

Item 4b **12/01081/FULMAJ**

Case Officer **David Stirzaker**

Ward **Clayton-le-Woods West And Cuerden**

Proposal **Erection of 38 dwellings**

Location **Land west of Cypress Close Clayton-le-Woods Lancashire**

Applicant **Rowland Homes**

Consultation expiry: **4 March 2013**

Application expiry: **28 February 2013**

Proposal

1. This application seeks full planning permission for the erection of 38 dwellings. The proposed dwellings comprise a mix of dwelling types made up of 7 no. 2 bedroom and 4 no. 3 bedroom terraced properties and 27 no. 4 bedroom detached properties. Affordable housing is proposed to be provided on the site comprising 11 no. properties in total made up of the 2 and 3 bedroom properties.
2. The application site is designated as Safeguarded Land in the Adopted Chorley Borough Local Plan Review and is bounded to the east and south by the Clayton Le Woods settlement. Access to the site is via Cypress Close. The site is also proposed to be allocated under Policy HS2 of the Chorley Local Plan
3. The application site comprises an open field which slopes gently from east to west. The boundaries of the site are defined by hedgerows and mature trees, 2 of which on the east boundary are the subject of a Tree Preservation Order.
4. The proposed site layout incorporates the retention of the boundary trees and hedgerows. There is also a pond in the south western corner of the site which is to be retained and incorporated into the casual on site open space. A further area of casual on site open space is also to be provided at the north western edge of the site.
5. The application site is part of a wider site (Ref No.11/01004/OUTMAJ) for which outline planning consent was sought by Fox Land and Property for a mixed use development incorporating up to 700 dwellings, 40,000sqft of B1 office space, public house/ restaurant, convenience store, community building, single form entry primary school, public open space, highway works and associated works, with all matters reserved save for access. This application is still pending consideration. The adjacent site to the west has the benefit of outline planning permission (Ref No. 10/00414/OUTMAJ) which was granted on appeal. This permission is for residential development and a reserved matters application has recently been submitted for the erection of 293 dwellings (13/00138/REMMAJ) submitted by Taylor Wimpey Ltd and David Wilson Homes.

Recommendation

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

Main Issues

7. The main issues for consideration in respect of this planning application are:
 - Principle of the development
 - Density

- Levels
- Affordable Housing
- Design & Layout
- Impact on the neighbours
- Open Space
- Trees and Landscape
- Ecology
- Flood Risk
- Traffic and Transport
- Contamination and Coal Mines
- Drainage and Sewers

Representations

- To date, 21 letters of objection have been received, the contents of which can be summarised as follows: -
- Preservation of habitat is an important consideration such as ponds and hedgerows
- More traffic will be added to the area
- Agricultural land will be lost
- The development conflicts with the policies of the statutory development plan with regard to Safeguarded Land and any permission would be an unacceptable departure from the plan
- If the statutory plan is considered too dated to carry much weight, permission would still be wrong due to prematurity. The Central Lancs Core Strategy has been adopted, but the Chorley Site Allocations Plan, putting meat on the bones of the Strategy, is at a critical stage, having just undergone a public consultation process with amendments to the document yet to be made and adoption not due for about 7 months. If permission is given now, the consultation will have been a pointless exercise and residents' rights usurped
- Given the position on the Site Allocations Plan, the development would be contrary to The Framework. Para.85 states: "It must be made clear that Safeguarded Land is not allocated for development at the present time. Planning permission for permanent development of Safeguarded Land should only be granted following a Local Plan Review which proposes the development". Para.156 states: "Local Planning Authorities should set out the strategic priorities for the area in the Local Plan Review. This should include the policies to deliver.... the homes....needed in the area"
- With the planning situation in Chorley as it stands, and the scrapping of the regional tier of planning, the proposal would be contrary to the provisions of the Localism Act, 2011
- Chorley has much more than the required 5 year + 5% housing land supply. Clayton-le-Woods in particular has extant permissions for about 500 dwellings and clearly no need for any more at present
- It is not sustainable to take yet more greenfield land when brownfield land with permission for over 1000 dwelling units lies undeveloped only a mile away at Buckshaw Village
- Magnolia Drive is an inadequate access road for the extra traffic movements associated with the 106 extra cars which the applicant identifies as being attached to these up-market houses
- Unfortunately, planning decisions in Chorley on housing applications have of late been taken for non-planning reasons by the Inspectorate and, more recently, by the Council, e.g. the Fox 300 and the Redrow 160 dwelling permissions at Clayton-le-Woods and the large scale housing permissions at Whittle-le-Woods and Adlington, all contrary to planning policy. These decisions have totally discredited the Site Allocations Plan process; the quantity builders and not the planning authority are now the main movers in determining the future shape and location of housing in the Borough.
- If you no longer use the statutory plan to gauge proposals of this scale, due to the Inspector's decision on the Fox application 10/00414/OUTMAJ, then you should refuse the applications on grounds of prematurity. You are currently in the final stages of preparing the Central Lancashire Core Strategy and the Chorley Site Allocations and Development Management Policies documents to replace the Local Plan Review. If permission is granted for this application at this time, the public consultations exercises, if not the

Inquiries themselves, will be rendered meaningless and a complete waste of time and Council tax payers' money.

