

Item	10/00745/FULMAJ
Case Officer	Mrs Nicola Hopkins
Ward	Clayton-le-Woods And Whittle-le-Woods
Proposal	Planning application for 87 no. detached dwellings together with associated works (replan of part of site approved by Planning Permission ref. 09/00739/FULMAJ)
Location	Group 4N Land 150m West Of Sibbering's Farm Dawson Lane Whittle-Le-Woods Lancashire
Applicant	Redrow Homes (Lancashire) Ltd

Consultation expiry: 2 December 2010

Application expiry: 3 January 2011

Proposal

1. The application relates to the Group 4 North development at Buckshaw Village. Full planning permission was granted at the site in April 2010 and work to construct the dwellinghouses has commenced on site with a number of the properties already sold.
2. This application relates to part of the site and proposes a re-plan of the previously approved scheme which results in the addition of one extra dwellinghouse (resulting in the erection of 111 dwellings on the whole site as opposed to the previously approved 110.) This application proposes the erection of 87 detached dwellings (Plots 1-9, 25-28 and 30-39 will be constructed in accordance with the previous approval)
3. 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 32 four bedroom dwellings, 43 five bedroom dwellings and 12 six bedroom dwellings with a mix of integral/ detached two to three car garages.

Recommendation

4. It is recommended that this application is granted conditional planning approval subject to the associated Section 106 Agreement

Main Issues

5. The main issues for consideration in respect of this planning application are:
 - Proposed amendments
 - Principle of the Development
 - Major Developed Site in the Green Belt
 - Layout and Design
 - Highways and Parking
 - Open Space Provision
 - Ecology
 - Impact on the Neighbours and setting of the Listed Buildings
 - Affordable Housing

Representations

6. 1 letter of objection have been received raising concerns in respect of loss of the landscape buffer and gardens adjacent to the boundary with the Listed Building

7. **Whittle le Woods Parish Council** have stated that their comments are as the previous comments which were no comments to make

Consultations

8. **The Environment Agency** has no objection to the proposals subject to various conditions
9. **United Utilities** have no objection to the proposals subject to various conditions
10. **The Council's Urban Design Manager** has commented on the prominence of garages within the scheme due to their location in front of dwellings
11. **Lancashire County Council Travel Plan Adviser** is happy with the submitted Residential Travel Plan

Assessment

Proposed amendments

12. Full planning approval was granted for the redevelopment of the site in April 2010. This application proposes amendments to part of the scheme previously approved. The houses on plots 1-9, 24-28 and 30-39 are being constructed in accordance with the approved scheme for the site.

13. The proposed amendments include:

- Amendments to the housing layout
- Amendments to the highway layout
- Incorporating Redrow's Heritage range of dwellinghouses
- The erection of 1 additional dwelling
- Replacing 34 previously approved four bedroom detached dwellings with 33 four bedroom detached dwellings. Replacing 49 previously approved five bedroom detached dwellings with 44 five bedroom detached dwellings. Replacing 3 previously approved six bedroom detached dwellings with 10 six bedroom detached dwellings
- A reduction in the number of 2.5 storey dwellings proposed from 47 to 22.

14. The amendments are considered to be minor and will not adversely impact on the character or appearance of the site.

Principle of the Development

15. 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 and the subsequent grant of full planning permission in April 2010. 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

16. The site is designated as a Major Developed Site in the Green Belt. In accordance with PPG2: Green Belts 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.
17. When outline planning permission was granted building and structures still existed on the site however these have since been demolished and the site remediated. This notwithstanding PPG2 does enable demolished buildings to be taken into account when considering the footprint.

18. In October 2000 planning permission was granted (00/00717/FUL) for engineering operations comprising building decontamination and demolition across the Royal Ordnance Site which included this site. The combined area of building footprint and blast structures/ mounds which previously existed on the site equated to approximately 2.59 hectares.
19. When planning permission was previously granted for 110 dwellings and associated garage accommodation on the site the footprint created covered 1.42 hectares. The addition of 1 dwellinghouse will not significantly increase this footprint coverage. 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.
20. 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.

Layout and Design

21. The development represents a low density development 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. It is also considered that this low density 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.
22. 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 proposed amendments subject to this application are to incorporate Redrow's Heritage range in line with what is being constructed on the remaining part of the site. The site will be served by buses which have a proposed route along the loop road (Old Worden Avenue) 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.
23. 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. When the scheme was first submitted there were a couple of properties where the spacing standards were not achieved, in particular where there is a variation in land levels however the agent for the application was made aware of this and the scheme was amended accordingly.
24. The Council's Urban Design Manager has raised concerns with the prominence of garage accommodation within the scheme. These comments were passed onto the agent for the application and the site layout has been amended although the location of the garages on certain parts of the site has been used to provide a transition from one space to another.

