

Item 3a **14/01003/REMMAJ**

Case Officer **Adele Hayes**

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

Proposal **Reserved matters application pursuant to outline planning permission 14/00025/OUTMAJ for the development of land to the east of Wigan Road for the erection of 154 dwellings (part amendment to reserved matters approval 13/00822/REMMAJ)**

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

Applicant **Redrow Homes Limited Lancashire Division**

Consultation expiry: **30 October 2014**

Decision due by: **2 January 2014**

Proposal

1. This application seeks reserved matters approval for a re-plan of part of the approved development. The revised proposal affects 154 no. plots, of which 48 are proposed to be affordable pursuant to outline permission ref: 14/00025/OUTMAJ and which were approved previously under reference 13/00822/REMMAJ.
2. 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.
3. The proposed development is subject to a number of conditions attached to the outline permission and a separate S106 Obligation.
4. The applicant's wider site is 8.48 hectares and is located to the north of Clayton-le-Woods, within the defined settlement as indicated on the proposals map of the emerging local plan. On the southern boundary there is a pond and Woodcocks Farm is located to the north. The land directly to the south of the application site benefits from planning permission for up to 300 dwellings and that development is currently under construction.
5. The site is relatively flat with a rise in land levels from the west towards Shady Lane.

Recommendation

6. It is recommended that the application is approved.

Representations

7. No representations have been received.

Consultations

8. **Clayton-le-Woods Parish Council** have confirmed that they have no comments to make.
9. **The Environment Agency** have confirmed that they have reviewed the details as submitted and as the surface water drainage scheme for the development was discharged under application 14/00861/DIS, have no further comments to add to their previous response.

10. **Strategic Housing** - requested a decrease in the number of 3 bed houses to be replaced by 2 bed houses.
11. **Lancashire County Council Highways** has no objection to the application and recommends conditions.
12. **Director of People & Places (Waste)** – any comments will be reported on the addendum.
13. **Parks & Public Open Space** - any comments will be reported on the addendum.
14. **United Utilities** have raised no objection to the proposal.

Assessment

Principle of the development

15. The principle of redeveloping the site with housing was originally established as being acceptable by the grant of outline planning permission in 2012; the subsequent Section 73 applications to vary condition 2 (Code for Sustainable Homes) and 16 (construction of a footpath / cycleway link); and by the grant of reserved matters approval earlier this year.
16. The acceptability of the principle of development has been established and this application is for the consideration of a re-plan of 154 of the approved dwellings on a smaller parcel of land.
17. This application together with 6no. units approved as part of the original reserved matters approval and application 14/1003/FULMAJ (35 units), which is still being assessed, provides a total of 195 dwellings on an 8.48 ha site achieving an overall higher density (22.8 dwellings per hectare) than was provided by the extant consent for 160 dwellings (18.86 dwellings per hectare). This is acceptable in principle. The mix of housing including the provision of affordable housing on this site will provide a better mix of housing within Clayton-le-Woods as a whole.

Design and character of the development

18. The design principles for the proposed development are set out in the Design Code for the site and the proposed re-plan is considered acceptable.
19. There will be a mixture of dwelling types and sizes ranging from 1 bed apartments 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 three specific areas.
20. The following mix of affordable units is proposed:

Social Rent:

12 x 1 Bed Flats
4 x 2 Bed Flats
6 x 3 Bed Houses
12 x 2 Bed Houses

Intermediate:

10 x 3 Bed Houses
4 x 2 Bed Houses

21. The proposed affordable housing mix has been revised since the application was originally submitted in response to the comments made by the Council's Strategic Housing Team with the number of 2 bed units increased and the number of 3 bed units decreased. It is considered that the proposal involves a good mix of dwelling sizes and the balance of 2 and 3 bed affordable units reflects need .
22. 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 three distinct courtyard areas. The individual house types, which comprise a mix of detached, semi-detached, terraced and apartment dwellings accords with the Design Code.
23. 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 east was established as desirable at outline stage and has been incorporated into the re-plan.
24. 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.
25. Inclusive design principles have been adopted and the development delivers 30% affordable housing, some 48 dwellings.
26. 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.
27. Whilst some hedgerow and tree removal is necessary to facilitate the development, compensatory planting with the use of native species is proposed.
28. The proposed site layout maximises the habitat connectivity and green infrastructure through the site and between the site and the wider area.
29. 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. This has not changed and does not form part of this current proposal.

