

Item 10/01110/REMMAJ

Case Officer Mrs Nicola Hopkins

Ward Euxton South

Proposal Re-plan of plots 759-760, 788-789, 811, 818-823, 829, 845, 863-866 and 927-929 of Parcel I, Phase 2. Re-plan of plots 886-890, 894-900, 874-880 and 899 of Parcel I, Phase 1. Re-plan of plots 721-725 of Parcel H6. (43 dwellings in total). All approved as part of planning approvals 09/00449/REMMAJ, 09/00797/REMMAJ and 10/00350/REMMAJ

Location Royal Ordnance Site Including Land Between Dawson Lane And Euxton Lane Euxton Lancashire

Applicant Redrow Homes (Lancs)

Consultation expiry: 23 February 2011

Application expiry: 13 April 2011

Proposal

1. This application relates to a replan of 43 plots at Parcel I and Parcel H6, Buckshaw Village. Redrow Homes were granted reserved matters approval in September 2009 for the erection of 227 dwellings at the two parcels and this application proposes a replan of some of these previously approved plots.

Recommendation

2. It is recommended that this application is granted conditional reserved matters planning approval

Main Issues

3. The main issues for consideration in respect of this planning application are:
 - Principle of the development
 - Background information
 - Amendments compared to the previous approvals
 - Density
 - Levels
 - Impact on the neighbours
 - Design
 - Traffic and Transport

Consultations

4. **The Environment Agency** have no comments to make
5. **United Utilities** have no objections subject to various conditions
6. **Lancashire County Council (Highways)** have no objection
7. **Director People and Places** has no comments to make
8. **Waste & Contaminated Land Officer** has no objections

Assessment

Principle of the development

9. Outline permission was granted for the Buckshaw Village development in 1997 and amended in 2002. The site as a whole is split between the administrative areas of South Ribble Borough Council and Chorley Borough Council. This application site is entirely within the boundary of Chorley Borough Council.
10. Policy GN2 of the Adopted Chorley Borough Local Plan Review applies to the Royal Ordnance Site. This states that high quality and phased development will be permitted for purposes appropriate to the concept of an Urban Village. Parcel I Phase 1 and Parcel H6 are wholly allocated as Contemporary Housing parcels within the Master plan approved under the outline permission and the Buckshaw Village Design Code. Parcel I Phase 2 incorporates various character areas including Traditional Street character area (facing the Green Corridor along the north eastern boundary of the parcel), Period Formal character area (facing the Green Corridor along the north western boundary of the parcel) and as Village Street character area (facing the central Village Green area associated with the Community Centre).
11. In respect of the contemporary housing parcels the Masterplan states that these parcels should incorporate modern estate development with 1-3 storey detached, semi-detached and terraced housing at a density of 25-35 dwellings per hectare.
12. In respect of the Traditional Streets character areas the Masterplan states that these areas should accommodate the first speculative and mass development for non-villagers with 2 to 2.5 storey detached and semi-detached dwellings with some terraces with a density of 30 dwellings per hectare.
13. In respect of Village Street Character area these are defined as pre and post Industrial revolution character areas within 2 to 3 storey blocks principally terraces with a density of 40-50 dwellings per hectare.

Background Information

14. Reserved matters approval for originally granted for the development of Parcels I (Phase 1 and Phase 2) and H6 in September 2009. At the time of this planning approval the Council were concerned about the proximity of some of the proposed dwellings to the highway (the main loop road) particularly as the previously approved highway layout incorporated a landscaped edge along the carriageway. As such some of the plots were conditioned out of this approval.
15. A separate reserved matters application was submitted and subsequently approved in January 2010 for these remaining plots. The original application incorporated 227 across the two parcels however the subsequent application incorporated amendments to take into account the requirements along the main loop road which resulted in the loss of 3 plots. As such the previous approvals at the site have incorporated the erection of 224 dwellings.
16. Following these original two approvals a further non-material minor amendment and plot substitution application have been approved at the site, these are listed below.