- Due to implementation of the Localism Act, the Government's intention is to give more power to local people. Recent planning decisions in Chorley Borough have shown that it is builders and Government Inspectors, not local planners or local people, who are deciding the future shape of Chorley. As a resident of Clayton Le Woods, I am part of my community and I do not see that any further development in Clayton Le Woods is necessary and possibly not lawful considering the public consultation that is still yet to be considered and decided in the Local Development Framework
- There is presently no need for further large development in Clayton Le Woods. In the recently overturned Lucas Lane planning application by Redrow, the Inspector comments along the lines that "some safeguarded land should be expected to be built on" – this has already occurred in Clayton Le Woods when the Inspector granted Fox Developments permission for 300 dwellings in the vicinity of this application just last year. The Inspector for Lucas Lane also dismisses the relevance of Buckshaw Village – this is a nonsense: there are permissions for over 2000 more dwellings at Buckshaw Village a mere mile away from this site; many smaller sites, such as the backland housing along Lancaster Lane and elsewhere, have recently received permission or are built and unsold; and there are other small sites in the pipeline, as, for example, at Burrows Grass Machinery. The wider picture, taking into account our neighbours in South Ribble, is a far greater number of proposed new housing than already mentioned. The Central Lancashire Core Strategy states that Clayton Le Woods, as an Urban Local Service Centre, is an area where "some growth and investment will be encouraged to help meet housing and employment". The 300 houses already approved for Fox Developments and the 160 approved for Redrow Homes on the same A49 corridor, is "some" and that any more developments are "more than some". The point should be given serious consideration along with my other listed reasons for objection
- Whilst the Government clearly wishes to boost house building and employment development throughout the country, it also requires this to be "sustainable." It is not sustainable to take another area of greenfield agricultural land out of production when brownfield sites, like Buckshaw, are still available
- The extra traffic from the proposed developments would have a severe detrimental effect on the quality of life on people living along the existing narrow estate roads in terms of safety, noise, air pollution and sheer weight of traffic. It would also impact on the already very busy Lancaster Lane and Wigan Road, especially taking into account the many other existing permissions yet to be implemented in Clayton-le-Woods and surrounding area. No doubt solutions can be found from a highway engineering point of view, but that is no consolation to existing residents and the effect on their lives. I have seen articles in the local press calling for improved safety on the A49 near to the residential site where school children cross. Magnolia Drive is not designed to take through traffic, this is a serious safety risk
- I would like to propose that the site is returned to green belt. It is adjacent to a Biological Heritage Site and provides a valuable amenity for local residents to enjoy the natural environment. This area is greatly valued by local people as open space
- In August 2010 Bill Oddie, Lindsay Holye MP and hundreds of local people carried out a Bioblitz survey in Cuerden Park. They counted over 850 separate species. This data is recorded and should be considered by the Committee, as it is there to protect Biologically Sensitive Areas such as this. Cuerden Park is only one road's width away from the proposed site – the impact on wildlife is unfathomable
- There would be an intolerable burden on the local infrastructure. Based on a family of 2.2 children, the additional people accessing services would be detrimental to the quality of life for existing and new residents. In conclusion, I currently live in a great place; the community are passionate about our open spaces and our neighbourhood. Chorley Council itself says on its website "we are committed to promoting and preserving the environment"
- Access to the site along Cypress Close could pose a safety risk to children playing on the existing public open space on Cypress Close
- Great Crested Newts have been lost from local ponds

- This green environment is an essential amenity to my family and the neighbourhood. Let's not lose all the green open space for our future generations
- The development will cause harm to local wildlife
- There are already several other developments around this area. Buckshaw village being one of them - we don't need any more
- Local doctors and dentists in the area are already oversubscribed
- The builders will access the site via Cypress Close instead of the A49 Wigan Road
- There will also be the extra traffic from 38 new homes using Cypress Close as an access road instead of Wigan Road
- If the rest of the development is allowed, there will be so much traffic on Cypress Close leading to and from Lancaster Lane the quality of life here will be ruined
- I wish to see the entire development built from a Wigan Road access and permanently separated from Cypress Close
- My concern is also that it may become a rat run for many more houses, and a 'short cut' to Wigan road to bypass Lancaster lane lights and junction
- The public open space will become unsafe as people use Cypress Close for access to the proposed development
- Children will not be able to cross the road safely
- The current 20mph speed limit is not adhered to now
- Traffic calming would have to be implemented throughout Magnolia Drive and cypress close to slow everyone down
- The site will have an effect on house prices as affordable housing is proven to reduce the cost of surrounding housing
- The need for these houses must surely be negligible when there so many houses being built in the immediate area and so many remain unsold
- The applicant is wasting everyone's time by building these houses
- The destruction of wildlife, the extra noise and pollution will adversely affect everybody, physically and emotionally
- The water to the southwest corner previously contained great crested newts which have apparently disappeared. The council should be suing the land owners / developers for their failure to undertake their legal obligation to protect this rare species
- The plan would look to build houses far too close to trees which incumbents of the new houses would want removed or reduced due to the dense shade they would cast on the properties. Properties should be sited significantly further away from this boundary
- The infrastructure and service roads to the proposed development site will not be able to cope with the new traffic - in addition to over-burdening Cypress Close, the traffic using Magnolia Drive will also increase and the meandering nature of the this road is not appropriate for heavier traffic use
- There has been at least one serious accident in the past and many "near misses"
- Surely it is possible to find an alternative access route to build on the proposed field
- The proposal threatens the community cohesion
- Making Cypress Close an access road would create a huge increase in traffic volumes as well as the average speed of vehicles and it would dramatically increase the chances of an accident involving one of the children
- How can anyone justify such a change when the reduction of speed limits has been aimed at improving the safety of roads in residential estates?
- If the access was from the A49 development the field would continue to be an asset to all
- There have been numerous drainage issues on the estate and surrounding area - unless work is put into this area I have concerns over the addition of more houses
- Plots 3 to 7 (especially 6&7) and 10 to 11 are far too close to the trees at the southern border of the land. As a consequence the tree roots would be disturbed during development leading to their ultimate death

8. To date, no letters of support have been received

Consultations

9. No comments have been received from Clayton Le Woods Parish Council. Any comments received will be reported in the addendum.

