

Item 4e **13/01132/REMAJ**

Case Officer **Adele Hayes**

Ward **Astley And Buckshaw**

Proposal **Reserved matters application pursuant to outline planning permission 13/00126/OUTMAJ for the erection of 94 no. 2, 3 and 4 bedroom, 2 storey residential dwellings, together with associated access roads, driveways, garages, private garden areas and means of enclosure. Includes for the provision of 14 no. affordable dwellings within the above.**

Location **Group 1 Euxton Lane Euxton**

Applicant **Redrow Home Lancashire Division**

Consultation expiry: 13 March 2014

Application expiry: 24 March 2014

Proposal

1. The Group One site is located to the west of Central Avenue and covers an area of 54.34 hectares. It is located to the south west of Buckshaw Village and forms part of the former Royal Ordnance site. It is split between the administrative areas of South Ribble Borough Council and Chorley Borough Council with the larger part of the site within the boundary of Chorley.
2. Outline planning permission was granted in December 2009 for the redevelopment of the Group One site for mixed use development comprising housing and commercial uses and associated landscape treatment and highway works (08/00910/OUTMAJ). Permission was granted subject to a number of conditions and obligations contained within a Section 106 Agreement.
3. Two further Section 73 applications (11/00403/OUTMAJ and 13/00126/OUTMAJ) to vary condition 29 (access on the A49) of the outline planning permission and to remove the requirement for the dwellings to achieve Code Level 6 were approved on 27th July 2011 and 17 July 2013 respectively.
4. Infrastructure has been constructed to deliver serviced land which is solely accessed from a new junction onto the A49. This has enabled the sale of land across plots H3, H4 and H5 at the north western sector of Group One. Reserved matters approval has been given for these plots and housing development is underway. The balance of the development land falls in the administrative area of Chorley.
5. This land has been remediated but not serviced. To achieve development there is a need for significant investment in infrastructure, including the construction of a new access onto Central Avenue.
6. BAE Systems gained consent last year to vary the affordable housing obligations contained in the original Section 106 Agreement dated 22 December 2009 in so far as they relate to the part of the Group 1 site within Chorley Borough Council's administrative area.
7. The amendments effectively reduce the affordable housing provision from 20 per cent to 15 per cent across the land in Chorley and for all of the affordable housing units provided to be in the form of social rented housing.

8. All of the other obligations within the original Agreement were not affected by this application.
9. This application relates to parcel H1a (ii) and seeks reserved matters consent for the erection of 94 dwellings and associated works (pursuant to outline permission reference 13/00126OUT). The scheme includes for the provision of 14no. affordable dwellings.

Recommendation

10. It is recommended that this application is approved subject to satisfactory amended plans being received prior to Committee. This will be reported on the addendum.

Main Issues

11. The main issues for consideration in respect of this planning application are:
 - Principle of the development
 - Design and layout
 - Impact on the neighbours
 - Traffic and transport
 - Contamination
 - Drainage and sewers

Representations

12. No representations have been received.

Consultations

13. **The Architectural Design and Crime Reduction Advisor** – Raise no objections and comment that the development should be built to ‘Secured By Design Standards’. In particular Part 2 of ‘Secured By Design’ - physical security should be incorporated into the scheme. The submitted plans indicate a 1.8m close boarded fencing arrangement for rear boundary security of individual dwellings which is supported. It is recommended that the visitor and resident parking arrangements around plots 50-53 are lit with British Standard 5489 lighting columns and a low level boundary treatment introduced e.g. 1m railing arrangement to the rear of spaces 54-61 to provide a clear demarcation between public and private space. It is also recommended that the new cycle path is lit with British Standard 5489 street lighting columns.
14. Where garages are detached from the dwelling and located at the rear of the plot, it is recommend that these do not incorporate windows and are well lit with a dusk till dawn lighting unit to deter potential offenders. The applicant has been made aware of these comments.
15. **United Utilities** - Have no objection to the proposal subject to a condition requiring the submission of a scheme for the disposal of foul and surface water.
16. **Lancashire County Council (Highways)** – No objections in principle subject to minor revisions to the internal road layout. The applicant has agreed to the request and amended plans will be submitted prior to Committee.
17. **Chorley’s Waste & Contaminated Land Officer** – Has no objections to the proposed development and advises that the applicant should check all Remediation Verification Reports to confirm any site development constraints, recommendations and conditions; for example, a development platform has been created by BAE, but there is a general requirement for import of a suitably-validated cover layer of soils for any proposed residential gardens and landscaped areas. Furthermore in some areas of the site there is a requirement for ground gas protection measures in the development. The applicant should consult the approved Assessment of Ground Gas Regime Phase 2 and Phase 3 report. An informative to this effect is suggested.

