

Item 4e **12/01244/REMMAJ**

Case Officer **Caron Taylor**

Ward **Pennine**

Proposal **Reserved Matters application for residential development comprising of 122 dwellings and associated works (pursuant to outline permission ref: 11/00992/OUTMAJ).**

Location

Land bounded by Town Lane (to the north) and Lucas Lane (to the east) Town Lane, Whittle-le-Woods

Applicant **Redrow Homes Ltd (Lancashire Division)**

Consultation expiry: 6 February 2013

Application expiry: 22 March 2013

Proposal

1. Reserved Matters application for residential development comprising of 122 dwellings and associated works (pursuant to outline permission ref: 11/00992/OUTMAJ).

Recommendation

2. It is recommended that the application is approved.

Main Issues

3. The application is a Reserved Matters Application. Therefore the main issues for consideration are:
 - Layout
 - Appearance
 - Scale
 - Landscaping
 - Other matters

Representations

4. 18 letters of objection have been received from residents and an additional letter from the Residents Action Group on the following grounds:
 - Infrastructure cannot support the development;
 - Traffic is already unacceptable and the proposal will have an impact on the surrounding roads;
 - Buckshaw Village will fulfil Chorley's development commitment;
 - Impact on the Biological Heritage Site and wildlife;
 - Brownfield land should be used;
 - Safety of children during construction;
 - Impact on watercourses;
 - Impact on neighbour amenity. Overlooking to the rear of their property but if a high fence is built it will impact on the light and their enjoyment of the pond. The screening proposed is not acceptable due to the area being elevated;
 - The development does not meet the current Code for Sustainability. They should be built to Code Level 5/6;
 - The current sewers can only cope with 60 properties;

- Light contamination from street lighting;
- Worried about two large ponds proposed – they hope they have shallow sides so that hedgehogs can drink from them without drowning and children need to be protected;
- Properties below the ponds should be adequately screened from any pathways going round or beside them and any potential flooding from them;
- Affordable housing should be pepper-potted across the development;
- It is unclear who will maintain the buffer zones, water runoffs and BHS and green areas;
- Homeowners may replace their permeable driveways with non-permeable surfacing;
- There is flooding at the rear of proposed plots 8 and 9. Proper drainage should be provided as a condition. What protection will the properties on Town Lane have from flooding;
- In relation to the Biological Heritage Site (BHS), none of the drawings show it or its boundary. Is the retaining wall to be built over it?; there is no buffer between houses and the BHS; there is no allowance for grazing; properties at higher levels – materials brought in to raise the land may impact on the BHS; contaminants and runoff may leak into the BHS; who will maintain the BHS?;
- Ask that the plots facing towards Town Lane are re-orientated so their rear gardens face them with at least at 2m high rear garden fence;
- A more substantial green screen should be installed around the perimeter of the site as it is highly visible;
- Lucas Lane should be blocked off;
- What bonds are in the Council taking on the Lucas Lane Management Company in case it goes bankrupt?;
- Conditions should be applied controlling access via the existing estate roads; no vehicular access from Lucas Lane; retention of the existing footpath to the site and improvement of other footpaths; house types to be restricted to two-storey; tree planting to include retention and improvement of existing hedgerows;
- Has a full four season ecology report been undertaken?;
- How will construction be controlled in relation to working times; deliveries; contractor parking; health and safety; damage and mud to existing roads;
- Will local sub-contractors and labour be used?

5. **Whittle-le-Woods Parish Council**

No relevant comments can be made because the application is essentially passed and previous Parish Council objections overruled. While the Parish Council is still against these developments, no further comments to be submitted.

Consultations

6. **The Environment Agency**

Have no comments to add to our previous consultation response [on the previous application].

7. It was agreed at outline stage that further investigations to determine an agreed greenfield run-off rate should be undertaken, and this could be conditioned.

8. **Strategic Housing**

The proposal does not detail tenure type of the proposed affordable units. They are looking for 70% Social rent and 30% Intermediate sale/shared ownership i.e. 27 homes for Social rent and 11 Intermediate sale.

