

**Item 4b**                    **13/00822/REMAJ**

**Case Officer**            **Adele Hayes**

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

**Proposal**                 **Reserved matters application pursuant to outline planning permission 13/00803/OUTMAJ for the development of land to the east of Wigan Road for the erection of up to 160 dwellings and associated open space.**

**Location**                **Land North Of Lancaster Lane And Bounded By Wigan Road And Shady Lane Lancaster Lane Clayton-Le-Woods**

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

**Consultation expiry: 10 October 2013**

**Application expiry: 29 November 2013**

### **Proposal**

1. The application site is 8.48 hectares and is located to the north of Clayton-le-Woods outside of the defined settlement boundary. The site is characterised by trees and hedgerows within and around the perimeter of the site which delineate the existing field boundaries. On the southern boundary there is a pond and Woodcocks Farm is located to the north. Directly to the south of the application site is the site that was granted outline planning permission for up to 300 dwellings on appeal in July 2011 with reserved matters approval granted last year.
2. There is a public right of way which runs from Wigan Road along the western boundary of the site and through the application site. This is proposed to be retained as part of the development.
3. The site is relatively flat with a rise in land levels from the west towards Shady Lane.
4. This application seeks reserved matters approval for a residential development comprising 160 dwellings, of which 48 are proposed to be affordable pursuant to outline permission ref: 12/00941/OUTMAJ.
5. Consent is sought for details of appearance, landscaping, layout and scale. Details relating to means of access into the site from Wigan Road were approved at the outline stage.
6. The proposed development is subject to a number of conditions attached to the outline permission and a separate S106 Obligation.

### **Recommendation**

7. It is recommended that the application is approved.

### **Representations**

8. 17 letters have been received from residents citing the following grounds of objection:
  - The services in this area are already limited and the proposal will add extra strain on local pressures

- There are plenty of brownfield sites in the area that could be developed without building over more greenbelt
- These sorts of development are the cause of major flooding
- There are far too many houses in the area already with another few thousand still being built in the area and Buckshaw Village is only 1 mile away.
- The sewer system and drains cannot cope
- Queries are raised whether there are jobs for the new residents and schools for all the extra children - Local schools are all oversubscribed. Leverhouse (technically the closest although access is through a field and over the motorway) had 152 applications for 37 places in 2013. Lancaster Lane had 55 applications for 30 places in 2013, and St Catherines 73 applications for 30 places.
- The excess of houses has caused the property market to collapse and house sales are almost impossible because of this. People who wish to downsize cannot sell and free up homes that may be needed.
- The impact of development would cause a change in character to the area, by an increase in noise, traffic pollution, nuisance, disturbance, environmental impact and car accessibility and car parking.
- Fields, hedgerows and ponds in these local fields should not be destroyed. The local fields and rural areas should be retained as a benefit to the local population and not developed into housing or industrial use.
- Many times over the last few years the issue been raised about the amount of traffic using Shady Lane as a short cut to avoid the ever increasing traffic queues at the Hayrick Junction. It really is only a matter of time before there is a terrible accident and somebody gets injured or killed!
- If it was truly a development that was in keeping with the local area, it wouldn't have more than 80 houses and would make use of the countryside which it is sited in. Instead it is no better than a mass development like Buckshaw, and certainly less well conceived.
- The Design and Access statement indicates the development will connect to the green corridor and open space to the south however this will not be green as there is another development in this area of 700 homes.
- Siting a pond next to a children's play area is a recipe for disaster.
- The amount of public open space is inadequate
- Access to the proposed development by road will inevitably mean more cars and lorries coming into the area. This is on top of the increase in traffic experienced from the development of Buckshaw Village. At peak commuter time in the evenings there is often a long queue of cars wanting to come off at junction 28 southbound. The queue frequently tails back onto the motorway itself and causes drivers to break hard and swerve if they are unaware of the situation. Safety along Lancaster Lane is also a concern, especially at the mini roundabout at the junction with Spring Meadow. This is already a dangerous area for pedestrians. Infant children who are walked to school by their parents are often confronted by motorists driving too fast, from Lancaster Lane around the curve into Spring Meadow. Several accidents have happened there. Increasing the danger for children on their walk to school is not acceptable. Shady Lane would become more of a 'rat run' than it already is. The narrowness of Shady Lane at its junction with Lancaster Lane makes it a dangerous place at the best of times

- The planned proposals will further erode the feeling of being 'in the countryside' This whole area around Lancaster Lane was, until fairly recently, attractive and leafy with a feeling of space around it. In recent years plans for several other developments in the area of Lancaster Lane have been approved. Each development that is given the go-ahead increases the feeling of the area being 'closed in'
- Noise levels to area will become too high
- This area has already seen its habitat for local wildlife decimated by developers. The site outlined for development provides a haven for local wildlife (including hunting grounds for tawny owls). The area running parallel to Shady Lane will soon be Brown not Green and this development will add to the continual sprawling mass of building which is now so characteristic of Chorley Borough.