Amendments compared to the previous approvals

Parcel I Phase 1

17. The original reserved matters approval for Parcel I Phase 1 incorporated the erection of 59 dwellings. When the subsequent reserved matters approval was submitted the amendments resulted in the loss of 2 plots on Phase 1 which resulted in the erection of 57 dwellings on this parcel.
18. This application proposes amendments to 19 dwellings on Phase 1 which includes:
 - The addition of 1 extra dwelling
 - Replacing 3 detached dwellings and 3 linked dwellings with 4 semi-detached dwellings and 3 terraced dwellings facing onto the main loop road
 - Replacing a flat over garage accommodation and a detached house (plots 895 and 896) with a single detached house (plot 894)

- Replacing the house types and reorientating the properties on plots 897 and 898
- Replacing 2 semi-detached and 1 detached dwelling (plots 875-877) with 2 semi-detached properties (plots 876 and 877) fronting the green corridor
- Replacing a flat over garage (plot 874) with 3 terraced dwellings (plots 874, 875, 899)
- Replacing a detached dwelling (plot 899) with a detached triple garage
- Reconfiguring the parking arrangements for plot 900

19. The proposed amendments result in the addition of an extra dwelling on Parcel I Phase 1 which results in a total of 58 dwellings on this parcel. The amendments are considered to be acceptable and will not adversely impact on the character or appearance of the scheme

Parcel I Phase 2

20. The original reserved matters approval for Parcel I Phase 2 incorporated the erection of 121 dwellings. When the subsequent reserved matters approval was submitted the amendments resulted in the loss of one plot on Phase 2 which resulted in the erection of 120 dwellings on this parcel. Following this another application was submitted (10/00350/REMMAJ) which re-planned part of this site and resulted in the erection of 119 dwellings on this parcel.

21. This application proposes amendments to 20 dwellings on Phase 2 which includes:

- The addition of 2 extra dwellings
- Replacing 4 detached dwellings (plots 818-821) with 3 detached and 2 semi-detached dwellings (plots 818-822) fronting onto the main loop road
- Replacing 2 detached dwellings (plots 822-823) with 1 detached dwelling (plot 823)
- Substituting the house type on plot 845
- Replacing 1 detached dwelling (plot 829) with 2 semi-detached dwellings (plots 811 and 829)
- Plot substitution of the house types on plots 863-866 and 927
- Replacing a detached dwelling (plot 868) with a detached dwelling (plot 928) and flat over garage (plot 929)
- Replacing 2 detached dwellings (plots 759 and 760) with a pair of semi-detached dwellings (plots 759 and 760)
- Replacing 2 detached dwellings (plots 788 and 789) with 2 semi-detached dwellings (plots 788 and 789)

22. The proposed amendments result in the addition of 2 extra dwellings on Parcel I Phase 2 which results in a total of 121 dwellings on this parcel. The amendments are considered to be acceptable and will not adversely impact on the character or appearance of the scheme

Parcel H6

23. The original reserved matters approval for Parcel H6 incorporated the erection of 47 dwellings. When the subsequent reserved matters approval was submitted no changes were proposed to parcel H6

24. This application proposes amendments to 5 dwellings on Parcel H6 which includes:

Replacing an apartment block and 2 linked dwellings with 5 terraced properties

25. No additional dwellings are proposed on this parcel. The amendments are considered to be acceptable and will not adversely impact on the character or appearance of the scheme

Density

26. The whole site covers 15.8 acres which equates to 6.39 hectares. In total 226 new dwellings are proposed for the whole site (43 as part of the application) which equates to approximately 35 dwellings per hectare.

Levels

27. The levels on this parcel rise upwards from south to north with the properties along the northern boundary approximately 2 metres higher, in respect of the finished floor level, than the southern boundary. The level difference was addressed as part of the previous approval on the site and no loss of amenity was created. Further level information has been requested

from the applicants to confirm that this scheme is in accordance with the previously approved levels. This will be addressed on the addendum.

Impact on the neighbours

28. When the scheme was originally submitted some of the properties did not meet the required spacing standards however the scheme has been amended to incorporate the required distances and as such it is not considered that the proposal will adversely impact on the amenities of the future residents.

Design

29. The proposed scheme incorporates the erection of 43 dwellings which are examples of Redrows standard house types which has been utilised elsewhere on the site. As such the principle of these house types has already been established on this site.

30. Within Parcel H6 the previous approval incorporated a 3 storey apartment block and 2 two storey dwellinghouses within the part of the parcel subject to this planning application. The proposed plans incorporate the erection of 5 two storey terraced properties overlooking the access road. This amendment is not considered to be out of character with the principles previously established for this parcel. The original scheme incorporated the side gable of the property on plot 725 adjacent to the Green Corridor however the plans have been amended and this gable now incorporates a window to a habitable room which will overlook the green corridor.