9. The majority of Intermediate sale properties to be 3bed houses. Strategic Housing originally commented that the affordable units are very small and do not meet HCA standards, however they state they do not specify in the Affordable Housing Supplementary Planning Document (SPD) that these standards must be met for s.106 sites.

10. The affordable units are not 'pepper-potted'/dispersed throughout the development as per the Affordable Housing SPD. All of the affordable units will need to be transferred to a Registered Provider who has a presence in Chorley and is a member of Select Move e.g. New Progress, Adactus/CCH.

11. Redrow advise that they have provided details on the affordable housing units to Registered Providers who are active in the Chorley Area and with who they have previously contracted. They advise their senior land manager has had one offer for the site and expect another imminently. There have been one or two conversations about specification so they are confident we can deliver the house types detailed.
12. So long as registered providers are willing to take on the properties Strategic Housing state they have no objection.
13. **United Utilities**
Have no objection to the proposal provided that the site is drained on a separate system, with surface water must discharge to the soakaway/ SUDS features or watercourse and may require the consent of the Environment Agency.
14. They advise that the Waste Water Treatment Works upgrade is expected to be in service by June 2014. They do not object on condition that there is no significant occupation of the sites before autumn of 2014.
15. They ask for a condition requiring a scheme for the disposal of foul and surface water to be submitted to the Council and that build rates must be agreed.
16. **Lancashire County Council (Highways)**
Originally made comments relating to the width of the access ways, rumble strips and kerb edging. They also asked for more details in the design of the circular junctions and for swept path analysis to be provided to show large vehicles can access the site.
17. They requested removal of turning heads at plots 36 & 69, as they are not required and at plot 62, there should be an Amorphous turning head to mirror the rest of the development. Amended plans have been received in relation to these comments, see body of report.
18. **LCC Public Rights of Way**
The application area incorporates Public Footpath No. 44 Whittle-Le-Woods. The line of the Public Footpath will remain unchanged by the proposed development but will be changed to a 3 metre wide footpath/cycleway from Lucas Lane East.
19. The plans do not show the proposed surface treatments for the proposed cycle track. If the line of the public footpath is being upgraded to a cycleway this should be reflected by a cycle track order for the full length between Lucas Lane East to Lady Crosse Drive. It would be preferable to upgrade Public Footpath No. 44 Whittle-Le-Woods to public bridleway designation to secure permanent access for pedestrians, cyclists and equestrians and the surfacing treatment should be appropriate for multi-use. I assume that barriers will be needed along the route to prevent unauthorised use by vehicles and authorisation under the Highways Act will be required for any such barriers if placed on the line that is currently recorded as public footpath.
20. It appears the proposed development will affect the maintenance commitment of the public rights of way team and this needs to be reflected by a formal designation of public rights higher than footpath through the relevant procedures.
21. Public Rights of Way must not be obstructed during the proposed development. It is the responsibility of the landowner to ensure that the necessary procedures are followed for the legal diversion of the Public Right of Way if this should be necessary. The granting of planning permission does not constitute the diversion of a Definitive Right of Way.
22. The development must not commence until the necessary procedures are in place.
23. **The Ramblers Association**
State they have a conditional objection. Whittle Footpath 44 runs across the middle of this site. Currently it is an open green field with all the enjoyment of the open countryside and

associated views (the site is elevated). Much of the footpath under the proposed plans is to be along estate roads reducing the enjoyment of the footpath. A wide landscaped corridor containing the footpath would be preferable.

24. **Landscape Comments**

The proposed landscape scheme is generally good with a diverse mix of native and ornamental tree and shrub species at appropriate sizes. The meadow seed mixes are also species diverse and different mixes have been proposed for the varied ground conditions and areas across the site.