Highways and Parking

25. The Highway Engineer at Lancashire County Council has been consulted on the application however no comments have been received as yet.
26. The scheme incorporates a mix of four, five and six bedroom dwellings. In July 2010 the Secretary of State (SoS) revoked the Regional Spatial Strategies (RSS) which resulted in the North West RSS no longer forming part of the Development Plan for Chorley Borough. However the High Court have recently judged that this revocation was unlawful and the method used by the SoS could not be used to revoke all Regional Strategies in their entirety. It is expected that the RSS will be revoked in the Localism Bill however without clear guidance from the Department for Communities and Local Government it is unclear whether RSS Policies are still applicable until the publication of the Localism Bill.

27. This notwithstanding however the Council does not yet have a local document setting out the parking standards within the Borough and as such utilise the North West Regional Spatial Strategy draft parking standards. This document requires dwellinghouses with in excess of 4 bedrooms to incorporate 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 detached garages across the scheme accord with the Dimensions set out within Manual for Streets 2 however the integral garages do not meet these standards. In these situations however adequate driveway space is incorporated to accommodate cars off the highway.
28. 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.
29. 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.
30. The proposals however incorporates tree planting, shrub planting and grassed areas along the highway and it is considered that the proposed landscaping will achieve the landscaped visual appearance originally envisaged whilst incorporating appropriate development of the site.

Open Space Provision

31. 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)
32. A plan has been submitted with the application which demonstrates the variations between the proposed dwellings and the approved dwellings in respect of their relationship with the existing trees along the eastern boundary of the site. Only 6 of the proposed properties along this boundary are located closer to the trees than the approved dwellings. However where this occurs it is considered that there is sufficient distance between the proposed dwellings and trees to ensure the continued protection of the trees.
33. 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.
34. 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.
35. The informal open space will be provided on site. The previous full planning approval for this site had an associated S106 Agreement which incorporated a payment of £310,000 for the provision of community facilities, playing fields and towards the provision and maintenance of an equipped children's play area. A supplemental S106 will be associated with this application tying this application into the obligations.
36. The management of the open space areas on the site will be dealt with by the private management company who will manage the site.

37. In January 2009 the erection of a gabion wall was approved on site which was required to protect the integrity of an existing Oak Tree on site which is protected as part of the TPO on the site. This wall has been constructed and will be located within the rear garden area of Plot 64 with the future maintenance responsibilities falling on the future occupiers of this dwelling.

Ecology

38. 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.
39. Following a 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.
40. 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.
41. 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. It is considered that the measures in place (including newt fencing), 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

42. There are two immediate neighbours to the site, Jones Farm and Sibberings Farm, both of which are Grade II Listed Buildings. The other immediate neighbours to the site are the houses under construction and already constructed on the opposite side of Old Worden Avenue. It is not considered that the proposed dwellings will impact on the amenities of the dwellings on Buckshaw Village
43. In respect of the two 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. Jones Farmhouse does not actually border this application site as the properties adjacent to the boundary with Jones Farmhouse are currently under construction in line with the previous planning approval.
44. 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 which will provide no form of protection to Sibberings Farmhouse. When this scheme was originally submitted the 10 metre wide landscape planting area, which will be provided on the site to protect the setting of Sibberings Farm, was omitted. This has now been reincorporated into the plan and will act as a landscape buffer between the development site and Sibberings Farm.
45. When outline planning permission was originally granted the approved scheme allocated the trees within the site along the boundary with Sibberings Farm as Public Open Space. This current scheme retains this area of POS and there are no garden areas immediately adjacent to the boundary of the garden curtilage of Sibberings Farmhouse. The gardens to plots 54-58 will extend up to the boundary of the site adjacent to the paddock (to the south of Sibberings Farmhouse) which is within the ownership of the farmhouse but does not form part of the garden curtilage. These properties will have management and maintenance responsibilities for

the landscape buffer strip however it is intended to protect these trees under a Tree Preservation Order once they are mature specimens