Traffic and Transport

30. The acceptability of the principle of the site access was established by the grant of outline planning permission. This is a further reserved matters application that seeks approval for a re-plan of part of the development
31. The Highway Engineer at Lancashire County Council has been consulted and has raised no objections.
32. 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.
33. 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.

34. 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.
35. On the higher density part of the site, the properties all have one, two or three bedrooms and therefore require two spaces each.
36. There are 48 properties located within three distinct 'Courtyard' character areas that will benefit from a total of 75 parking spaces which equates to 156% provision. For each property to have two spaces this would result in a requirement for 96 spaces and so the layout is 21 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.
37. 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.
38. This approach was accepted previously.

Impact on the neighbours

39. The application site rises on a west / east axis. 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.
40. 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 58.90 with side elevations facing habitable rooms. The relationships will be acceptable.

Conclusion

41. The site forms part of a mixed use allocation in the emerging Chorley Local Plan which forms part of the Clayton Le Woods (Lancaster Lane) Urban Local Service Centre. Housing is acceptable in principle on this site. The proposal will contribute to the achievements of sustainable development and will be consistent with the requirements of the Framework which has a presumption in favour of sustainable development. The applicant proposes to deliver a range of types of housing and overall higher density on the site is acceptable at 22.8 dwellings per hectare and makes efficient use of land. The proposal is at a density which is in keeping with local areas and which will have no detrimental impact on the amenity, character appearance, distinctiveness and environmental quality of an area. The applicants are required to provide 30% affordable housing on the site and this would equate to 48 affordable homes.
42. 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.