25. The tree protection drawing and method statement do highlight that Grade A tree (No. T89), Grade B tree (No. T104) and Grade C tree (No. T90) and will be removed as a result of the construction of the vehicular and pedestrian access points to the south of the site but it is difficult to see how some tree losses in these location could realistically be avoided. With the large numbers of new trees being planted and the protection of the majority of existing trees with the robust measures set out in the method statement, the proposals shown on the revised tree protection plan and set out in the tree loss schedule are considered acceptable.

26. **Chorley's Conservation Officer**

State they await the Archaeological Building Record (which is secured by a condition attached to the outline permission granted at appeal) of the heritage assets found within the site with interest. They note that the loss of these assets has been accepted by the Inspector.

27. The impact upon other heritage assets, the Locally Important buildings known as 'Lucas Green' and 'Lucas House' is, given the separation distance between them and the application site and by virtue of the presence of trees and shrubs to the site boundaries closest to these buildings, in their opinion acceptable. The significance of these heritage assets will be sustained.

28. They therefore consider the application to be acceptable.

29. **Chorley's Waste and Contaminated Land Officer**

Advises the waste collection plan appears satisfactory. They request a condition relating to ground contamination.

30. **Police Architectural Liaison Officer**

Recommend principles that should be incorporated into the development including secure parking arrangements for each dwelling such as a driveway or a garage and car parking should ideally be within clear view from active rooms within the property. Properties should be secured at the side and rear with 1.8m close boarded fencing or a similar arrangement. The application details the retention of existing hedgerows and trees, in places this limits the opportunity for natural surveillance. Foliage and shrubbery should be maintained so as not to reduce the opportunity for natural surveillance and avoid providing areas of concealment for potential offenders e.g. 1m high.

31. The public footpath running from Lady Crosse Drive is to be retained for pedestrians and cyclists. This should be well illuminated e.g. with low level bollard lighting.

32. The plans indicate two vehicular access points onto the site. Vehicular and pedestrian access routes should ideally be restricted, one vehicular access/exit point is recommended.

33. The plans indicate a playground on this development. Should this scheme progress it is recommended that the playground is built in accordance with Safer Play areas in order to prevent crime and disorder.

Assessment

Background

34. The proposal is a Reserved Matters application pursuant to outline permission ref: 11/00992/OUTMAJ. Outline planning permission was allowed at appeal in September 2012

for up to 135 dwellings accessed from two points off Dunham Drive. The current application proposes 122 dwellings.

35. The principle of the proposal has been established at appeal and the Council are therefore only considering the layout, appearance, scale and landscaping under this application.

Layout

36. There are significant level differences across the site. The central part of the site is relatively flat but it falls away to a ditch to the west and Lucas Lane to the east. To the north there is a greater drop towards Town Lane, with wide views of the site particularly from the north.
37. The layout is effectively in two parts; 90 dwellings accessed adjacent to number 31 Dunham Drive and 32 dwellings accessed off the part of Dunham Drive adjacent to Wardle Court. Both access points are taken from the existing Redrow development built in the late 1990s.
38. At outline stage it was considered that any Reserved Matters application would need to carefully consider views of the site from the north and Lucas Lane, to avoid a development that 'turns its back on' and therefore does not integrate with its surroundings. The proposed layout has properties side onto and facing the edge of the plateau adjacent to where the land falls away to Town Lane. This will avoid views from Town Lane being of the backs of properties and enclosed their rear gardens. Plots 38 -41 which will be some of the most prominent on the site as they face northeast towards where the land drops away to Town Lane. These have been designed to face outwards from the site with their access road to the front, therefore avoiding the need for a rear boundary treatment and giving a softer edge to the development.
39. Boundary treatments will be important and there is a condition on the outline permission requiring these to be submitted and agreed.
40. Incorporated within the development are the existing pond adjacent to plot 9 and a new balancing pond adjacent to plots 24 and 41. A children's play area is also included. The line of the existing Public Right of Way that crosses the site will be maintained through the access roads or new footpaths across the site linking Lucas Lane with Lady Crosse Drive.
41. As the site is entered adjacent to number 31 Dunham Drive there are properties on both sides of the road. Plots 1-9 will back onto the existing properties on Harvest Drive. The relationship with these existing properties was considered important at outline stage to ensure an acceptable relationship is achieved in terms of neighbour amenity.
42. The distance between the existing properties on Harvest Drive and the proposed properties exceed the Council's interface distances by at least 3m between facing first floor rear windows and by 6m between windows to boundaries, taking into account the finished floor levels of the existing and proposed properties. However, the land drops away to a ditch in-between the properties along this boundary. The proposed site layout shows that the proposed properties on plots 4-9 will have two parts to their gardens, an area immediately to the rear of the property (measuring a minimum of 9m) and then a second area screened from the main part of the garden by a 2.1m high close boarded fence with 450mm above. A cross-section has been provided showing the relationship of these properties and it is considered acceptable.
43. The properties on plots 10- 16 will face towards the rear of properties on Harvest Drive and The Ridings. Again, although the existing and proposed properties have similar floor levels, the land drops away to a ditch in-between. However there will be at least 30m between the proposed properties and the boundary with the existing properties which is considered an acceptable relationship.
44. The properties on plots 38-41 will face north towards Town Lane. There will be over 80m between the proposed properties and the rear of existing properties on Town Lane. Although the proposed properties are at a much higher level than the properties proposed, this is considered an acceptable relationship due to the distance between them. The comments of