46. It is considered that the distance retained between the proposed dwellings and Sibberings Farmhouse, the existing mature trees within the area of POS and the proposed landscape buffer ensure that the setting of the Listed Building is protected and that the amenities of both the occupiers of Sibberings Farmhouse and the proposed dwellinghouses are protected.
47. The neighbour has also stated that green belt piece of land which is to become gardens was originally needed due to the size of the houses and the amount of garden space that would be required however they are concerned that the plan shows some houses of a similar style which gardens that are a lot smaller. Therefore the neighbour queries why the houses along the boundary with Sibberings Farmhouse require such large gardens.
48. When Redrow Homes purchased the site they discussed the future management and maintenance of all the areas of POS and it was considered that some of the areas would be inaccessible for maintenance purposes due to the fact that they are separated physically from the other areas of POS, in particular the landscape buffer. If these areas were not specifically allocated within private garden areas where the owners will have management and maintenance responsibilities these areas could potentially become unmanaged overgrown areas of land. It is considered that giving the future owners ownership of these areas will ensure that the trees are managed and maintained hence why the gardens include the landscape buffer within this area. The garden areas are very large however this is due to the fact that the dwellings are sited away from the boundary of the site to protect the amenities of the occupiers of Sibberings Farmhouse along with the setting of this Listed Building.
49. It is not considered that the proposals will adversely impact on the amenities of the occupiers of Sibberings Farmhouse or the setting of this Listed Building and as such are considered to be acceptable

Affordable Housing

50. This site is within the Green Belt however it does not fall to be considered a rural settlement within the Council's Adopted Local Plan. As such there is no specific affordable housing planning policy within the Local Plan which relates directly to the site. When the development of this site was initially considered it was treated as somewhat of a 'hybrid' site. The Council has specific planning policy relating to sites within rural settlements, Policy HS8. This site falls to be considered rural in nature due to its Green Belt allocation however as this Policy requires 100% affordable/ specialist types of accommodation and this site is not a rural settlement the Council did not consider it appropriate to require 100% affordable housing in respect of this site.
51. It was considered, however, suitable to require 30% affordable housing on this site due to its rural character. It was also agreed that the affordable housing would 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 S106 attached to the outline approval for the site included a commuted sum payment of £2.5 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.
52. When Redrow Homes submitted the previous application they stated that they wished to provide units rather than a commuted sum payment as originally agreed and a Section 106 Agreement was completed which reflected this. The S106 Agreement achieves 30 units which equates to 30% of Group 4 North (although this application is for 111 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

53. When full planning approval was granted for this site there was an associated S106 Agreement. As this application proposes amendments to the approved scheme a supplemental S106 Agreement will be entered into ensuring that the obligations of the S106 also tie into this planning application.

54. The S106 Agreement includes:

- 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)
- £310,000 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: £103,000 on occupation of 20 properties, £103,000 on occupation of 40 properties and £104,000 on occupation of 50 properties.

55. The first 15 rented affordable units are in the process of being provided on Parcel H6 and Parcel I at Buckshaw Village

Overall Conclusion

56. The amendments to the scheme involve the erection of one additional dwellinghouse, the incorporation of Redrow's Heritage Range of dwellinghouses and amendments to the layout. As set out above the amendments are considered to be acceptable and will still result in a low density, high quality development providing large detached dwellinghouses within Buckshaw Village.

Other Matters

Sustainability

57. 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.

58. 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.

Waste Collection and Storage

59. A vehicle swept path analysis plan has been submitted with the application which demonstrates that refuse vehicles can access the unadopted parts of the site and adequately manoeuvre. As such all of the properties will be served by the refuse collection vehicles.

Planning Policies

National Planning Policies:

PPS1, PPS3, PPS23, PPS25, PPG2, PPG13, PPG15

Adopted Chorley Borough Local Plan Review

Policies:

GN2, GN5, DC1, DC6, EP4, EP9, EP10, HS4, HS8, TR1, TR4, TR18

Supplementary Planning Guidance:

- Design Guide

Chorley's Local Development Framework

- Policy SR1: Incorporating Sustainable Resources into New Development
- Sustainable Resources Development Plan Document
- Sustainable Resources Supplementary Planning Document

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.

08/01207/FUL: Construction of a gabion retaining wall. Approved January 2009

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

09/00739/FULMAJ: 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. Approved April 2010

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

Recommendation: Permit (Subject to Legal Agreement) Conditions

1. The approved plans are:

Plan Ref.	Received On:	Title:
BVG4N-PLAN01 Rev M	22 November 2010	Detail Site Layout
	23 August 2010	Site Location Plan
1172-G4N-WLW-MP01 Rev C	22 November 2010	Materials Plan
BVED-01 Rev E	23 August 2010	Various Detail
CEH171 Rev B	23 August 2010	The Balmoral (C Series Brick) Elevations
CEH171 Rev A	23 August 2010	The Balmoral (C Series) Floor Plans
C4H171 Rev B	23 August 2010	The Balmoral (C Series Render) Elevations
C5H206	23 August 2010	The Blenheim (C Series Brick) Elevations
C5H206	23 August 2010	The Blenheim (C Series) Floor Plans
C5H206	23 August 2010	The Blenheim (C Series Render) Elevations
C6H185 Rev C	23 August 2010	The Hampstead (C Series Render) Elevations
C6H185 Rev C	23 August 2010	The Hampstead (C Series Brick) Elevations