31. Within Parcel I Phase 1 seven of the proposed properties directly front onto the main loop road. This layout follows the previously established principles for this part of the site with the properties set slightly further back from the highway to enable an element of landscaping to be incorporated. This amended scheme now incorporates garages which will be visible from the highway however there is sufficient room to accommodate landscaping which can screen the blank gable walls of the garage accommodation.

32. Eight of the proposed properties within Parcel I Phase 1 face onto the Green Corridor which ensures that there are no blank gables along the corridor creating a degree of visual interest whilst ensuring that the corridor is overlooked creating natural surveillance.

33. Seven of the properties proposed in Parcel I Phase 2 overlook the Central Village Green area. These properties follow the principle which has already been established on this part of the site which will provide a traditional street character with direct vehicular access off the highway serving garages set back/ to the rear of the dwellings.

Traffic and Transport

34. The scheme incorporates a mix of 2, 3 and 4 bedroom dwellings. For the 2/3 bedroom properties 2 off road parking spaces are required and for the 4 bedroom properties 3 off road parking spaces are required. The originally submitted scheme did not meet this requirement however the plans have been amended and now all the properties incorporate sufficient parking. This includes garage accommodation which meets the Manual for Streets dimensions.

35. Lancashire County Council Highways have no objection as the scheme will have no significant effect on parking or the highway network.

Overall Conclusion

36. The proposed amendments follow the design and layout principles already established for these parcels and as such the amendments are considered to be acceptable.

Other Matters

Waste Collection and Storage

37. Adequate provision is required as part of the development for bin storage and to enable the refuse vehicles to collect the bins. This is not an issue in the areas of the site which have direct road access however a few of the properties proposed face the Green Corridor and incorporate rear parking areas served off private access roads. In these situations refuse

collection and bin carry distances for the residents are a consideration. Bin collection and storage points are included within the site to address these parts of the site without direct highway access.

Planning Policies

National Planning Policies:

PPS1, PPS3, PPS23, PPS25

Adopted Chorley Borough Local Plan Review

Policies: GN2, GN5, GN9, EP18, HS4, HS5, TR1, TR4, TR18

Buckshaw Village Residential Design Code

Planning History

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. Approved December 2002

05/00523/REMMAJ: Formation of phase 1 of link road to serve residential development. Approved July 2005

05/00525/REMMAJ: Formation of phase 1 of link road to serve residential development (duplicate of planning application 05/00523/REMMAJ). Approved July 2005

09/00449/REMMAJ: Reserved matters application for the erection of 227 dwellings with associated garages, roads, sewers & parking spaces for Parcels H6, I (Phase 1) and I (Phase 2). Including a part amendment to the road layout previously approved as part of reserved matters approval 05/00523/REMMAJ and 05/00525/REMMAJ. Approved September 2009

09/00797/REMMAJ: Reserved matters application for the erection of 17 dwellings on Parcel I, Buckshaw Village. Including a part amendment to the road layout previously approved as part of reserved matters approval 05/00523/REMMAJ and 05/00525/REMMAJ and a part amendment to reserved matters approval 09/00449/REMMAJ. Approved January 2010

10/00072/DIS: Application to discharge conditions 5 & 12 attached to planning approval reference 09/00797/REMMAJ. Discharged April 2010

10/00074/FUL: Application for variation of condition 5 attached to planning approval reference 09/00449/REMMAJ. Approved April 2010

10/00197/MNMA: Application for a Minor Non Material Amendment to replace garages with 2 parking spaces at Parcel H6 & Parcel I, Buckshaw Village. Approved April 2010

10/00350/REMMAJ: Reserved Matters Application for a Plot substitution of Plots 890-895 & 915-921 - 13No Dwellings (Phase I1) and Plots 757-763 / 782-789 / 816-823 & 829-868 - 63No Dwellings (Phase I2) - 76No Dwellings in total. Approved July 2010

10/00711/DIS: Discharge of conditions attached to planning application approval 10/00350/REMMAJ. Discharged April 2010

Recommendation:

Approve Reserved Matters Conditions

1. The approved plans are:

Plan Ref.