one of the neighbours on Town Lane who asks that the properties are re-orientated so that their rear elevations face Town Lane are noted. However, it is not considered that prominent views of the back of properties would be acceptable in design terms. In addition this is likely to lead to the properties being closer to Town Lane than currently proposed as the layout at present increases the distance of the properties from Town Lane as the road that will serve them is positioned in front of them.

45. The properties on plots 66 - 69 will have elevations facing towards Lucas Green and Lucas Green Farm, existing properties on Lucas Lane East. The only window in the first floor side elevation of the property on plot 69 facing towards Lucas Green will serve an en-suite bathroom. Plots 66 to 68 all exceed the Council's interface distance of 10m from their rear first floor windows to the boundary with Lucas Green and Lucas Green Farm. The layout is therefore considered acceptable in relation to these properties.
46. The existing properties along the southern boundary of the site on Dunham Drive are side onto the proposed properties, apart from number 47 Dunham Drive which has main habitable windows in its north elevation. However, there will be 13m between these windows and the side elevation of the property on plot 93 which exceed the interface guideline of 12m. Although there will be approximately 6m between the windows and the boundary with the proposed new property which is less than the normal guideline of 10m, the windows will only face onto the side garden of plot 93, not the more private area immediately to the rear of this property. This property also has a significantly larger garden than the other plots on this part of the site. This relationship is therefore considered acceptable.
47. Within the site the proposal complies with the Council's interface guidelines between the plots. Amended plans have been received to ensure that these were met on plots 99-110, 62/63 and 45.
48. The proposal is therefore considered acceptable in relation to the surrounding properties and between the proposed properties within the site.
49. All the detached properties meet the Council's parking standards of two spaces for three bed properties and four spaces for four or more bed properties. Originally 7 of the 9 Oxford house types proposed fell short of the standard as their integral garages did not meet the size requirement to be counted as a space, however amended plans have been received enlarging the garages and they are now acceptable. Garages will be conditioned as necessary to ensure the standards are maintained.
50. On the higher density part of the site the properties all have two or three bedrooms and therefore require two spaces each. The originally submitted plans fell far short of this standard, however amended plans have been received increasing the parking levels on this part of the site. There are 38 properties on this part of the site that will benefit from a total of 71 parking spaces. For each property to have two spaces this would result in a requirement for 76 spaces and so the layout is five spaces short. However, the spaces on this part of the site are not provided in driveways but rather in front of properties and are not all allocated to specific properties.
51. With many of the spaces not being allocated it will allow a more flexible and efficient use of them as visitors will be able to park in spaces that would not otherwise be available if they were dedicated to a property, even if they were empty. This approach, with a mixture of dedicated and non-dedicated spaces, is supported by Manual for Streets which states a combination of on-plot, off-plot and on-street parking will often be appropriate. LCC Highways have not objected to the proposal on these grounds. The more flexible the use of parking spaces, the more efficient the use of space is. In this case it is also considered that communal parking for residents and visitors is more likely to prevent over spill parking on the existing development of Dunham Drive and Wardle Court and is therefore considered acceptable.
52. Amended plans have been received following comments from Lancashire County Council Highways relating to widening of the access ways as they are approached from the main