10. **Lancashire County Council (Ecology)** do not raise any objections to the application and state that the main ecological concerns associated with these proposals include potential impacts on Cuerden Farm Ponds Biological Heritage Site (BHS, non-statutory designated Local Site), protected and priority species and habitats and habitat connectivity.
11. However, LCC Ecology advise that provided no mature trees with potential to support roosting bats will be removed to facilitate this development, then the applicant has submitted sufficient information to enable determination of this application, and mitigation/compensation for impacts on biodiversity can be secured by planning condition.
12. LCC (Ecology) state that it should be noted that although the Biological Heritage Site (BHS) is designated for amphibians (including great crested newts: European protected species), surveys carried out in support of previous planning proposals have failed to find evidence that great crested newts remain present in this area. It therefore appears reasonably unlikely that the proposals would result in significant impacts on great crested newts or their habitat. The BHS remains of value however, and there is national recognition (e.g. The Framework, Defra Local Sites guidance) of the contribution that these Local Sites make to the maintenance of biodiversity. Thus, and although the majority of the application area appears to comprise agriculturally improved grassland of inherently low biodiversity value, it will be important that impacts on the BHS, hedgerows, ponds and mature trees (and associated wildlife including bats, nesting birds, amphibians, hedgehogs, etc.) are avoided or adequately mitigated/compensated.
13. The proposed site layout does appear to avoid direct impacts on the BHS according to LCC (Ecology). However, habitats within the BHS do not appear to be buffered from the development so appropriate sympathetic management of wildlife habitat will need to be secured for the lifetime of the development through planning conditions.
14. The conditions suggested by LCC (Ecology) require submission of a Method Statement to set out measures to avoid impacts on protected species, a landscaping scheme demonstrating enhancement of the BHS, lighting details with regards to mitigating impacts on bats, details of bat and bird roosting facilities to be incorporated into the development and details of amphibian friendly gully pots that will be incorporated in the development.
15. **The Environment Agency** do not raise any objections to the application subject to conditions requiring full details of surface water drainage based on sustainable drainage principles, to be submitted to and approved in writing by the Council. The Environment Agency advise that the drainage strategy will be required to demonstrate that the surface water run-off generated by the development up to and including a 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall also include details of how it will be maintained and managed after completion of the development and that it shall subsequently be implemented in accordance with the approved details before the development is completed.
16. **The Architectural Design and Crime Reduction Advisor** states that during the period 06/12/2011 to 06/12/2012 there have been reports of criminal activity in the immediate vicinity of this location including theft from a vehicle. In order to prevent the opportunity for criminal activity at the proposed development, development should take into consideration the principles of *Secured By Design* in particular Part 2 Physical Security e.g. PAS 24 doorsets and laminated glazing in ground floor windows. Recommendations are also made in relation to minimising the opportunity for crime.
17. **LCC (Archaeology)** advise that the line of the Roman road from Preston to Wigan is recorded as possibly running across the application site. It has also been suggested that sandstone blocks observed in drainage trenches during the construction of houses on Caton Drive (immediately to the south of the proposal site) are evidence of the road. Any surviving archaeological evidence for the road would be considered to be of local significance only and could therefore be adequately dealt with by means of an appropriate scheme of archaeological mitigation (e.g. geophysical survey, archaeological excavation and recording).

LCC (Archaeology) would therefore recommend that should the local planning authority be minded to grant planning permission to this or any other scheme that the applicants be required to undertake a phased programme of archaeological work, and that such works be secured by means of a planning condition.

18. **United Utilities** do not raise any objection to the application subject to the imposition of 4 no. planning conditions which require submission of a drainage strategy, surface water drainage details, foul drainage details and a requirement that no dwellings are constructed within 3m of any existing public sewers and 15m of the wet well of any foul pumping station.
19. **Lancashire County Council (Highways)** advise that there is no overriding highway objection to the proposed development in principle and the parking and garaging is generally in accordance with the preferred standards. Issues with regards to the site layout have been raised which relate to the footway along the southern perimeter of the existing turning head at Cypress Close, the visibility at the private access serving plots 35-38 being obscured by the adjacent line of bush/hedge, the access road serving plots 8-18 being narrow, the layout not including for widening at bends due to the layout not providing for 2m wide footways on both sides or with a 2m wide service strip if a shared surface. An amended site plan has been submitted to address these issues and further comments are awaited from LCC (Highways) which will be reported in the addendum.
20. **Chorley's Waste & Contaminated Land Officer** has reviewed the Phase 1 & 2 Geo-Environmental Site Investigation and states the report has made an adequate assessment of the site and the conclusion that the site is suitable for development is concurred with. No objections to development proceeding are therefore raised subject to a condition stipulating that should during the course of the development, any contaminated material other than that referred to in the investigation and risk assessment and identified for treatment in the remediation proposals be discovered, then the development should cease until further remediation proposals have been submitted to and approved in writing by the Local Planning Authority.
21. **Lancashire County Council (Education)** advise that latest projections for the local primary schools show there to be a shortfall of 74 places in 5 years' time. The shortfall will occur without the impact from this development. These projections take into account the current numbers of pupils in local schools, the expected take up of pupils in future years based on the local births, the expected levels of inward and outward migration based upon what is already occurring in the schools and the housing development within the local 5 year Housing Land Supply document, which has already had planning permission. With an expected yield of 13 places from this development, the shortfall would increase to 87 pupil places. Therefore, a contribution from the developer in respect of the full pupil yield of 13 places is being sought. This equates to a figure of £154,446. With regards to secondary school places, latest projections for the local secondary schools show there to be approximately 1290 places available in 5 years' time, with an expected pupil yield of 10 pupils from this development, a contribution from the developer in respect of secondary places is not being sought as projections show there will be sufficient spaces available in 5 years' time.

Assessment

Principle of the development

22. Clayton-le-Woods is a designated Urban Local Service Centre in the Central Lancashire Core Strategy (2012), so is considered as an appropriate location for some housing growth and investment. The application site is also located on land designated as Safeguarded Land by Policy DC3.8 of the Adopted Chorley Local Plan. Members will be aware that there have been a number of recent appeal decisions on sites designated as Safeguarded Land, which are material considerations in the determination of this application. In the appeal decisions for housing applications on Safeguarded Land sites in Clayton-Le-Woods, Whittle-le-Woods and Clancutt Lane, Coppull, the determining Inspectors have concluded that Policy DC3 should be considered out of date and as such have not afforded it weight in reaching a decision. Therefore, although this proposal would be in breach of saved Local Plan Policy DC3, this policy must be read in the context of other material considerations that may be more up-to-date.