Received On:

23 February 2011

Title:

Location Plan

BV-002	20 December 2010	Site Layout
BVED-01 Rev E	27 January 2011	Various Detail
BV-I/H6/ENG022-2	11 March 2011	Highway Surfacing Plan 2
BV-I/H6/ENG022 Rev D	11 March 2011	Highway Surfacing Plan
BV-I7H6-BS-01	11 March 2011	Typical Binstore Detail
3649.01 Rev C	11 March 2011	Landscape Structure Plan
3649.02 Rev C	11 March 2011	Landscape Structure Plan
3649.03 Rev B	11 March 2011	Landscape Structure Plan

Parcel I Phase 1

BV-I1-11-02-002 Rev T	11 March 2011	Detailed Site Layout
BV-IPH1-11-02-002 Rev I	11 March 2011	Material Schedule
BV-IPH1-11-02-003 Rev D	20 December 2010	Boundary Treatment Plan

Parcel I Phase 2

Plan Ref.	Received On:	Title
BV-IPH2-11-02-002 Rev S	11 March 2011	Detailed Site Layout
BV-IPH2-11-02-002 Rev J	11 March 2011	Material Schedule
BV-IPH2-11-02-003 Rev C	20 December 2010	Boundary Treatment Plan

Parcel H6

Plan Ref.	Received On:	Title
BV-H6-11-02-001 Rev J	11 March 2011	Detailed Site Layout
BV-H6-11-02-003 Rev A	20 December 2010	Boundary Treatment Plan
BV-H6-11-02-002 Rev D	11 March 2011	Material Schedule

House Types

A2A064 Rev A	12 January 2011	The Ashdon (A)
C3H102	20 December 2010	The Warwick
C4H127	23 February 2011	The Oxford +
C3H081	20 December 2010	The Broadway
C3H095	20 December 2010	The Letchworth
C4H109	20 December 2010	The Stratford
C4H126	20 December 2010	The Oxford
C4H127	23 February 2011	The Oxford + Render
C2H068	20 December 2010	The Evesham
C3H081	20 December 2010	The Broadway
C2H068	20 December 2010	The Evesham Render
C3H099	20 December 2010	The Brecon 2
C3H099	20 December 2010	The Brecon 2 render
C4H134-2	20 December 2010	The York
AS-BCK-PHI2	20 December 2010	Ashdon Special
RB-BPIPH1-KEN	27 January 2011	Kenilworth Block
RB-BPIPH1-BRO-ASH	27 January 2011	Broadway- Ashdon Block
RB-BPIPH1-EVE	27 January 2011	Evesham Block
RB-BPIPH1-KEN-EVE	27 January 2011	Kenilworth-Evesham Block
L4235BE.1	11 March 2011	The Broadway-Evesham Plots 721-725
L4235BE.1	11 March 2011	The Broadway-Evesham Plots 721-725

Garage Accommodation

HV-DG01 Rev B	20 December 2010	Double Garage
HV-DG02 Rev B	20 December 2010	Double Garage
C-DG03 Rev B	20 December 2010	Double Garage
C-SG01 Rev C	20 December 2010	Single Garage
	27 January 2011	Triple Single Garage

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

- The proposed development must be begun not later than two years from the date of this permission.

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. 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.
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 5 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..
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. The external facing materials detailed on the approved plans shall be used.
Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review
6. The hard ground- surfacing materials detailed on the approved plans shall be used.
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 HS9 of the Adopted Chorley Borough Local Plan Review.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwellings hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).
Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.
8. 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: In order to safeguard the residential amenity and character of the area and in accordance with Policy 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 of the Adopted Chorley Borough Local Plan Review.
10. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.
Reason: To protect the appearance of the locality, 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.
11. The bin storage facilities detailed on the approved plans shall be used.

Reason: To ensure that adequate refuse storage is provided on site and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review.

12. Prior to the commencement of the development full details of the communal bin collection points shall be submitted to and approved in writing by the Local Planning Authority. The details shall include their location and the proposed hardsurfacing materials/ details of the enclosure. The collection points shall only be utilised for the storage of bins on bin collection days and shall be free of bins at all other times. The collection points shall thereafter be retained in perpetuity.

Reason: To ensure adequate refuse collection facilities are provided on site and in the interests of the visual amenities of the area. In accordance with Policy GN5 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.