18. **Chorley's Parks and Open Spaces Officer** - No objections to the proposed landscape scheme and comment that there is a good range of tree and shrub species at appropriate sizes and spacings.

Assessment

Principle of the development

19. The acceptability of the proposal has already been established by the original grant of outline planning permission and subsequent S73 applications as detailed above. The outline permission required a Design Code to be drawn up and this has been submitted to and approved by the Council. The application has therefore been assessed as to whether it conforms to the approved Design Code.

Design and character of the development

20. The design principles for the proposed development are set out in the Design Code for the site. Three distinct character areas are proposed in the Design Code:
- 'Mixed Use Hub' (plots C1, C2 and M1) that connects the site into Buckshaw Village, 'The Village' (plots H1 and H5) that follows the new link road through the site and three distinctive 'Woodland Greens (H2, H3 and H4).
21. 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.
22. There will be a mixture of dwelling types and sizes ranging from 2 to 4 bedroom family homes. 14 units are proposed to be affordable dwellings and this will meet the requirements of the renegotiated terms of the Section 106 Obligation.
23. The proposed scheme is considered appropriate in respect of its layout and accords with the approved principles established by the outline planning permission.
24. In terms of dwelling type the originally submitted plans indicated the affordable dwellings would comprise 10 x 3bed houses and 4 x 2bed apartments. However the need is for 2bed houses and a small number of 1 bed apartments. Due to Welfare Reform and changes in Housing Benefit these types are no longer in demand and consequently the applicant was requested to change the house types to reflect the need to 10 x 2bed 4person houses and 4 x 1bed 2 person apartments.
25. The proposed housing mix is considered to represent a good mix of dwelling sizes.
26. The layout of the development parcel is as generally indicated at outline stage, accessed from one point from the main spine road running through the Group 1 site.
27. The general design principle for the proposed housing incorporates a perimeter block layout with strong street frontages and secure defensible rear gardens. The individual house types, which comprise a mix of detached, semi- detached, terraced and apartment dwellings accord with the Design Code.
28. The design of the individual properties incorporate front gables, porches, vertically proportioned windows with heads and sills. Some properties will incorporate integral garages, while others have detached garages.
29. Landscaping associated with the development will provide amenity and sustainability benefits.

Impact on the neighbours

30. The application site is set within a distinct parcel within the Group 1 site. The development parcel rises on a north-west / south-east axis. The proposed dwellings will have finished floor levels of between 54.70 and 59.00 and the relationships are considered to be acceptable.

Traffic and Transport

31. The site will be accessed from one point off the main spine road running through the development. Cul-de-sacs and accessways will branch off this.
32. 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.
33. Garages counted as a parking space will be conditioned to prevent them being converted without express planning permission being granted.
34. On the higher density part of the site, the properties all have two or three bedrooms and therefore require two spaces each.
35. There are 14 properties located at the eastern edge of the development that will benefit from a total of 21 parking spaces which equates to 150% provision. For each property to have two spaces this would result in a requirement for 28 spaces and so the layout is 7 spaces short. However, the spaces on this part of the site are not provided in driveways but in a communal parking area and are not all allocated to specific properties.
36. With 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.

Contamination

37. The site has been the subject of a separate application for remediation (ref:_09/00095/FULMAJ) and is not therefore a matter for this reserved matters application.