23. The Chorley Local Plan 2012 – 2026 has now been submitted to the Secretary of State and the Examination In Public is due to commence on 22nd April this year. Policy HS1.31 allocates land for 699 dwellings and Policy EP1.15 allocates 20 hectares for employment on the safeguarded land at Clayton-le-Woods. Policy HS2 of the submitted Local Plan sets out a phasing schedule for the housing development on the overall allocated site to enable the Council to manage growth and ensure a steady supply of land availability across the Borough over the plan period.
24. This proposal is for residential units on the south-eastern portion of the aforementioned site, to be accessed through the adjacent residential area via Cypress Close. The safeguarded land at Clayton-le-Woods is needed to meet both housing and employment land requirements although no employment land is proposed as part of this scheme. The Council's preferred approach, through policies HS1.31 and EP1.15 is for a master plan (or development brief) to be prepared for the allocated site. However, as this is only a small area of land which is adjacent to existing and permitted residential areas, which is to be accessed independently via an existing residential area, residential development at the density proposed is considered to be appropriate in this location and is potentially more deliverable in relation to the remainder of the wider allocation.
25. In terms of this allocation, Policy HS2 of the Chorley Local Plan sets out a phasing schedule. This provides for 90 dwellings in the period 2012-2016 (Phase 1), 305 over the period of 2016-22021 (Phase 2) and 304 from 2021-2026 (Phase 3). It is anticipated that the dwellings which have already been approved in outline on the adjacent Fox Land and Property site will commence first and the development on this site is subject to a number of restrictions on when and how the houses can be built given. A reserved matters application has now been submitted on this site (Ref No. 13/00138/REMMAJ).
26. The 160 Redrow dwellings also approved in outline on the adjacent land are likely to fall into phase 2, due to conditions requiring infrastructure to be completed (by a third party) before development starts on the site which means it is unlikely that a significant number of dwellings would have been started prior to 2016. This would also be in accordance with the phasing schedule set out in Policy HS2.
27. The applicant has advised that the development would commence this year so if this current application is approved, it is likely that some of the dwellings would be developed in phase 1 of the phasing schedule set out in Policy HS2 and therefore together with a proportion of the 300 dwellings on the Fox Land and Property site, could result in more than 90 dwellings being provided during Phase 1, which would be contrary to the phasing schedule.
28. However, Policy HS2 states that development will be permitted in order to achieve the general sequence of development as set out in the phasing schedule to deliver the annual rate of supply under Core Strategy Policy 4: Housing Delivery. The application site is small in size and will not rely on the delivery of infrastructure associated with the rest of the allocation site and can be developed independently of it. Also, allowing the 38 dwellings proposed would not cause conflict with the development of the wider site. In addition there is possible uncertainty about delivery of other parts of the wider allocation as a reserved matters application has only just been submitted on the site to the east. It is not therefore considered that allowing this proposal for 38 dwellings will cause significant harm to the general sequence of development set out in the phasing schedule under Policy HS2.
29. In addition, although the emerging Local Plan has been submitted to the Secretary of State and is therefore at an advanced stage with the Examination in Public due to commence on 22nd April, the weight individual policies can be afforded depends on the extent to which there are unresolved objections and their significance. Policy HS2 as a whole was subject to eight objections at publication stage which limits the weight that can be afforded to it at this stage. It should also be noted that the applicants are proposing to provide a 30% level of affordable housing, which accords with Core Strategy Policy 7.

30. In conclusion on the issue of the 'principle of development', in this case it is considered that the development represents a form of sustainable development that The Framework states should be approved without delay.

Density

31. The application site extends to an area of 1.46 hectares. The provision of 38 dwellings on the site therefore equates to a density of 26 dwellings per hectare. The density of the development is considered to be similar to that of the adjacent modern residential development to the east and south east on Cypress Close, Magnolia Drive and Petunia Close. However, the density of the development is higher than that of Lune Drive to the south which is an older more traditional development.
32. This being the case, it is considered that the density of the development proposed, at 26 dwellings per hectare, is an acceptable one in that it reflects the density and character of the modern residential estate to the east and south east.

Levels

33. There is a fall in the level of the site from east to west of approximately 3m. The proposed site plan includes proposed slab levels of the dwellings which reflect the fall in the level of the land. There are existing properties to the east and south of the site and the finished floor levels of these properties are detailed on the site plan.
34. The slab levels of the existing properties to the south of the application site on Lune Drive are a maximum of 0.48m higher than any of the dwellings on plots 1 to 6, the nearest proposed dwellings on the site to the existing properties on Lune Drive. The nearest first floor window in the rear elevation of the properties facing the existing properties to the south on Lune Drive is approx. 23m away. This distance is in excess of the 21m distance required by the Council's Spacing Standards.

Affordable Housing

35. The applicant is proposing to provide a total of 11 affordable dwellings on the site which complies with the requirements of Policy 7 of the Core Strategy which sets a target of 30% from market housing schemes in urban parts of Chorley.
36. Strategic Housing have advised that the mix of comprising of 7 no. 2 bedroom properties and 4 no. 3 bedroom properties is acceptable. The applicant advises that discussions have taken place with various Registered Social Landlords (RSL's) in terms of the tenure mix of these properties and the 2 bedroom properties are proposed to be for affordable rent and the 3 bedroom properties are proposed to be for shared ownership.
37. However, Strategic Housing have advised that the 2 bedroom properties should be for social rent as opposed to affordable rent as the Council does not normally allow such property types unless there are exceptional circumstances. Also, affordable rents are higher than social rents and long term do not offer the same rights and security of tenure for example. The applicant has therefore been advised to approach a Register Social Landlord on this basis and an update will be provided on the addendum.

