwellings. However the applicant has been made aware of the plots of concern and the scheme can be amended satisfactorily to protect the amenities of the future residents.

Highways and Parking

The Highway Engineer at Lancashire County Council has confirmed that he has no highway comments to make on this application. He has also confirmed that as a result of several meetings, the plans now submitted have had several amendments to make the roads suitable for adoption. As such the proposal is considered to be acceptable from a highway safety perspective.

The scheme incorporates a mix of four, five and six bedroom dwellings. In accordance with the North West Regional Spatial Strategy draft parking standards dwellinghouses with in excess of 4 bedrooms require a minimum of 3 off road parking spaces. The proposed scheme achieves off road parking in the form of

detached garages, integral garages and driveway space. In accordance with Manual for Streets for a garage to be considered as a parking space (and to ensure both a car can be accommodated whilst providing storage space) the garage should measure 6 x 3 metres (single garage). The applicant has confirmed that where the garage proposed is required in order to meet the minimum 3 off road parking spaces the dimensions of the garages accord with Manual for Streets however where sufficient parking is provided without counting the garages then the proposed garages measure 5.5 metres by 5.5 metres.

Additionally where driveway space is provided in front of the garage a minimum of 6 metres is retained to ensure a car can be parked clear of the highway whilst the garage door is open. It is considered that the proposed scheme provides adequate parking for the size and number of dwellings proposed.

When the loop road which serves this site (05/00523/REMMAJ and 05/00525/REMMAJ) was approved the scheme incorporated grassed area, shrub planting and tree planting between the footway, Group 4 North and the residential parcels (Group 4 North was still operational when the loop road was considered and not an allocated residential parcel within the original Buckshaw Masterplan.) The proposed development of Group 4 North and the small piece of land which formed part of the original Buckshaw Village approval proposed to amend this landscaping.

The proposals however incorporates tree planting, shrub planting and grassed areas along the highway and it is considered that the proposes landscaping will achieve the landscaped visual appearance originally envisaged whilst incorporating appropriate development of the site.

Open Space Provision

Due to the previous use of this site any redevelopment requires remediation of the site. An application was submitted to Lancashire County Council in 2007 for remediation which was approved and the site has been remediated. A number of trees on the site required removal as part of the remediation works however a number of trees were considered worthy and capable of retention and these trees have been protected by a Tree Preservation Order to ensure their continued retention. (Tree Preservation Order 3 (Whittle le Woods) 2007)

As part of the open space provision on the site it is proposed to form an informal area of Public Open Space within the trees which will be retained. In addition to this a small area of open space will be provided within a central location on the site and will form a Village Green area.

In accordance with Policy HS21 of the Adopted Chorley Borough Local Plan developments of over 100 units are required to provide 630 square metres of equipped play space, 1140 square metres of informal open space and 4260 square metres of playing field provision.

The informal open space will be provided on site. When the previous application was approved the associated Section 106 Agreement incorporated a payment of J310,000 for the provision

of community facilities, playing fields and towards the provision and maintenance of an equipped children's play area. This will ensure the provision of off site play space.

The management of the open space areas on the site will be dealt with by the private management company who will manage the site.

Ecology

The main ecological impact on this site was during the remediation works. As part of the remediation application ecological surveys of the site were undertaken which included mitigation/ compensation proposals for habitat loss and impacts on protected species. Various conditions and a Section 106 Agreement was entered into with Lancashire County Council relating to mitigation/compensation for ecological impacts. In addition to this the great crested newts mitigation measures will be monitored under a DEFRA Licence.

The Ecologist at Lancashire County Council (LCC) and Natural England have been consulted on this application. The LCC Ecologist has confirmed that he understands that the mitigation/ compensation measures for ecological impacts arising from the development were addressed as part of the County application. He has confirmed that the proposed public open space within the development may provide opportunities to enhance biodiversity and has recommended a guidance note in respect of the landscape proposals.

Natural England has confirmed that the proposals will not impact on nationally or statutory designated sites however there is the potential to impact on great crested newts. The submitted report identifies a large/ medium population of newts to the east of the site. The site however has already been subject to great crested newt mitigation under a Natural England licence and there is a newt barrier along the boundary of the site.