road through the site to allow larger vehicles to pass and more details to the circular junctions to avoid vehicle conflict. Vehicle swept path analysis has also been provided to demonstrate that large vehicles such as a bin wagon can access all areas of the site. The layout is now considered acceptable in terms of highway layout.

53. An emergency link was originally shown on the plans connecting the two parts of the site following comments received from the fire service at outline stage. However, LCC Highways advise they do not consider a link for emergency vehicles is necessary as both parts of the site have demonstrated they have sufficient access for large vehicles which includes emergency vehicles. This link has therefore been reduced in width so it is only a cycle/footpath link. This is considered acceptable and less likely to result in problems in the future with unauthorised vehicles using the link, while still allowing access for emergency vehicles. A single access is also favoured by the Police Architectural Liaison Officer. Conditions will however be applied regarding details of bollards/structures to be provided to prevent access by any vehicles.
54. It is important that areas of public open space and play areas have natural surveillance. The proposed play area is towards the centre of the site and is overlooked by the properties opposite. Additional windows have been included in the side elevation of the nearest properties on plots 73 and 111 to provide further surveillance. Similar windows are proposed in the side elevations of the plots overlooking the public open space in the north corner of the site and are considered acceptable.
55. The Council's Supplementary Planning Document on Affordable Housing states that the provision of on-site affordable housing should be integrated into the layout of the development through 'pepper-potting' within private housing. The layout as proposed does have the affordable housing within one part of the site accessed adjacent to 36 and 47 Dunham Drive, with the larger housing access off the other accessed adjacent to number 31 Dunham Drive. However, this is largely driven by the layout of the existing estate that the properties will be accessed from. The part of Dunham Drive near plots 36/47 and Wardle Court have been designed as a higher density part of the existing estate than the rest, so the higher density housing now proposed is a natural extension in design terms to the existing higher density layout. In contrast the lower density larger housing is accessed off an area of similarly sized housing. Therefore although the affordable housing is not pepper potted it is considered in this case that there good design reasons that outweigh this policy.
56. The proposed properties in terms of their layout are therefore considered acceptable.

Appearance

57. The proposed properties are from the 'New Heritage' Redrow range. The design of the properties is inspired by the Arts and Crafts movement and their design features are often seen in traditional properties built in the 1920s and 1930s.
58. The appearance of the proposed properties is considered acceptable and they will be viewed as a continuation of the existing Redrow estate built in the late 1990s.

Scale

59. All the proposed properties (including the two blocks of four apartments each) are two-storey. The existing Redrow estate is mainly two-storey although there is a block of four town houses that are three storeys high on Wardle Court. The height of the proposed properties is therefore considered acceptable they are the same as the two-storey properties on the existing estate.
60. The 90 dwellings off the first access point are all detached properties each with private off-road parking laid out around a series of cul-de-sacs. The layout and type of properties reflect those on the existing Redrow estate which they will be accessed through and are considered acceptable.
61. The 32 dwellings are higher density in the form of five blocks of six properties and two, two-storey blocks of four flats with communal parking areas. Although these are higher density

than the other part of the site, they are accessed of Dunham Drive adjacent to Wardle Court, itself a higher density part of the existing Redrow estate and including some three storey properties and so this part of the proposal is also considered acceptable.