Design & Layout

38. The design and scale of the proposed dwellings are typical of a development being undertaken by a volume build developer in that they have a modern design with traditional feature elements. The design and scale of the dwellings and the plot sizes are however considered to be acceptable as they are similar to the dwellings on Cypress Close and beyond, which itself is a modern residential development which includes predominantly large detached dwellings on generous plots as well as higher density dwellings on Petunia Close which are also akin to plots 8 to 18 on the layout proposed.
39. The layout of the development is modern in character and has taken account of the site boundaries and the existing hedge lines and trees. Plots 35 to 38 all face out onto the existing open space to the east of the site and are accessed via a private driveway which runs in front of the properties. The orientation of plots 35 to 38 will provide a more

aesthetically attractive boundary to the site which will have a more inclusive feel than if the dwellings backed onto the eastern boundary. This will also result in a more cohesive feel between the development proposed and the existing modern estate on Cypress Close and beyond. Plot 1 has also been amended so as a dual aspect property now faces onto Cypress Close and the road serving the development which along with plots 35 to 38 provides a focal point for the development.

40. Two areas of casual open space are to be provided in the south western and north western corners of the site totalling 776 square meters in area. The space to the south western corner incorporates a pond which is to be retained. Affordable housing is also to be provided in the south western corner of the site with plots 12 to 18 facing onto a row of parking spaces whilst the parking for plots 8 to 11 is to be provided to the rear of the properties. Plots 8 to 11 will face onto the casual open space in the south western corner of the site as will plots 11 to 15.
41. Throughout the rest of the site, the detached properties face onto the access road which runs up to a turning head adjacent to the north western casual open space area. A secondary road serves plots 8 to 18 in the south western corner of the site.

Impact on the neighbours

42. All of the proposed dwellings comply with the Council's Spacing Standards in terms of distances between the proposed properties and existing properties. There are existing properties to the east and south of the site and the finished floor levels of these properties are a maximum of 0.48m higher than any of the dwellings on plots 1 to 6. The nearest first floor window in the rear elevation of the proposed properties facing the existing properties to the south on Lune Drive is approx. 23m away. This distance is in excess of the 21m distance required by the Council's Spacing Standards. Also, all first floor windows in the rear elevations of plots 1 to 6 are more than 10m from the boundaries they face with the existing residential properties on Lune Drive, again in compliance with the Council's Spacing Standards.
43. In terms of the relationship with the existing properties to the east, the nearest property is 7 Cypress Close. The property on plot 1 will face onto the turning head to the left hand side of this property and its front garden. The first floor windows on plot 1 will be approx. 15m from the western front garden boundary of this property. However, this is not the private intimate amenity space associated with 7 Cypress Close and the distance to the rear garden boundary is over 21m and at such an angle that views from the first floor windows in plot 1 would not be readily attainable. The slab level of plot 1 will also be 0.38m below that of 7 Cypress Close. This relationship is therefore considered to be an acceptable one.
44. Internally, the interface distances between the proposed properties are generally in accordance with the objectives of the Council's Spacing Standards. The distances have been increased above the standard 21m interface between plots 35 to 38 and plots 31 to 34 which back onto each other as there is a difference in slab levels. However, they are slightly below the required 25m by the Spacing Standards at 23.5m. However, at 23.5m, the interface is still 2.5m in excess of the normal 21m so it is considered that the relationship is an acceptable one, given garden boundaries have been increased to at least 11.6m from the first floor rear facing windows in plots 35 to 38. First floor window to garden boundaries have also been increased by 0.7m in plot 34 and at least 1.3m in plots 31 to 33.
45. Plots 8 to 11 have gardens which are 8.5m deep which is below the normal 10m required. However, the first floor windows do not face the curtilage of another dwelling; they face onto the car parking area. Throughout the rest of the site, the properties are orientated to ensure that each dwelling has a curtilage which provides sufficient outdoor amenity space.

Open Space

46. The proposed site layout plan includes the provision of 776 square meters of casual open space with the space in the south western part of the site including a pond. The open space in the north western corner of the site will also enable a footpath link to be provided between this site and the wider development site to the west and north. A condition is recommended

requiring details of how this site will link in with the adjacent site to ensure there is pedestrian permeability between both of the sites.

47. The applicant has requested that the S106 agreement is worded to allow the management of the onsite casual open space to either be carried out by the applicant or the Council. A requirement for a contribution towards off site play provision of £49,172 is also included within the S106 agreement which will be used towards provision of and improvements to playing pitches and play spaces.

Trees and Landscape

48. There are trees on the boundaries of the site with 2 no. trees being the subject of a Tree Preservation Order (TPO No. 8 Clayton Le Woods 1996) on the eastern boundary adjacent to plots 37 and 38. The proposed layout incorporates the retention of the boundary trees and the dwellings have been proposed taking account of the Root Protection Areas (RPA's) of these retained trees. The tree survey recommends the removal of only two trees, one on the southern boundary and one on the western boundary. The trees are described as being of poor quality and suffering from defects.
49. Several objections have requested that the trees on the site boundary be made the subject of a Tree Preservation Order. However, the proposed site layout plan proposes retention of the trees on the boundary hence it is not considered to be expedient to make the trees the subject of a Tree Preservation Order in this case given the proposed site plan shows them retained.
50. The application also includes a detailed landscaping scheme which proposes the retention of the boundary landscaping, apart from a small section adjacent to the access road to plots 35 to 38 and in front of plot 1. Additional tree planting is also proposed throughout the site as part of the landscaping scheme which will be made the subject of a condition.

Ecology

51. The applicant has submitted with the application an Extended Phase 1 Habitat Survey and on the basis of this survey, LCC Ecology advise that provided no mature trees with potential to support roosting bats will be removed to facilitate this development, then the applicant has submitted sufficient information to enable determination of this application, and mitigation/compensation for impacts on biodiversity can be secured by planning condition.
52. LCC (Ecology) state that it should be noted that although the Biological Heritage Site (BHS) is designated for amphibians (including great crested newts: European protected species), surveys carried out in support of previous planning proposals have failed to find evidence that great crested newts remain present in this area. It therefore appears reasonably unlikely that the proposals would result in significant impacts on great crested newts or their habitat. The BHS remains of value however, and there is national recognition (e.g. The Framework, Defra Local Sites guidance) of the contribution that these Local Sites make to the maintenance of biodiversity. Thus, and although the majority of the application area appears to comprise agriculturally improved grassland of inherently low biodiversity value, it will be important that impacts on the BHS, hedgerows, ponds and mature trees (and associated wildlife including bats, nesting birds, amphibians, hedgehogs, etc.) are avoided or adequately mitigated/compensated.
53. The proposed site layout does appear to avoid direct impacts on the BHS according to LCC (Ecology). However, habitats within the BHS do not appear to be buffered from the development so appropriate sympathetic management of wildlife habitat will need to be secured for the lifetime of the development through planning conditions.
54. The conditions suggested by LCC (Ecology) require submission of a Method Statement to set out measures to avoid impacts on protected species, a landscaping scheme demonstrating enhancement of the BHS, lighting details with regards to mitigating impacts on bats, details of bat and bird roosting facilities to be incorporated into the development and details of amphibian friendly gully pots that will be incorporated in the development.