Following a recent High Court judgement it is clear that the Council has a legal duty to determine whether the three 'derogation tests' of the Habitats Directive implemented by the Conservation (Natural Habitats &c.) Regulations 1994 have been met when determining whether to grant planning permission for a development which could harm a European Protected Species. The three tests include:

- (a) the activity must be for imperative reasons of overriding public interest or for public health and safety;
- (b) there must be no satisfactory alternative and
- (c) favourable conservation status of the species must be maintained.

This requirement does not negate the need for a Licence from Natural England in respect of Protected Species and the Local Planning Authority are required to engage with the Directive.

The impact on great crested newts was addressed as part of the remediation application which led to a Licence being issued by Natural England and a newt fence being erected. Natural England have commented that they are not sure whether the fence is still in place or whether the licence has been extended however a licence will be required from Natural England for any operations

which affect a protected species. The LCC Ecologist has not raised any concerns in respect of protected species and it is considered that the methods in place, agreed as part of the remediation application, will ensure a favourable conservation status of great crested newts. As such it is considered that the requirements of the Habitats Directive have been addressed.

Impact on the Neighbours and setting of the Listed Buildings

There are two immediate neighbours to the site, Jones Farm and Sibberings Farm, both of which are Grade II Listed Buildings. Both of these properties were, until recently, unoccupied derelict properties. However the buildings have been sold and are being renovated into single dwellinghouses. Due to the proximity of the proposed development to the Listed Buildings there is a requirement to ensure that the setting of these buildings is preserved.

Concerns have been raised by both owners of these properties in respect of the impact of the development on the setting of the Listed Buildings. The owner of Jones Farm has concern over the proximity of the proposed dwellings to the Farm. The closest property is the property on plot 3. Additional screen planting has been incorporated along the boundary of this plot to respect and reduce the impact on the setting of Jones Farm. The planting includes Hawthorn and Cherry trees which will provide a suitable screen. The adjacent neighbour was also concerned with the proposed house type on this plot. The Conservation Officer had similar concerns, the originally submitted scheme incorporated a contemporary designed dwelling on this plot and it was advised that a house type from the 'Heritage Collection' would be more compatible with its immediate neighbours. As such the scheme has been amended to incorporate a 'Blenheim' house type on this plot which is a two storey five bedroom dwelling from the Heritage Collection.

It is considered that the amendments to the house type and boundary treatment ensure that the proposals will preserve the setting of Jones Farm.

The owner of Sibberings Farmhouse has raised concerns that the proposal will extend the development, the garden areas, up to the boundary of the Listed Farmhouse. The original proposals used the banking as a natural barrier. Additionally the property on plot 61 will be 2.5 stories which will impact on the privacy of Sibberings Farmhouse. The owners consider that encroachment onto this green belt land is not necessary as the Village is large enough to accommodate the properties without encroachment.

The Council's Conservation Officer has commented that he is happy that the proposal now includes additional planting to protect the setting of Sibbering's Farm and has requested that mature specimens are planted to ensure that the screening provided is advantageous to the current occupants of both Sibberings and Jones' Farm. The planting along this boundary includes Alder, Ash and Oak Trees. When the previous application was considered the scheme included a 10 metre buffer planting strip along the boundary of the site with Sibberings Farm. This proposal incorporates a buffer planting strip however it is not 10 metres wide and the applicant has been advised to increase this planting strip. Conditions are attached to this recommendation requiring full

details of the landscaping to be submitted along with the inclusion of more semi-mature specimens along the boundaries with the Listed Buildings. With the proposed screen planting it is not considered therefore that the proposals will adversely impact on the setting of Sibberings Farmhouse.

The neighbour is also concerned about gardens extending up to the common boundary. The previous scheme did not demonstrate the gardens extending into the planting areas adjacent to the farmhouse however this scheme proposes that the properties on plots 61- 63 and plots 75 & 76 include the planting areas within their curtilages.

The curtilages of these properties are proposed to extend up to the boundary of the site which will create very large garden areas. It is considered that large gardens are in keeping with the character of the large detached properties proposed and retain an open feel within this green belt location.