Landscaping

62. There is a Biological Heritage Site (BHS) immediately to the north of the red edge of the site boundary (within the blue edge of the site at outline stage). The management and maintenance of the BHS is controlled by the legal agreement submitted at outline stage which was accepted by the Inspector. It also includes boundary treatments and monitoring. However, it was noted at outline stage that there needs to be a buffer between the site and the BHS which originally was not incorporated into the layout of the proposal. Amended plans have been provided showing a buffer strip so that properties are not right up against the BHS and allows room for any buffer planting if required under the management and maintenance of the area.
63. A tree survey report and arboricultural impact assessment and method statement have been provided following a request by the case officer. This shows five trees to be removed due to the development, three of these are at the two access points (marked trees 89, 90 and 104 on the plan). Tree number 89 is of high quality and value, 90 is of low quality and value and 104 is moderate. Trees 146 and 147 to be removed to create a new internal access road and are both of high value. These trees are covered by a Tree Preservation Order apart from 146 which is a small holly (therefore this could be removed anyway). The access points have already been approved at the outline stage on appeal, therefore it is not considered the Council could prevent the removal of trees 89, 90 and 104 as the report shows them to be required to be removed to allow the development to go ahead. Whilst the removal of tree 147 is to be regretted but the landscaping scheme proposes a significant number (260) of heavy standard replacement trees.
64. Two hedgerows are to be removed marked G3 and G6 on the plan, along with removal of a small part of the hedgerow to allow for the footpath/cycle link to Lady Crosse Drive. All of these are classified as being of low quality and value and their removal is considered acceptable.
65. Trees 156 and 237 are on the boundary of the site and are to be removed due to their poor condition, rather than due to the development.
66. The tree survey gives details of remedial works to be carried out to other trees on the site as well as root protection areas. Subject to conditions relating to tree protection and landscaping implementation the proposal is considered acceptable.

Other Issues

67. As this is a Reserved Matters application pursuant to an outline permission granted on appeal it is only considering the layout, appearance, scale and landscaping of the site. Many of the issues raised by objectors have already been considered at the outline stage or will be considered as part of conditions applied by the Inspector or the associated legal agreement submitted by the developer. Such matters are therefore not for consideration under this application.
68. Matters that have not already been covered in this report, there is a condition on the outline permission that prevents more than 80 properties being completed before the waste water treatment plant has been upgraded in September 2014. This is in line with United Utilities comments.
69. The applicant will also be required to submit details to discharge conditions placed on the outline permission by the Inspector, including surface water run-off, foul drainage details, levels, boundary treatments, levels, ground contamination, boundary treatments, sample materials, recording of the pill box and gun mounting on the site, bat surveys, a construction management plan, travel plan and ground contamination.

70. The Inspector also imposed conditions in relation to sustainable resources. This requires the properties commenced prior to 1st January 2016 to be built to Level 4 of the Code for Sustainable Homes and after that date to be built to Level 6. This is in line with the Council's Sustainable Resources and New Development policy 27 of the Core Strategy.
71. There is therefore no need to repeat these conditions on this Reserved Matters application as the developer is already bound by them on the outline permission.
72. A number of objectors have raised concerns regarding the ponds (one existing and one to be created as a balancing pond) and their safety in relation to children. Redrow has shown these to be fenced on the amended plans, details of which will be approved through the condition on the outline permission. No pathway is shown going around the pond.
73. In response to the comments made by Strategic Housing Redrow in relation to the size of the affordable properties Redrow have been advised of the HCA standards and advise that they have provided details on the affordable housing units to Registered Providers who are active in the Chorley Area and with whom we have previously contracted and they have not raised issues about the size of accommodation and so they are confident we can deliver the house types detailed. Following receipt of this information the Strategic Housing Officer states they are satisfied with the proposal.

Conclusion

74. The reserved matters details are considered acceptable and the application is recommended for approval.

Planning History

11/00992/OUTMAJ Outline planning application for the development of land to the north and west of Lucas Lane for the erection of up to no. 135 dwellings with all matters reserved, save for access.