Flood Risk

55. The application is accompanied by a Flood Risk Assessment. The Environment Agency have been consulted on the application and do not raise any objections to it subject to conditions requiring full details of surface water drainage based on sustainable drainage principles to be submitted to and approved in writing by the Council, in liaison with the Environment Agency. The drainage strategy will be required to demonstrate that the surface water run-off generated by the development up to and including a 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall also include details of how it will be maintained and managed after completion of the development and that it shall subsequently be implemented in accordance with the approved details before the development is completed.

Traffic and Transport

56. Access to the site is to be taken from Cypress Close which at the present time terminates adjacent to a field gate access into the application site. The position of this field gate is the approximate position of the access road into the site which will be formed by continuing Cypress Close. The proposed internal road splits into two cul-de-sacs and does not therefore link through with the adjacent site which is the subject of a reserved matters application for 293 dwellings (13/00138/REMAJ).
57. Lancashire County Council (Highways) have advised that there is no overriding highway objection to the proposed development in principle as the parking and garaging is generally in accordance with the preferred standards. Issues with regards to the site layout have been raised which relate to the footway along the southern perimeter of the existing turning head at Cypress Close, the visibility at the private access serving plots 35-38 being obscured by the adjacent line of bush/hedge, the access road serving plots 8-18 being narrow, the layout not including for widening at bends due to the layout not providing for 2m wide footways on both sides or with a 2m wide service strip if a shared surface. An amended site plan has been submitted to address these issues and further comments are being awaited from LCC (Highways) which will be reported in the addendum. However, this is considered to satisfy the concerns raised by LCC (Highways).
58. With regards to the sizes of the single integral garages in the properties which have them, these fall short of the 3m by 6m internal dimensions specified in Manual for Streets. The applicant has been asked to address this issue and has amended the plans of two of the house types (Renishaw and Hatton) increasing the width of the garages to 2.5m. A family saloon car has been superimposed on the plans in each of the garages and the plans show a sufficient gap adjacent to the driver's door (600mm) would be available to enable the driver to open the door and exit the vehicle.
59. The other house type with a single integral garage (Belgrave) already had a 2.5m wide garage so no change to the plans has been necessary. However, this still leaves the issue of garage depth which is less than the 6m specified in Manual for Streets. To address this issue, the applicant has also agreed that the properties with a 2.5m wide single integral garage will have an external shed in their rear gardens to provide bicycle storage space that would otherwise have been available in the garages, had they had depths of 6m or more. This can be secured by a planning condition.
60. The other properties all have adequate off street car parking. The 4 bedroom Bonham house type has a double width drive and a double garage, the 4 bedroom Bonnington house type has a driveway which can accommodate 3 cars in a row and single garage and the 2 bedroom and 3 bedroom properties all have the benefit of 2 no. off street spaces.
61. Objections on traffic grounds have been raised by some local residents as access to the site is via Cypress Close and this will obviously lead to an increase in the levels of traffic using Cypress Close. However, LCC (Highways) have not raised any objections to the 'principle' of the development of this site in terms of accessing it via Cypress Close hence whilst the concerns of residents are noted, without an objection on this matter from LCC (Highways), a reason for refusal on these grounds could not be substantiated.

Contamination and Coal Mines

62. The application site is outside of an identified coalfield hence does not require the submission of a Coal Mining Risk Assessment. The applicant has however submitted a Phase 1 and Phase 2 Geo-Environmental Site Investigation which the Council's Waste and Contaminated Land Officer has confirmed as being an adequate assessment of the site along with its conclusion that the site is suitable for the development proposed.
63. A recommendation is made that should, during the course of the development, any contaminated material other than that referred to in the investigation and risk assessment and identified for treatment in the remediation proposals be discovered, then the development should cease until such time as further remediation proposals have been submitted to and approved in writing by the Local Planning Authority. This can be made the subject of a planning condition.

Drainage and Sewers

64. United Utilities have not raised any objections to the application and state that the site must be drained on a separate system, with only foul drainage connected into the foul sewer whilst surface water should discharge to a soakaway/SUDS or directly to a watercourse which may require the consent of the Local Authority. United Utilities also state that surface water should not be allowed to drain to the public sewer network as there are adequate alternatives available to this.
65. United Utilities also state that there is a foul pumping station located to the east of the site and that the developer must ensure that any habitable dwellings are sited at least 15m away from the wet well of the pumping station. This will reduce the risk of odour, noise and vibration pollution to the new dwellings. This distance means that the development would be in line with the standards set out in the document Sewers for Adoption (6th Edition). There are no properties within 15m of the foul pumping station.
66. United Utilities comments are based on the imposition of 4 no. planning conditions which require submission of a drainage strategy, surface water drainage details, foul drainage details and a requirement that no dwellings are constructed within 3m of any existing public sewers and 15m of the wet well of any foul pumping station. Accordingly, conditions covering these matters are recommended.