Suggested Conditions

No.	Condition																																																
1.	<p>The Development shall only be carried out in accordance with the approved plans, except as may otherwise be specifically required by any other condition of the outline planning permission or this approval of reserved matters.</p> <p><i>Reason: To define the permission and in the interests of the proper development of the site.</i></p>																																																
2.	<p>The proposed development must be begun not later than two years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>																																																
3.	<p>The approved plans are:</p> <table border="1" data-bbox="336 792 1308 1968"> <thead> <tr> <th data-bbox="336 792 668 869">Plan reference number:</th> <th data-bbox="668 792 1043 869">Title:</th> <th data-bbox="1043 792 1308 869">Date received:</th> </tr> </thead> <tbody> <tr> <td data-bbox="336 869 668 938">4225-PPL-10</td> <td data-bbox="668 869 1043 938">Location Plan</td> <td data-bbox="1043 869 1308 938">2 October 2014</td> </tr> <tr> <td data-bbox="336 938 668 1014">4225-DSL-01 Rev M</td> <td data-bbox="668 938 1043 1014">Detail Site Layout</td> <td data-bbox="1043 938 1308 1014">20 November 2014</td> </tr> <tr> <td data-bbox="336 1014 668 1090">4225-AHL-0 Rev F</td> <td data-bbox="668 1014 1043 1090">Affordable Homes Layout</td> <td data-bbox="1043 1014 1308 1090">20 November 2014</td> </tr> <tr> <td data-bbox="336 1090 668 1167">4225-PPL-7 Rev C</td> <td data-bbox="668 1090 1043 1167">Phasing Plan</td> <td data-bbox="1043 1090 1308 1167">16 September 2014</td> </tr> <tr> <td data-bbox="336 1167 668 1243">4255-ML-05 Rev F</td> <td data-bbox="668 1167 1043 1243">Materials Layout</td> <td data-bbox="1043 1167 1308 1243">20 November 2014</td> </tr> <tr> <td data-bbox="336 1243 668 1319">4255-LDL-06 Rev C</td> <td data-bbox="668 1243 1043 1319">Land Disposal Layout</td> <td data-bbox="1043 1243 1308 1319">16 September 2014</td> </tr> <tr> <td data-bbox="336 1319 668 1395">4225-WML-02 Rev D</td> <td data-bbox="668 1319 1043 1395">Waste Management Layout</td> <td data-bbox="1043 1319 1308 1395">20 November 2014</td> </tr> <tr> <td data-bbox="336 1395 668 1471">4225 WML-10 Rev D</td> <td data-bbox="668 1395 1043 1471">Code for Sustainable Homes</td> <td data-bbox="1043 1395 1308 1471">20 November 2014</td> </tr> <tr> <td data-bbox="336 1471 668 1547">4255-BDL-04 Rev F</td> <td data-bbox="668 1471 1043 1547">Boundary Details Layout</td> <td data-bbox="1043 1471 1308 1547">20 November 2014</td> </tr> <tr> <td data-bbox="336 1547 668 1624">4225-AAL-09 Rev B</td> <td data-bbox="668 1547 1043 1624">Access to Adjacent Land</td> <td data-bbox="1043 1547 1308 1624">20 November 2014</td> </tr> <tr> <td data-bbox="336 1624 668 1700">4091.04 Rev C</td> <td data-bbox="668 1624 1043 1700">Landscape Proposals – Sheet 3 of 5</td> <td data-bbox="1043 1624 1308 1700">16 September 2014</td> </tr> <tr> <td data-bbox="336 1700 668 1776">4091.05 Rev C</td> <td data-bbox="668 1700 1043 1776">Landscape Proposals – Sheet 4 of 5</td> <td data-bbox="1043 1700 1308 1776">16 September 2014</td> </tr> <tr> <td data-bbox="336 1776 668 1852">4091.06 Rev C</td> <td data-bbox="668 1776 1043 1852">Landscape Proposals - Sheet 5 of 5</td> <td data-bbox="1043 1776 1308 1852">16 September 2014</td> </tr> <tr> <td data-bbox="336 1852 668 1928">4225-STDB-01</td> <td data-bbox="668 1852 1043 1928">Standard boundary details</td> <td data-bbox="1043 1852 1308 1928">16 September 2014</td> </tr> <tr> <td data-bbox="336 1928 668 1968">ABINGDON (plans)</td> <td data-bbox="668 1928 1043 1968">The Abingdon</td> <td data-bbox="1043 1928 1308 1968">16 September 2014</td> </tr> </tbody> </table>	Plan reference number:	Title:	Date received:	4225-PPL-10	Location Plan	2 October 2014	4225-DSL-01 Rev M	Detail Site Layout	20 November 2014	4225-AHL-0 Rev F	Affordable Homes Layout	20 November 2014	4225-PPL-7 Rev C	Phasing Plan	16 September 2014	4255-ML-05 Rev F	Materials Layout	20 November 2014	4255-LDL-06 Rev C	Land Disposal Layout	16 September 2014	4225-WML-02 Rev D	Waste Management Layout	20 November 2014	4225 WML-10 Rev D	Code for Sustainable Homes	20 November 2014	4255-BDL-04 Rev F	Boundary Details Layout	20 November 2014	4225-AAL-09 Rev B	Access to Adjacent Land	20 November 2014	4091.04 Rev C	Landscape Proposals – Sheet 3 of 5	16 September 2014	4091.05 Rev C	Landscape Proposals – Sheet 4 of 5	16 September 2014	4091.06 Rev C	Landscape Proposals - Sheet 5 of 5	16 September 2014	4225-STDB-01	Standard boundary details	16 September 2014	ABINGDON (plans)	The Abingdon	16 September 2014
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ABINGDON (elevations)	The Abingdon	16 September 2014
ALTON201 (plans)	The Alton	16 September 2014
ALTON202 (elevations)	The Alton	16 September 2014
EHSB03 (plans)	The Broadway / Evesham	16 September 2014
EHSB03 (brick elevations)	The Broadway / Evesham	16 September 2014
EHSB03 (render elevations)	The Broadway / Evesham	16 September 2014
E4H138 (brick)	The Cambridge	16 September 2014
E4H138 (render)	The Cambridge	16 September 2014
E4H141 (plans)	The Canterbury	16 September 2014
E4H141 (elevations)	The Canterbury	16 September 2014
E4H141 (plans)	The Canterbury – Triple Garage	16 September 2014
E4H141 (elevations)	The Canterbury – Triple Garage	16 September 2014
E3H096 (plans)	The Letchworth	16 September 2014
E3H096 (brick)	The Letchworth	16 September 2014
E3H096 (render)	The Letchworth	16 September 2014
EHSB09 (plans)	The Malvern / Ledbury	16 September 2014
EHSB09 (rear elevation)	The Malvern / Ledbury	16 September 2014
EHSB09 (front and side elevations)	The Malvern / Ledbury	16 September 2014
E4H131 (brick)	The Oxford+	16 September 2014
E4H131 (render)	The Oxford+	16 September 2014
E4H117 (brick)	The Stratford	16 September 2014
E4H117 (render)	The Stratford	16 September 2014
EAFSB02 (plans)	The Tavy	16 September 2014
EAFSB02 (brick)	The Tavy	16 September 2014
EAFSB02 (render)	The Tavy	16 September 2014