C4H197 Rev A	23 August 2010	The Richmond (C Series Render) Elevations
C4H197	23 August 2010	The Richmond (C Series) Floor Plans
C4H197 Rev A	23 August 2010	The Richmond (C Series Brick) Elevations
C5H275	23 August 2010	The Highgrove (C Series Brick) Elevations and Floor Plans
C4H160 Rev A	23 August 2010	The Westminster (C Series Brick) Elevations
C4H160 Rev A	23 August 2010	The Westminster (C Series) Floor Plans
C4H160 Rev A	23 August 2010	The Westminster (C Series Render) Elevations
C5H226	23 August 2010	The Sandringham (C Series Brick) Floor Plans
C5H226	23 August 2010	The Sandringham (C Series Brick) Elevations
C5H205	23 August 2010	The Cheltenham (C Series) Floor Plans
C5H205 Rev B	23 August 2010	The Cheltenham (C Series Render) Elevations
C5H205 Rev B	23 August 2010	The Cheltenham (C Series Brick) Elevations
C5H261	23 August 2010	The Buckingham (C Series Brick) Elevations
C-SD0905	23 August 2010	1350mm Close Boarded/ 450mm Trellis Fencing
1172-G4N-WLW-SS01	23 August 2010	Streetscenes
1172-GPD-001	23 August 2010	Garage Planning Drawings Plans & Elevations
4240-DDG1 001	29 October 2010	Double Double Garage
C5H261	29 October 2010	The Buckingham (C Series Brick) Floor Plans
C5H261	29 October 2010	The Buckingham (C Series Brick) Elevations
BV-G4N/ENG036	29 October 2010	Vehicle Swept Paths
BV-G4N/ENG30 Rev A	22 November 2010	Proposed Road Surfaces
1172-G4N-WLW-SS01	22 November 2010	Site Sections- Old Worden Avenue
3804.03 Rev A	22 November 2010	Landscape & Habitat Creation Plan Sheet 1 of 4
3804.04 Rev A	22 November 2010	Landscape & Habitat Creation Plan Sheet 2 of 4
3804.05 Rev A	22 November 2010	Landscape & Habitat Creation Plan Sheet 3 of 4
3804.06 Rev A	22 November 2010	Landscape & Habitat Creation Plan Sheet 4 of 4

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

- 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.

- 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. 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.

5. 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.

6. The external facing materials detailed on the approved plans shall be used and no others substituted. (For clarification the Ibstock Western Red Multi Stock referred to on the approved plans is actually Weston Red Multi Stock)

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

7. The hard ground- surfacing materials detailed on the approved plans shall be used and no others substituted.

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.

8. 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.

9. The garages hereby permitted, for plots 10, 11, 14, 16-23 inclusive, 40-42 inclusive, 44, 47, 48, 50, 51, 52, 54, 58, 59, 65, 66, 68, 69, 71-73 inclusive, 75, 77, 79, 80, 82, 85, 86, 88, 91-97 inclusive, 98-100 inclusive, 102-106 inclusive and 108-112 inclusive 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

10. The development hereby permitted shall be carried out in accordance with the approved habitat creation and management plan and the proposed landscaping should comprise only native plant communities appropriate to the area and should enhance habitat connectivity .

Reason: To ensure that the retained and re-established habitats that contribute to the Biodiversity Action Plan targets are suitably established and managed.

11. The development hereby permitted shall be carried out in accordance with the Residential Travel Plan (dated July 2010 undertaken by Singleton Clamp & Partners). The measures in the agreed Travel Plan shall be complied with.

Reason: To reduce the number of car borne trips and to encourage all modes of sustainable travel and to accord with Policies TR1 and TR4 of the Adopted Chorley Borough Local Plan Review

12. 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

13. The management and maintenance responsibilities of the development hereby permitted shall be carried out in accordance the submitted 'Management and Maintenance Arrangements for Open Space' dated April 2010

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.

14. The development hereby approved shall be carried out in accordance with the approved surface water regulation system.

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

15. 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 Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.

16. 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, 40-44, 53-58 and 64-67 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.

17. 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