Drainage and Sewers

38. A drainage strategy in relation to surface water and flood risk forms part of the Design Code based around the current natural drainage catchments on the site, the aim of which is attenuating surface water runoff for all events up to and including a 100-year event, plus a 20% allowance for climate change and attenuation within the site for runoff above the existing 1-year, 15-minute runoff rate. There will be provision of attenuation on the wider Group 1 site in existing ponds with an additional attenuation feature in the northwest of the site. Standard piped drainage within the site will drain surface water runoff from hard standing areas to the attenuation areas.
39. A condition will be applied requiring specific details to be submitted for this parcel.

Overall Conclusion

40. 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

41. Details of suggested conditions will follow.

Planning Policies

National Planning Policies:
The Framework

Adopted Chorley Borough Local Plan Review
Policies: GN2

Planning History

97/00509/OUT: Outline application for mixed use development Approved August 1999.

97/00660/CTY: Erection of a landfill containment facility for the storage of contaminated soils and demolition material and associated land forming. Approved January 1998.

02/00748/OUT: Modification of conditions on outline permission for mixed use development. Approved December 2002.

05/00017/CTY: Variation of conditions 1, 3 and 4 of planning permission 9/97/660 to allow the importation of hazardous waste and to amend the phasing of landfilling and restoration at the existing landfill containment facility. Approved March 2005.

07/01108/CTY: Variation of condition 1 of planning permission 09/05/0017, extending the period of operations of the contained landfill facility by 3 yrs. from 1/03/08 to 1/03/11. Approved by LCC January 2008.

08/00645/FUL: Erection of a bat house at Group One, Buckshaw Village. Approved July 2008.

08/00910/OUTMAJ: Outline planning application for the redevelopment of land at Group One (Site Area 54.34 Hectares), Royal Ordnance Site, Chorley for mixed use development comprising housing and commercial uses (including uses A1, A2, A3, B1, B2, C1, C2 and C3 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2006) and associated landscape treatment and highway works. Approved December 2009.

08/01002/FUL: Erection of a bat house at group one Buckshaw Village. Approved November 2008.

09/00058/CTY: Construction of a landscape mound for recreational and nature conservation use, utilising surplus excavation soils from the restoration of the site. Approved by LCC April 2009.

09/00084/FUL: Erection of a bat house at group one, Buckshaw Village. Approved April 2009.

09/00095/FULMAJ: Land reclamation and remediation earthworks to create a development platform at Group 1, Buckshaw Village (site area 54.34 hectares). Approved December 2009.

10/00153/DIS: Application to discharge conditions 4, 9, 10, 11, 12, 14, 16, 17, & 18 attached to planning approval 09/00095/FULMAJ. Discharged April 2010.

10/00247/DIS: Application to discharge condition 32 of planning approval 08/00910/OUTMAJ. Discharged April 2010.

10/00309/DIS: Application to discharge condition 14 attached to planning approval 09/00095/FULMAJ (discharge of phase 1 only). Discharged July 2010.

10/00339/DIS: Application to discharge conditions 7, 8 and 23 of planning approval 09/00095/FUL. Discharged June 2010.

10/00608/NLA: Neighbouring local authority application for construction of an access road onto the A49. No objection August 2010.

10/00693/DIS: Application to discharge condition 14 attached to planning approval 09/00095/FULMAJ (further phase relating to more information on tree removal/tree retention in the high and medium risk remediation zones). Discharged September 2010.

10/00940/DIS: Application to discharge conditions 7, 10, 12, 22 & 28 attached to planning approval 08/00910/OUTMAJ. Discharged December 2010.

10/01061/DIS: Application to discharge condition 47 attached to planning approval 8/00910/OUTMAJ. Discharged January 2011.

10/01062/DIS: Application to discharge condition 13 attached to planning approval 9/00095/FULMAJ. Discharged January 2011.

11/00080/DIS: Application to discharge conditions 5, 6, 8, 9, 11, 29, 30 and 46 attached to planning approval 08/00910/OUTMAJ. Discharged March 2011.

11/00099/DIS: Application to discharge condition 14 attached to planning approval 9/00095/FULMAJ. (phase 2 of the tree removal/tree retention and amendments to Phase 1 previously approved as part of 10/00309/DIS and 10/00693/DIS). Discharged February 2011.

11/00361/NLA: Neighbouring Local Authority consultation on a reserved matters application for the construction of an access road, foul water pumping station and layout of the NEAP/ open space (site 0.9ha) at Group 1, Buckshaw Village. No objection May 2011.