	E3H106 (brick)	The Warwick	16 September 2014
	E3H106 (render)	The Warwick	16 September 2014
	E4H153 (plans)	The Welwyn	16 September 2014
	E4H153 (brick)	The Welwyn	16 September 2014
	E4H121 (brick)	The Windsor+	16 September 2014
	E4H121 (render)	The Windsor+	16 September 2014
	E3H118	The Worcester	16 September 2014
	<i>Reason: To define the permission and in the interests of the proper development of the site.</i>		
4.	<p>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.</p> <p><i>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</i></p>		
5.	<p>The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans.</p> <p><i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i></p>		
6.	<p>All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any dwellings or the completion of the development within the relevant Phase, 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, unless the Local Planning Authority gives written consent to any variation.</p> <p><i>Reason: In the interest of the appearance of the locality.</i></p>		
7.	<p>The car parking spaces for each dwelling shall be surfaced or paved, drained and marked out all in accordance with the approved plan before it is first occupied. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.</p> <p><i>Reason: To ensure adequate on site provision of car parking and manoeuvring areas.</i></p>		
8.	<p>The detached and integral garages hereby approved shall be kept freely available for the parking of cars and no works, whether or not permitted by the provisions of</p>		

	<p>the Town and Country Planning (General Permitted Development) Order 1995 or any order amending or revoking and re-enacting that order, shall be undertaken to alter or convert the space into living or other accommodation.</p> <p><i>Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards and nuisance caused by on-street parking.</i></p>
9.	<p>Prior to the marketing of the site full details of the marketing documentation showing prospective purchasers the location and approved details of the play area shall be submitted to an approved in writing by the Local Planning Authority.</p> <p><i>Reason: To ensure the provision of equipped play space to benefit the future occupiers of the site.</i></p>
10.	<p>The new estate road/access for each phase of the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within each phase.</p> <p><i>Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.</i></p>
11.	<p>No development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:</p> <ol style="list-style-type: none"> 1. the parking of vehicles of site operatives and visitors 2. hours of operation (including deliveries) during construction 3. loading and unloading of plant and materials 4. storage of plant and materials used in constructing the development 5. siting of cabins 6. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate 7. wheel washing facilities 8. measures to control the emission of dust and dirt during construction 9. a scheme for recycling/disposing of waste resulting from demolition and construction works <p><i>Reason: In the interests of highway safety and to protect the amenities of the nearby residents.</i></p>
12.	<p>The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:</p>

	<ol style="list-style-type: none"> 1. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 30% of housing units; 2. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing; 3. the arrangements for the transfer of the affordable housing to an affordable housing provider[or the management of the affordable housing] (if no RSL involved) ; 4. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and 5. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced. <p><i>Reason: To ensure the residential development provides appropriate affordable housing.</i></p>
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Planning Policies

In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Borough Local Plan Review 2003 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposals has had regard to guidance contained with the National Planning Policy Framework (the Framework), the development plan and the emerging Local Plan 2012-2026.