The proposed curtilage of plot 61 will include trees which are protected by a Tree Preservation Order. Any works to these trees will require permission from the Council. It is considered that by including these trees within the curtilage of the property the future owner will have responsibility for maintenance. If this area of land was not included within the property curtilage management and maintenance would fall to the Management Company responsible for the site which could create accessibility problems due to the relatively restrictive size of the piece of land. The proposed dwelling on plot 61 is a 2.5 storey five bedroom detached dwellinghouse which is located over 30 metres from the boundary with Sibberings Farmhouse. It is considered that due to the distance retained, the protected trees which will be retained and the fact that Sibberings Farmhouse is at a higher land level than the site the proposed dwelling will not create loss of privacy to the detriment of the neighbours amenities.

It is proposed to incorporate the proposed buffer planting into the curtilages of plots 62-63 and 75-76. Similar to above this would ensure that the planting is the responsibility of the future house owners and removes an area of land from the responsibility of the management company which has the potential to create future access problems for management and maintenance. The proposed conditions which will require more semi-mature tree specimens in this location along with mechanisms to prevent their removal.

It is not considered that the proposals will adversely impact on the amenities of the occupiers of Sibberings Farmhouse and will preserve and enhance the setting of the Listed Building. As such are considered to be acceptable.

Affordable Housing

This site is within the Green Belt. When the development of this site was initially considered it was treated as somewhat of a 'hybrid' site due to the fact that there are no specific affordable housing planning policy within the Local Plan which relates directly to the site. The Council has specific planning policy relating to sites within rural settlements, Policy HS8, however this site is not located within a rural settlement.

The Council's minimum requirement is 20% affordable housing extending up to 100% for sites considered under Policy HS8. It was considered that due to the green belt designation of this site it was appropriate to require 30% affordable housing provision. It has also been accepted that the affordable housing will be provided off site as the proposed scheme incorporated large dwellings for which there is only a limited affordable housing need within the Borough. On a scheme of 100 dwellings this would achieve 30 affordable units and the previous S106 included a commuted sum payment of J2.5 million which it was calculated would provide 15 rented units and 15 shared ownership/intermediate accommodation. This was, however, agreed prior to the completion of the Council's Housing Need Survey.

The current land owners, Redrow Homes, wish to provide units rather than a commuted sum payment as originally agreed and the Section 106 Agreement below sets out the proposed obligations. The offer achieves 30 units which equates to 30% of Group 4 North (although this application is for 110 dwellings this is only achieved by incorporating part of the original Buckshaw Village site which has a separate S106 Agreement for which further obligations on this part of the site cannot be requested). It is considered that the proposals are acceptable in terms of planning policy and achieve an acceptable proportion of affordable houses for this 'hybrid' green belt site.

Section 106 Agreement

As with the previous application this application has an associated Section 106 Agreement. The previous agreement included a commuted sum of J2.5 million towards affordable housing which would be split into three payments based on trigger dates which related to the occupation of dwellinghouses. The S106 also included a payment of J310,000 towards the provision of community facilities, playing fields and towards the provision and maintenance of an equipped children's play area.

Redrow Homes have purchased the site from BAE Systems, who were originally granted outline planning permission for the site, and they wish to amend the S106 Agreement. Through negotiations it has been agreed that the S106 will include:

- The provision of 15 rented affordable units (7 two bed houses and 8 three bed houses) on Parcel I, Buckshaw Village these will be provided up front and passed over to the RSL within 18 months of signing the agreement.
- The provision of 15 intermediate affordable units to be provided at a later date (In the event that an RSL is not willing to take these intermediate affordable houses the properties will be sold at 80% OMV and the leasehold of the property will be gifted to either the Council/ RSL with the 20% discount held in perpetuity which meets the Council's definition of affordable housing)
- J310,000 Community Facilities commuted sum (indexed linked) towards the provision of community facilities, playing fields and towards the provision and maintenance of an equipped children's play area. This will be paid in accordance with the following triggers: J103,000 on occupation of 20 properties, J103,000 on occupation of 40 properties and J104,000 on occupation of 50 properties.

It is considered that the above obligations will secure the same

number of affordable units which the previous agreement envisaged whilst providing 15 rented units up front.

Lancashire County Council (Planning Contributions) have requested a figure of J553,021 commuted sum towards education, waste management and public art. These figures are derived from LCC's Planning Contributions document which the Council have not signed up to. There is no justification for these figures and it is not considered that the request meets the tests of Circular 05/2005 in respect of planning contributions.