## Consultations

9. **Clayton-le-Woods Parish Council** – have no comments to make.
10. **The Environment Agency** has no comments to add to their consultation response on the previous outline application which resulted in conditions being attached to the outline planning permission to minimize flood risk, improve biodiversity and ensure safe development.
11. **Strategic Housing** - comments will be reported on the addendum
12. **Lancashire County Council Highways** has no objection to the application and recommends conditions
13. **Director of People & Places (Waste)** comments that the proposed collection points appear to be acceptable, however the developer should make space/provision at each communal collection point for a minimum of 2x 240L wheeled bins per property, because on alternate collections each household can be expected to present two bins for collection (one garden waste bin, one dry recycling bin). The plan suggests some of the communal areas may not have sufficient space for multiple bins from several properties.
14. **Parks & Public Open Space** any comments will be reported on the addendum
15. **United Utilities** have raised no objection to the proposal

## Assessment

### Design and character of the development

16. The design principles for the proposed development are set out in the Design Code for the site and the proposed scheme is considered appropriate in respect of its layout having regard to the character of its surroundings and accords with the approved principles established by the outline planning permission.
17. Three distinct character areas are proposed:
  - Village Green; Courts and Clayton-le-Woods.
18. The Design Code provides details about how these character areas respond to their distinctive nature in respect of the proposed building mix, type, height and use of materials and establishes parking principles, landscaping details and boundary treatments.
19. The proposed development will provide 160no. dwellings with the overall site density ranging from approximately 19 dwellings per hectare [dph].

20. There will be a mixture of dwelling types and sizes ranging from 2 to 4 bedroom family homes. 48 units are proposed to be affordable dwellings and this will meet the requirements of the outline planning permission and address the identified housing needs in the area in terms of both tenure and size. They will be located in two specific character areas.
21. The following mix of units is proposed:
  - 33 x 2 bedroom affordable unit
  - 15 x 3 bedroom affordable units
  - 27 x 3 bedroom market units
  - 85 x 4 bedroom market units
22. The proposed housing mix is considered to represent a good mix of dwelling sizes.
23. The general design principle for the proposed housing incorporates a perimeter block layout with strong street frontages and secure defensible rear gardens. There will be two distinct courtyard areas. The individual house types, which comprise a mix of detached, semi-detached, terraced and apartment dwellings accord with the Design Code.
24. New footpath and cycle links enhance the accessibility and permeability of the site. The need to create connectivity both within the development site and into the existing neighbourhood and proposed developments to the south and east was established as desirable at outline stage.
25. It is considered that the proposed scheme develops a legible environment with a choice of interconnecting attractive streets and pedestrian routes which provide good connectivity across the site.
26. Inclusive design principles have been adopted and the development delivers 30% affordable housing, some 48 dwellings.
27. Landscaping and public open space associated with the development will provide amenity, recreational, biodiversity and sustainability benefits.
28. At outline stage it was demonstrated that the development is not at risk of flooding from external sources and the risk of flooding will not be increased by the development and its environment. It is proposed the site drainage system will be adopted by United Utilities.
29. Whilst some hedgerow and tree removal is necessary to facilitate the development, compensatory planting with the use of native species is proposed.
30. The proposed site layout maximises the habitat connectivity and green infrastructure through the site and between the site and the wider area. The applicant has been asked to revise the proposed fence design to ensure environmental permeability and connectivity for wildlife.
31. The existing permanent pond will be retained and enhanced by the application of appropriate management.
32. There is one main area of public open space proposed within the development which will be connected to local cycle networks and will therefore be highly accessible both from the development and the surrounding community. It will also benefit from natural surveillance of surrounding properties.

### Traffic and Transport

33. The acceptability of the principle of the site access was established by the grant of outline planning permission. This is a reserved matters application that seeks approval for the outstanding details.
34. The layout has been well considered as the carriageways, footways, junctions, pedestrian/cycle link, relate well with the buildings and the general surroundings. The proposed development is

permeable internally and has provision for future external connectivity, although the number of external connections is limited.

35. Apart from a few areas where the main pedestrians/cyclists route has been segregated from motor traffic, the route has generally been accommodated on-street.
36. All the detached and semi-detached properties meet the Council's parking standards of two spaces for three bed properties and four spaces for four or more bed properties.
37. On the higher density part of the site, the properties all have two or three bedrooms and therefore require two spaces each.
38. There are 48 properties located within two distinct 'Courtyard' character areas that will benefit from a total of 73 parking spaces which equates to 150% provision. For each property to have two spaces this would result in a requirement for 96 spaces and so the layout is 23 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.
39. 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 therefore considered acceptable.
40. However the applicant has been asked to amend the plans to increase the parking levels on this part of the site as there is scope to do so.