Recommendation: Permit Full Planning Permission Conditions

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

Title	Drawing Reference	Received date
The Worcester 2013 Edition	D3H111	2 January 2013
The Oxford + Special 2013 Edition	D4H127 Render	19 February 2013
The Oxford + 2013 Edition Brick	D4H127	19 February 2013
The Oxford + 2013 Edition Render	D4H127	19 February 2013
The Cambridge 2013 Edition	D4H133 Brick	2 January 2013
The Cambridge 2013 Edition	D4H133 Render	2 January 2013
The Canterbury Floor Plans 2013 Edition	D4H141	2 January 2013
The Canterbury Elevations 2013 Edition	D4H141 Brick	2 January 2013
The Welwyn Floor Plans 2013 Edition	D4H152	2 January 2013
The Welwyn Elevations 2013 Edition	D4H152 Brick	2 January 2013
The Welwyn Elevations 2013 Edition	D4H152 Render	2 January 2013
The Sunningdale Floor Plans 2013 Edition	D4H162	2 January 2013
The Sunningdale Elevations 2013 Edition	D4H162	2 January 2013
The Henley Floor Plans 2013 Edition	D4H174	2 January 2013
The Henley Elevations 2013 Edition	D4H174 Render	2 January 2013
The Balmoral Floor Plans 2013 Edition	D4H180	2 January 2013
The Balmoral Elevations 2013 Edition	D4H180 Brick	2 January 2013
The Balmoral Elevations 2013 Edition	D4H180 Render	21 February 2013
The Marlborough Floor Plans 2013 Edition	D5H188	2 January 2013
The Marlborough Elevations 2013 Edition	D5H188 Brick	2 January 2013
The Richmond Floor Plans 2013 Edition	D4H202	2 January 2013
The Richmond Elevations 2013 Edition	D4H202 Brick	2 January 2013
The Richmond Elevations 2013 Edition	D4H202 Render	2 January 2013

The Blenheim Floor Plans 2013 Edition	D5H223	2 January 2013
The Blenheim Elevations 2013 Edition	D5H223 Brick	2 January 2013
The Blenheim Elevations 2013 Edition	D5H223 Render	2 January 2013
The Sunningdale Special Elevations 2013 Edition	D4H162	2 January 2013
The Sunningdale Special Floor Plans 2013 Edition	D4H162	2 January 2013
The Broadway-Evesham Floor Plans 6 Block 2012 Edition	DHSB04	2 January 2013
The Broadway-Evesham Front and Side Elevations Brick 6 Block 2012 Edition	DHSB04	2 January 2013
The Broadway-Evesham Front and Side Elevations Render 6 Block 2012 Edition	DHSB04	2 January 2013
The Broadway-Evesham Rear Elevation 6 Block 2012 Edition	DHSB04	2 January 2013
The Evesham Floor Plans 6 Block 2012 Edition	DHSB06	2 January 2013
The Evesham Front and Side Elevations 6 Block 2012 Edition	DHSB06	2 January 2013
The Evesham Rear Elevation 6 Block 2012 Edition	DHSB06	2 January 2013
The Broadway-Evesham Floor Plans 6 Block Special 2013 Edition	DHSB04	2 January 2013
The Broadway-Evesham Front and Side Elevations 6 Block Special 2013 Edition	DHSB04	2 January 2013
The Alton 2 Elevations	Alton 2 901	2 January 2013
The Alton 2 Floor Plans	Alton 2 900	2 January 2013
Single Garage Type 1	2011 Release	2 January 2013
Double Garage Type 1	2011 Release	2 January 2013
Double Garage Type 2	DG 2 2011 Release	2 January 2013
Double Garage Type 2 (plot 121)	2011 Release	21 February 2013
Double Garage Type 3	DG 3 2011 Release	2 January 2013
Double Garage Type 3 (plot 54)	C-DG03 1 001 Rev E	19 February 2013
Double Garage Type 5	2011 Release	21 February 2013
Dual Entrance Double Garage	DEDG 1 001 Rev A	21 February 2013
Waste Management Layout	4172-WML-02 Rev B	21 February 2013
Tree Protection Plan	4079.07	19 February 2013
Street Scene/Sections	4172-SSS-01	19 February 2013
Code for Sustainable Homes Layout	4172-CFSH-03Rev B	21 February 2013
Detailed Site Layout	4172-DSL-01 Rev D	21 February 2013
Play Area Details	HAGS SMP	2 January 2013
Location Plan	4172-LOC-001	21 December 2012
<i>Reason: For the avoidance of doubt and in the interests of proper planning.</i>		