11/00403/OUTMAJ: Section 73 application to vary condition 29 (access on the A49) attached to outline planning approval 08/00910/OUTMAJ. Approved July 2011.

11/00784/DIS: Application to discharge condition 45 attached to planning approval 11/00403/OUTMAJ. Discharged October 2011.

11/00897/DIS: Application to discharge condition 24 attached to planning approval 11/00403/OUTMAJ. Discharged October 2011.

12/00007/FUL: Construction of an access roads to serve parcels H3 and H4 of Group 1 and the erection of a foul pumping station. Approved May 2012.

12/00265/MNMA: Application for minor non-material amendment to planning application 11/00403/OUTMAJ to amend to the remediation phasing. Approved April 2012.

12/00266/MNMA: Application for minor non-material amendment to planning application 09/00095/FULMAJ to amend to the remediation phasing. Approved 5 April 2012.

12/00448/DIS: Application to discharge condition 17 attached to planning approval 09/00095/FULMAJ. Discharged 30 May 2012.

12/00475/FULMAJ: Section 73 application to vary condition 18 (southern boundary treatment) attached to planning approval 09/00095/FULMAJ. Approved January 2013.

12/00688/FUL: Construction of an access road leading from Central Avenue together with earthworks and landscape treatment associated with the realignment of watercourses. Approved November 2012.

12/00791/MNMA: Application for minor non material amendment to outline planning application 08/00910/OUTMAJ comprising changes to the approved phasing of the development. Approved January 2013.

12/00801/DIS: Application to discharge conditions numbered 6 (exportation of material), 7 (cleaning of vehicle wheels), and 8 (routing of heavy goods vehicles) of planning approval 09/00095/FULMAJ. Approved December 2012.

12/00835/DIS: Application to discharge condition 3 (requirement to agree the extent of the proposed sub-phase H3 for which a reserved matters application is to be submitted) of permission 08/00910/OUTMAJ (outline permission for the development of Group 1). Approved September 2012.

12/00979/DIS: Application to discharge condition numbered 14 (tree survey) of planning approval 09/00095/FULMAJ. Approved October 2012.

12/01205/DIS: Application to discharge conditions numbered 3 (phasing) and 24 (verification reports) of planning approval 11/00403/OUTMAJ. Approved December 2012.

12/01237/DIS: Application to discharge condition numbered 14 (tree survey) of planning approval 09/00095/FULMAJ. Approved February 2013.

13/00126/OUTMAJ: Section 73 application to vary condition no. 17 (Code for Sustainable Homes) of planning permission no. 11/00403/OUTMAJ to remove the requirement for dwellings built post January 2016 to achieve Level 6. Approved 17 July 2013.

13/00310/FULMAJ: Engineering works comprising the re-grading of land at the ordinary watercourse crossing the site on a north-south alignment (following the installation of a culvert) to create a level platform for the construction of a Neighbourhood Equipped Area for Play to serve the planned housing neighbourhood. Approved 6 June 2013.

13/00649/FUL: Application under Section 106 BA of the Town and Country Planning Act 1990 (as amended) to modify a planning obligation dated 22 December 2009. Approved 20 September 2013.

13/00945/DIS: Application to discharge condition 3 (requirement to agree the extent of the proposed sub-phase H1a(ii) for which a reserved matters application is to be submitted) of permission 13/00126/OUTMAJ (outline permission for the development of Group 1). Approved 23 October 2013

13/01014/DIS: Application to discharge of condition 22 (remediation strategy) and condition 24 (verification report) of planning permission of 13/00126/OUTMAJ. Approved 8 November 2013

13/01113/DIS: Application to discharge of condition 22 (remediation strategy) and condition 24 (verification report) of planning permission of 13/00126/OUTMAJ. Approved 3 December 2013.

14/00056/DIS: Application to discharge conditions numbered 11, 13, 14, 15, 16, 17, 18, 33, 36, and 37 attached to outline planning approval 13/00126/OUTMAJ in so far as they relates to development parcel H1a(ii). Pending

Recommendation: Approve Reserved Matters

Conditions to be reported on the Addendum