#### Impact on the neighbours

41. The application site rises on a west / east axis. The applicant has been asked to make minor amendments to the originally submitted scheme in order to respect the Council's guidelines on spacing standards. Subject to the revisions it is considered that the proposal will not result in any significant loss of amenity for the future residents within the development or occupiers of other dwellings that have planning permission and that will be built on adjoining land.
42. The approved dwellings on the adjoining land to the west of the site will have finished floor level of between 57.30 and 58.15. The proposed dwellings that will be located closest to these will have finished floor levels of 57.90 and 58.35 with side elevations facing habitable rooms. The relationships will be acceptable.
43. The repositioning of some of the plots will improved the relationships within the site and it is not considered necessary to re-notify local residents about these changes since existing residents will not be directly affected.

#### Other Issues

44. As this is a Reserved Matters application pursuant to outline permission it is only matters of appearance, landscaping, layout and scale that are for consideration at this stage. Many of the issues raised by objectors have already been considered at the outline stage or will be considered as part of conditions associated legal agreement. These must not therefore be repeated as part of this application.
45. The applicant will also be required to discharge conditions placed on the outline permission which requires a number of issues to be approved by the Council, including affordable housing, phasing programme, external facing materials, hard ground surfacing materials, levels, boundary treatments, surface water drainage details, foul water drainage details, ground contamination, landscaping, public open space and play space provision, bat mitigation

measures, construction method statement, ecological management plan, design of sewer network, and archaeological work.

### Conclusion

46. The reserved matters details are considered acceptable and the application is recommended for approval. The applicant is bound by the conditions placed on the outline permission and the legal agreement that was submitted at that time.

### Conditions

47. Details of suggested conditions will follow.

## **Planning Policies**

### National Planning Policies:

The Framework

### Adopted Chorley Borough Local Plan Review

GN1- Settlement Policy – Main Settlements

GN5 - Building Design and Retaining Existing Landscape Features and Natural Habitats

GN9 – Transport Accessibility and Mixed Uses

DC1- Green Belt

DC3 – Safeguarded Land

EP2 – County Heritage Sites and Local Nature Reserves

EP4 - Species Protection

EP9 - Trees and Woodlands

EP10 - Landscape Assessment

EP12 – Environmental Improvements

EP17- Water Resources and Quality

EP18 – Surface Water Run Off

EP21A - Light Pollution

EP22 - Energy Conservation

EP23 - Energy from Renewable Resources

HS1- Housing Land Requirements in Chorley

HS4 – Design and Layout of Residential Development

HS5 – Affordable Housing

HS6 – Housing Windfall Sites

HS19 – Public Open Space in Housing Developments

HS20 – Ornamental Open Space

HS21 – Playing Space Requirements

TR1 – Major Development – Tests for Accessibility & Sustainability

TR4 – Highway Development Control Criteria

TR18 – Provision for Pedestrians and Cyclists In New Development

TR19 – Improvement or Provision of Footpaths, Cycle ways and Bridleways in Existing Networks and New Developments

LT10 – Public Rights of Way

### Joint Core Strategy

Policy 1, Policy 4, Policy 7, Policy 9, Policy 14

## Planning History

The site history of the property is as follows:

**Ref:** 11/00981/SCE **Decision:** PESCEZ **Decision Date:** 8 December 2011

**Description:** 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

**Ref:** 11/00990/SCE **Decision:** PESCEZ **Decision Date:** 7 December 2011

**Description:** Request for a screening opinion under the Town and Country Planning (EIA) regulations by Redrow Homes for Land off Wigan Road, Clayton le Woods

**Ref:** 11/01004/OUTMAJ **Decision:** PCO **Decision Date:**

**Description:** 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)

**Ref:** 11/01093/OUTMAJ **Decision:** REFOPP **Decision Date:** 13 June 2012

**Description:** Outline planning application for the development of land to the east of Wigan Road for the erection of up to 160 dwellings and associated open space with all matters reserved, save for access.

**Ref:** 12/00941/OUTMAJ **Decision:** PEROPP **Decision Date:** 6 November 2012

**Description:** Outline planning application for the development of land to the east of Wigan Road for the erection of up to 160 dwellings and associated open space with all matters reserved, save for access. (Resubmission of Application: 11/01093/OUTMAJ).

**Ref:** 12/01008/SCE **Decision:** REC **Decision Date:**

**Description:** Screening opinion under Regulation 12(1) of Environmental Impact Assessment Regulations 2011 (SI 2011/1824) provided by Secretary of State.

**Ref:** 13/00803/OUTMAJ **Decision:** PDE **Decision Date:**

**Description:** Section 73 application to vary condition 2 (Code for Sustainable Homes) attached to outline planning approval 12/00941/OUTMAJ

**Ref:** 13/00821/DIS **Decision:** PEDISZ **Decision Date:** 29 October 2013

**Description:** Application to discharge conditions 13 (Master plan and a Design Code), 15 (phasing programme) \_ 18 (vehicular and pedestrian connections) attached to outline planning approval 12/00941/OUTMAJ

**Recommendation:** Approve Reserved Matters

**Conditions to be reported on the Committee Addendum**