Section 106 Agreement

67. A section 106 agreement is required to secure affordable housing on the site and a financial contribution towards school places, the provision of off-site play space and the 10 year maintenance of the on-site casual open space.
68. In relation to the casual open space on site, the applicant has requested that the S106 agreement is worded in such a way so as to enable Rowland Homes to manage the on-site casual open space rather than paying a commuted sum to the Council although a final decision on this has not been made by the applicant. A sum of £49,172 is also being sought towards the off-site provision of sports pitches and play space.
69. In terms of the contribution towards school places, LCC (Education) have made a request for a contribution from the developer in respect of the full pupil yield of 13 places from the development. This equates to a sum of £154,446. A contribution is not sought towards secondary school places.
70. The S106 agreement will also secure the provision of 30% affordable housing on the site comprising a tenure mix of social rent and shared ownership properties. The applicant has been in discussions with Adactus who have confirmed in writing that the provision of 7 no. 2 bedroom properties for affordable rent and 4 no. 3 bedroom properties for shared ownership would be acceptable on the site.
71. However, Strategic Housing have advised that the 2 bedroom properties should be for social rent as opposed to affordable rent as the Council does not normally allow such property types unless there are exceptional circumstances. Also, affordable rents are higher than

social rents and long term do not offer the same rights and security of tenure for example. The applicant has therefore been advised to approach a Register Social Landlord on this basis and an update on this issue will be provided on the addendum.

Overall Conclusion

72. The principle of residential development is considered to be an acceptable one. The negotiated amendments to the layout and house type substitutions have improved the quality of the scheme since it was originally submitted.
73. It is therefore recommended that the application be approved subject to conditions and a Section 106 Obligation to secure the provision of affordable housing and financial contributions towards off-site public open space, education provision and the 10 year maintenance of the on-site casual open space, if Rowland Homes do not decide to manage the space

Other Matters

Public Consultation

74. The applicant advises that prior to submission of the application a consultation exercise with the local community in Clayton-le-Woods was undertaken which comprised a leaflet drop outlining the applicant's intention to develop the site for family housing. The leaflets were distributed to properties adjoining the site. In total, the applicant advises that a total of 200 leaflets were distributed on 28th June 2012. The applicant advises that at the time of writing the Planning Statement (July 2012), three responses had been received. In summary, one resident enquired regarding the potential purchase of a property from this scheme, one objected to access being taken from Cypress Close and one other objected on the grounds of site features which are important to wildlife.
75. With regards to the two objections, the applicant asserts that the access point from Cypress Close is deemed to be acceptable in highways safety terms. The point of access has been designed in accordance with the requirements set out by Lancashire County Council; furthermore the nature of Cypress Close along with the internal road layout of the proposed site will encourage motorists to drive at a low speed. In relation to important wildlife features, the applicant undertook an extended Phase 1 habitat survey and additional survey work in relation to Great Crested Newts (GCN).
76. In conclusion to community and stakeholder engagement, the applicant considers that the key issue to overcome with regards to the proposed development relates to the current policy designation of this site and further justification is set out in the Planning Statement to demonstrate why this proposal is considered acceptable and reflects the key aims and objectives of both the emerging Development Plan for Chorley and the National Planning Policy Framework.

Sustainability

77. The applicant has addressed sustainability issues in the planning statement and confirmed that the dwellings will be built to meet level 4 of the Code for Sustainable Homes (CfSH), a requirement of Policy 27 of the Core Strategy. The applicant is aware that conditions will be imposed to secure the requirement for the dwellings to be constructed to meet level 4 of the CfSH. The proposed development therefore accords with the objectives of Policy 27 of the Core Strategy.

Waste Collection and Storage

78. The Waste and Contaminated Land Officer has raised some issues with the amended layout plan in relation to plots 8 to 18 in terms of bin storage and collection. These have accordingly been brought to the applicant's attention and an amended plan has been submitted to address these issues which the Waste and Contaminated Land Officer has confirmed as being acceptable.

Planning Policies

National Planning Policies:

National Planning Policy Framework (The Framework)

Adopted Chorley Borough Local Plan Review

Policies: GN5 / DC3 / EP4 / EP9 / HS4 / HS6 / HS19 / HS21 / TR4

Supplementary Planning Guidance:

- Statement of Community Involvement
- Design Guide

Joint Core Strategy

Policy 1 - Locating Growth
Policy 4 - Housing Delivery
Policy 5 - Housing Density
Policy 7 - Affordable & Special Needs Housing
Policy 17 - Design of New Buildings
Policy 22 - Biodiversity & Geodiversity
Policy 26 - Crime & Community Safety
Policy 27 - Sustainable Resources & New Development

Publication Version of Chorley Local Plan

HS1 / HS2 / HS4A / HS4B / BNE1 / BNE3 / BNE9 / BNE10

Planning History

78/00864/FUL - Agricultural workers bungalow - Refused

11/00981/SCE - Request for a screening opinion under the Town and Country Planning (EIA) regulations by Fox Land & Property for Land off Wigan Road, Clayton le Woods – EIA Not Required

11/01004/OUTMAJ - Outline application for a mixed use development incorporating up to 700 dwellings, 40,000sqft of B1 office space, public house/ restaurant, convenience store, community building, single form entry primary school, public open space, highway works and associated works. (All matters reserved save for access) – Still Pending Consideration

Recommendation: Permit (Subject to Legal Agreement) Conditions

- 1. Prior to the commencement of development samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.**
Reason: To ensure that the materials used are visually appropriate to the locality.
- 2. All windows in the first floor side elevation of the Bonham house type which serve bedroom 1 shall be fitted with non-opening obscurely glazed windows. Specifically, these windows are as follows: -**
The first floor window in the south south east facing elevation of plot 19
The first floor window in the west facing elevation of plot 22
The first floor window in the south east facing elevation of plot 30
Reason: To protect the residential amenity of the occupiers of the adjacent properties.
- 3. Before the development hereby permitted is first commenced, full details of the alignment, height and appearance of all fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.**

Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.

4. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s) 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.

5. No part of the development hereby permitted shall be occupied or used until a means of vehicular access has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety

6. The garage(s) hereby permitted shall only be used for purposes incidental to the enjoyment of the dwellinghouse, including the parking of cars. The garage shall not be used for any trade or business purposes.