Landmark Building

The piece of land which is included within this application and was approved as part of the outline planning approval for the main Buckshaw Village Site is identified as a location for a landmark building within the approved residential design code for the Village.

These locations are indicative and suggest a building/ buildings to reflect the history and future of the village with a housing density range of 25-50 dwellings per hectare ranging in height from 1-4 storeys.

The proposed scheme incorporates a mix of houses on this part of the site. The parcel of land is relatively small and by incorporating it into the redevelopment of Group 4N this produces a more comprehensive development. It is not considered that a landmark building within this location will respect the character of the green belt or integrate well into the surrounding development. As such although this site was indicatively identified for a landmark building it is not considered necessary taking into account the proposed surroundings.

Sustainable Resources

When the previous outline planning approval was granted the Council did not have an adopted Policy in respect of sustainable resources however the Section 106 Agreement associated with this site required the Developers to demonstrate the predicted energy use of the development in terms of carbon emissions and to demonstrate how energy efficiency will be addressed.

To discharge this clause Redrow Homes produced an Energy Efficiency Statement which was submitted to the Council. This document was considered adequate to address the S106 Clause and this recommendation includes a condition requiring compliance with this approved document.

Conclusion

The redevelopment of the site for residential purposes was established with the grant of the previous outline planning approval. The form of the development is considered to be acceptable in this Green Belt location and it is not considered that the proposal will adversely impact on highway safety or the setting of the nearby Listed Buildings. As such the scheme is considered to be acceptable.

**Recommendation: Permit (Subject to Legal Agreement)
Conditions**

1. The proposed development must be begun not later than 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. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. 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 ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

3. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.

Reason: To protect the appearance of the locality and in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

4. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform. In particular the scheme shall include full details of the semi- mature trees, to be planted to the rear of plots 62-63, 75-76 and along the boundary of the site with Jones Farm.

Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

6. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 and HT9 of the Adopted Chorley Borough Local Plan Review.

7. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

8. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

9. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

Reason: To secure proper drainage and in accordance with Policy Nos. EP17 and EM2 of the Adopted Chorley Borough Local Plan Review.

10. The garages hereby permitted shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No. RT2 of the North West Regional Spatial Strategy

11. The proposed landscaping should comprise only native plant communities appropriate to the area and should enhance habitat connectivity. In accordance with the Lancashire Biodiversity Action Plan Targets the submission of a habitat creation and management plan is required to be submitted and approved in writing by the Local Planning Authority. The landscaping thereafter shall accord with the approved plan.

Reason: To ensure that the retained and re-established habitats that contribute to the Biodiversity Action Plan targets are suitably established and managed. In accordance with Policy ER5 of the North West Regional Spatial Strategy

12. Prior to the first occupation of the development hereby permitted, a Residential Travel Plan shall be submitted to and approved in writing by, the local planning authority. The measures in the agreed Travel Plan shall then thereafter be complied with unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the number of car borne trips and to encourage the use of public transport and to accord with Policies TR1 and TR4 of the Adopted Chorley Borough Local Plan Review

13. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Government advice contained in PPS23: Planning and Pollution Control

14. Prior to the commencement of the development full details of the Management Company to deal with the future management and maintenance of the site shall be

submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company.

Reason: To ensure the satisfactory management of the unadopted highways and public open space and in accordance with Policies TR4 and HS21 of the Adopted Chorley Borough Local Plan Review.

15. Prior to the commencement of the development a scheme for the provision and implementation of a surface water regulation system shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved plans.

Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS25: Development and Flood Risk

16. The development hereby approved shall be completed in accordance with the submitted Energy Efficiency Strategy received 17th April 2009 (planning reference 07/00953/OUTMAJ).

Reason: To ensure the proper planning of the area. In accordance with Government advice contained in Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 and in accordance with Policies EM16 and EM17 of the North West Regional Spatial Strategy and Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2 Part 1, Class E), or any Order revoking or re-enacting the Order, no garage, shed or other outbuilding shall be erected (other than those expressly authorised by this permission) on plots 12-22, 55-63, 75-78 and 82-86 inclusive.

Reason: To protect the appearance of the locality, to ensure continued protection of the trees on site and in accordance with Policy Nos. HS4 and EP9 of the Adopted Chorley Borough Local Plan Review.