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:** Withdrawn **Decision Date:** 3 December 2014
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: 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

Ref: 13/00822/REMAJ **Decision:** PERRES **Decision Date:** 15 January 2014
Description: 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.

Ref: 13/01059/DIS **Decision:** PEDISZ **Decision Date:** 5 December 2013
Description: Application to discharge condition 13 (Design Code and Masterplan) attached to outline planning approval 13/00803/OUTMAJ

Ref: 14/00025/OUTMAJ **Decision:** PEROPP **Decision Date:** 23 September 2014
Description: Section 73 application to vary condition 16 of outline permission 13/00803/OUTMAJ to omit reference to the construction of a footpath / cycleway link along the eastern side of Wigan Road from the site entrance to Lancaster Lane

Ref: 14/00046/DIS **Decision:** PEDISZ **Decision Date:** 2 May 2014
Description: Application to discharge conditions numbered 4 - (DESIGN OF SEWER NETWORK), 5 - (ECOLOGICAL MANAGEMENT PLAN), 8 - (CONSTRUCTION METHOD STATEMENT), 9 - (LANDSCAPING), 10 - (HARD GROUND SURFACING MATERIALS), 14 - (SURFACE WATER DRAINAGE), 16 - (SITE ACCESS AND HIGHWAY IMPROVEMENT WORKS), 19 - (HIGHWAY IMPROVEMENT WORKS TO HIGHWAY JUNCTIONS), 21 - (TRAVEL PLAN CO-ORDINATOR), 22 - (GROUND CONTAMINATION), 23 - (FOUL WATER DRAINAGE), 24 - (PUBLIC OPEN SPACE AND PLAY SPACE PROVISION), 25 - (EXTERNAL FACING MATERIALS), 26 - (WALLS AND FENCES) AND 29 - (CARBON REDUCTION STATEMENT) attached to planning permission 13/00803/OUTMAJ

Ref: 14/00397/DIS **Decision:** PEDISZ **Decision Date:** 30 April 2014
Description: Application to discharge condition 3 (Archaeological Evaluation Report) attached to outline planning approval 13/00803/OUTMAJ

Ref: 14/00541/REM **Decision:** PERRES **Decision Date:** 6 August 2014
Description: Reserved matters application pursuant to outline planning permission 13/00803/OUTMAJ for substitution of house types on Plots 1, 2 and 3 including separate access to Woodcocks Farm approved under reserved matters approval 13/00822/REMAJ

Ref: 14/00600/DIS **Decision:** PEDISZ **Decision Date:** 16 June 2014
Description: Application to discharge condition 27 (Design Stage Assessment) of outline planning permission 13/00803/OUTMAJ

Ref: 14/00861/DIS **Decision:** PEDISZ **Decision Date:** 19 August 2014
Description: Application to discharge conditions numbered 14 (surface water drainage) attached to outline planning permission 13/00803/OUTMAJ

Ref: 14/00867/REM **Decision:** PERRES **Decision Date:** 3 October 2014
Description: Reserved matters application pursuant to outline planning permission 13/00803/OUTMAJ for substitution of house types on Plots 2 and 3 approved under reserved matters approval 14/00541/REM

Ref: 14/00951/OUTMAJ **Decision:** PCO **Decision Date:** Pending
Description: Outline application for up to 220 dwellings with associated open space and landscaping, with all matters reserved except for access.

Ref: 14/01011/FULMAJ **Decision:** PCO **Decision Date:** Pending
Description: Erection of 35 no. residential dwellings together with associated infrastructure -
Plots 161-195 inc.