2. The detached and integral garages hereby approved shall be kept freely available for the parking of cars and no works, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order amending or revoking and re-enacting that order, shall be undertaken to alter or convert the space into living or other accommodation (apart from the Worcester House Type on plots 1, 5, 9, 18, 21, 25, 28, 34, 44, 112, 119 and 122 which has sufficient parking for its number of bedrooms).
Reason: To ensure adequate garaging/off street parking provision is made/maintained in accordance with Council's Parking Standards and thereby avoid hazards and nuisance caused by on-street parking and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.

3. The parking and / or garaging and associated manoeuvring facilities shown on the plans hereby approved shall be surfaced or paved, drained and marked out and made available in accordance with the approved plan prior to the occupation of any of the properties. The parking spaces marked as visitor spaces on the approved Detailed Site Layout ref: 4172-DSL-01 Rev C shall not be allocated to individual dwellings but shall be left as communal spaces.
Reason: The parking spaces serving the properties accessed adjacent 36/47 Dunham Drive do not meet the Council's parking standards, therefore to ensure efficient and flexible use of the spaces provided and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.
4. During the construction period, all trees to be retained shall be protected in accordance with the details set out in the Arboricultural Impact Assessment and Method Statement by Trevor Bridge Associates received 19th February 2013 and the associated Tree Protection Plan ref: 4079.07 and initial tree survey report ref: DF/4079/TreeSurveyReport Rev B.
Reason: To safeguard the trees to be retained on the site and in accordance with Policy EP9 of the Adopted Chorley Borough Local Plan Review.
5. The first floor window in the west elevation of the Alton apartment block on plots 85-88 serving a lounge and the first floor window in the east elevation of the Alton apartment block on plots 89-92 serving a lounge (as marked on plan ref: Alton 2 900) hereby permitted, shall both be fitted with obscure glass and obscure glazing shall be retained at all times thereafter. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing by the local planning authority.
Reason: The distance between these windows does not meet the Council's interface distance therefore to protect the privacy of the occupiers of the apartments and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review.
6. Prior to the commencement of development full details of the colour, form and texture of all hard landscaping (ground surfacing materials) (notwithstanding any such detail shown on previously submitted plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. This shall include details of any permeable surfaces to be used. All works shall be undertaken strictly in accordance with the details as approved, and shall be completed in all respects before the final completion of the development and thereafter retained.
Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review.
7. Before any part of the development hereby permitted is occupied, full details of bollards or structures to prevent vehicular traffic using the footpath/cycle way adjacent to plots 110 and 111 shall be submitted to and approved in writing by the Local Planning Authority. The approved bollard or structure shall be implemented in accordance with the approved details before any dwelling is occupied and retained at all times thereafter.
Reason: To prevent vehicles using the footpath/cycle and prevent accidents and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.
8. Prior to the marketing of the site full details of the marketing documentation showing prospective purchasers the location and approved details of the play area shall be submitted to and approved in writing by the Local Planning Authority. The play area shall be completed prior to the occupation of plots 34, 33, 32, 31 or 111 in accordance with the approved plans (submitted as part of this application).
Reason: To ensure the provision of equipped play space to benefit the future occupiers of the site and in accordance with Policy HS21 of the Adopted Chorley Borough Local Plan Review.

9. 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 dwellings or the completion of the development, whichever is the earlier, 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 17 (g) of the Core Strategy.