Reason: In order to safeguard the residential amenity and character of the area

7. 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 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

8. The existing soil levels around the base of the trees to be retained shall not be altered.

Reason: To safeguard the trees to be retained

9. Notwithstanding the details shown on the submitted plans, the proposed driveway/hardsurfacing to the front of the property shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to prevent flooding

10. All dwellings commenced after 1st January 2013 will be required to meet Code Level 4 of the Code for Sustainable Homes and all dwellings commenced after 1st January 2016 will be required to meet Code Level 6 of the Code for Sustainable Homes. Within 6 months of occupation of each dwelling a Final Certificate, certifying that the relevant Code for Sustainable Homes Level for that dwelling has been achieved, shall be submitted to the Local Planning Authority.

Reason: In the interests of minimising the environmental impact of the development

11. Prior to the commencement of the development, a 'Design Stage' assessment and related certification shall be submitted to and approved in writing by the Local Planning Authority. The assessment and certification shall demonstrate that the dwellings will meet the relevant Code Level.

Reason: In the interests of minimising the environmental impact of the development

12. No dwelling shall be occupied until a letter of assurance; detailing how that plot has met the necessary Code Level has been issued by a Code for Sustainable Homes Assessor and approved in writing by the Local Planning Authority.

Reason: In the interests of minimising the environmental impact of the development

13. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in

writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall also include details of how it shall be maintained and managed after completion and it shall subsequently be implemented in accordance with the approved details before the development is completed.

Reasons: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

14. Prior to the commencement of development, a full water vole survey of the wet ditch along the western boundary of the site shall be undertaken as recommended in the Phase1 Habitat Survey dated March 2012 by the Appleton Group. Should the survey demonstrate the presence of water voles and/or associated habitat, no development shall take place until a plan detailing the protection and/or mitigation of damage to water voles and associated habitat during construction works and once the development is complete has been submitted and approved in writing by the local planning authority. Any change to operational, including management, responsibilities shall be submitted to and approved in writing by the local planning authority. The water vole protection plan shall be carried out in accordance with a timetable for implementation as approved.

Reasons: To warrant a satisfactory form of development by ensuring full consideration of the nature conservation value of the protected habitat of water voles.

15. No building shall be built within 3m of any existing public sewers or within 15m of the wet well of any foul pumping station.

Reason: To protect existing sewerage apparatus and to reduce the risk of noise, odour & vibration pollution to any new dwellings.

16. Prior to the commencement of any phase of development, details of the foul drainage scheme for that phase including any necessary infrastructure shall be submitted to and approved in writing by the local planning authority. No housing shall be occupied for that phase until the approved foul drainage scheme for that phase has been completed in accordance with the approved details. Unless otherwise agreed in writing, the approved foul drainage scheme shall only connect to the foul sewer network at manhole reference 3707 on the existing 300mm foul sewer located at grid reference 356315,422783.

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

17. Prior to the commencement of development, a strategy outlining the general system of drainage for foul and surface water flows arising from the entire site shall be submitted to the local planning authority and approved in writing. This strategy shall include details of any necessary infrastructure. Thereafter the detailed schemes for foul and surface water drainage for any phase of the development shall be submitted for approval in accordance with the strategy for the entire site approved under this condition.

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

18. No site clearance, site preparation or other development work shall commence until a Method Statement (or construction environment management plan) has been submitted to Chorley Council for approval in writing and subsequent implementation in full. The Statement/Plan shall provide full details of measures that will be implemented during works for the avoidance of impacts on protected and priority species (including but not limited to bats, nesting birds, amphibians, hedgehogs) and other features of biodiversity value (the Biological Heritage Site, hedgerows, ponds, mature trees).

Reasons: To ensure compliance with the Wildlife and Countryside Act 1981 (as amended), NERC Act 2006, Conservation of Habitats and Species Regulations 2010 (as amended) and the NPPF.

19. No site clearance, site preparation or other development work shall commence until a scheme of landscaping (including habitat creation and management) has been submitted to Chorley Council for approval in writing and subsequent implementation in full. The scheme shall demonstrate appropriate enhancement of native wildlife habitat (the boundary habitats: BHS), with locally appropriate native species. The scheme shall also demonstrate that habitat connectivity will be maintained and enhanced as part of this development.
Reason: To ensure compliance with the NPPF.
20. A scheme of lighting shall be submitted to Chorley Council for approval in writing and subsequent implementation in full. The scheme shall be in accordance with guidance issued by the Bat Conservation Trust and Institute of Lighting Engineers, and shall demonstrate the avoidance of artificial illumination (light pollution) of the Biological Heritage Site and other wildlife habitat (ponds, hedgerows, mature trees).
Reason: To ensure compliance with the NPPF (paragraph 125).
21. Details of bird nesting and bat roosting opportunities that will be incorporated into the built development shall be submitted to Chorley Council for approval in writing and along with a timescale for implementation. The approved bird nesting and bat roosting opportunities shall thereafter be implemented in accordance with the timescale approved.
Reason: To ensure compliance with the NPPF (paragraph 118).
22. Prior to commencement of development, details of amphibian-friendly gully pots that will be incorporated into the development shall be submitted to Chorley Council for approval in writing and thereafter implemented in full prior to the completion of the development.
Reasons: Roadside gullypots are a potential hazard to amphibians; the development is located immediately adjacent to an area of known importance to amphibians, including ponds; compliance with NERC Act 2006.
23. The development hereby permitted shall only be carried out in accordance with recommendations made in the Tree Survey Report (Reference No. LAC/1827/Tree Survey Report Rev A) dated June 2012.
Reasons: To ensure only necessary works to trees are carried out in accordance with the Tree Survey Report and in the interests of the visual amenities of the locality.
24. Should, during the course of the development, any contaminated material other than that referred to in the investigation and risk assessment report and identified for treatment in the remediation proposals be discovered, then the development should cease until such time as further remediation proposals have been submitted to and approved in writing by the Local Planning Authority.
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. In accordance with Paragraph 121 of the National Planning Policy Framework (DCLG, 2012).
25. 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. 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.
26. The proposed development must be begun not later than three years from the date of this permission.
Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.