



storey or two and a half storey dwellings with in-curtilage parking.

5. The house types will remain the same or similar to those previously approved on this parcel with the omission of the Burgess and Burton house types but the addition of a Buxton house type and larger Fenchurch and Turner house types. The designs of the properties incorporate front gables, porches and vertically proportioned windows with heads and sills. Some properties will incorporate integral garages, while others have detached garages. The house type changes are considered acceptable in design terms, the layout results in 6no. fewer properties replaced by larger house types, which is considered acceptable.
6. The boundary treatments are considered important on this parcel given its relationship with the woodland. The re-plan of part of the site will keep the boundaries of the parcel as previously approved, so those on the outside of the parcel face towards the woodland to avoid the rear of properties backing onto the woodland and negate the need for secure rear boundaries. Where side gardens bound with the woodland the boundary will be hedgerows with stock proof fencing.
7. The design and layout is considered acceptable and in accordance with the Design Code.
8. The approved Design Code shows this application parcel to be low density housing at a proposed density of 20-30 dwellings per hectare. The amended layout is equivalent to 23.2 dwellings per hectare so complies with the Code.

#### Impact on the neighbours

9. The application site is set within a distinct parcel within the Group 1 site. There are no existing properties on or adjacent to the site and there will be no other parcels immediately adjacent to this one so there are no neighbour amenity issues outside the site.
10. The changes on the site comply with the Council's interface distances and are therefore considered acceptable in terms of the relationships between the proposed properties.
11. All the proposed properties (apart from two Turner house types) have conservatories on their rear elevations. If this application is permitted these would form part of the original dwelling in terms of future permitted development rights. Building further out than this could have significant impacts on neighbouring properties and therefore a condition is proposed preventing extensions being built off the rear elevation of the approved conservatories approved under this application, but keeps the other permitted development rights of the properties intact.

#### Highways and Parking

12. The site will be accessed from a single approach road that goes over Buckshaw Brook off the main spine road running through the wider development linking Central Avenue with Wigan Road. This will then divide into a number of shared surface cul-de-sacs. This is as envisaged by the Design Code and is considered acceptable.
13. The Council's parking standards under policy ST4 of the emerging Local Plan 2012-2026 require 2/3 bed properties to have two parking spaces and 4 or more bed properties to have three spaces. Garages do count providing they are large enough to be a usable space (approximately 6m x 3m internally). Some of the garages do not meet these size criteria and therefore on these plots the width of the driveways have been increased slightly to allow three off road parking for these properties on their driveways. The double garages are large enough to be counted as one parking space and where they are required to be counted as a parking space they will be conditioned to prevent them being converted without express planning permission being granted.
14. The proposal is therefore considered acceptable in relation to highways and parking.

### Contamination

15. The site has been the subject of a separate application for remediation (ref: 09/00095/FULMAJ) and is not therefore a matter for this application. A precautionary condition is proposed that if during the earthworks exercise further contamination is found in close proximity to the streams and reservoir then the risk to controlled waters be re-assessed.

### Drainage and Sewers

16. 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 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.
17. A condition will be applied requiring specific drainage details to be submitted for this parcel.

### Sustainability

18. The proposal is a Reserved Matters application. The condition applied to the original outline permission for Group 1 (08/00910/OUTMAJ) was varied under permission ref: 13/00126/OUTMAJ to require the scheme to be built to Code for Sustainable Homes Level 4. An informative note drawing attention to the conditions on the outline permission by which any permission will be bound is proposed.

### Legal Agreement

19. A legal agreement attached to the outline permission secures affordable housing provision across the site. This will not be provided on this parcel which has a character of larger dwellings but the developers will still need to incorporate the requirements across the other parts of the Group 1 site and they have been made aware of this. The amount of affordable housing to be provided across the site of a whole has been reduced to 15% through application ref: 13/00649/FUL (permitted 20<sup>th</sup> September 2013) which was to vary the affordable housing obligations contained in the original legal agreement. The legal agreement also secured a transport contribution, on-site public open space, management details, highway improvements and reserves a school site for a set period if it is needed amongst other things.
20. The infrastructure and affordable housing provision related to the site has therefore already been secured through the outline permission.

### **Overall Conclusion**

21. The principle of the development has already been established by outline permission 08/00910/OUTMAJ and the previous reserved matters application ref: 14/00635/REMMAJ. The changes to the previously approved scheme are considered to comply with the Design Code for Group 1 and the application is recommended for approval.

### **Planning Policies**

22. 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. The specific policies/ guidance considerations are contained within the body of the report.

## Planning History

Reference	Description	Decision	Date
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. Permitted December 2009.	Permitted	21 <sup>st</sup> December 2012
09/00095/FULMAJ	Land reclamation and remediation earthworks to create a development platform at Group 1, Buckshaw Village (site area 54.34 hectares).	Permitted	22 <sup>nd</sup> December 2009
11/00403/OUTMAJ	Section 73 application to vary condition 29 (access on the A49) attached to outline planning approval 08/00910/OUTMAJ	Permitted	27 <sup>th</sup> July 2011
12/00475/FULMAJ	Section 73 application to vary condition 18 (southern boundary treatment) attached to planning approval 09/00095/FULMAJ	Permitted	4 <sup>th</sup> 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	Permitted	2 <sup>nd</sup> November 2012
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	Permitted	17 <sup>th</sup> July 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.	Permitted	20 <sup>th</sup> September 2013

## Suggested Conditions

No.	Condition																																																												
1.	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling hereby permitted (other than those expressly authorised by this permission) or on the boundary of the site.</p> <p><i>Reason: To protect the appearance of the locality and to ensure a satisfactory relationship is maintained with the immediate surroundings.</i></p>																																																												
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="0" data-bbox="320 600 1302 1205"> <thead> <tr> <th data-bbox="320 600 699 633"><b>Plan Ref.</b></th> <th data-bbox="699 600 986 633"><b>Received On:</b></th> <th data-bbox="986 600 1302 633"><b>Title:</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="320 633 699 667">JB/PL01/CC/G1-H2 Rev E</td> <td data-bbox="699 633 986 667">29<sup>th</sup> August 2014</td> <td data-bbox="986 633 1302 667">Planning Layout</td> </tr> <tr> <td data-bbox="320 667 699 701">CC/FHT</td> <td data-bbox="699 667 986 701">24<sup>th</sup> December 2014</td> <td data-bbox="986 667 1302 701">The Fenchurch House</td> </tr> <tr> <td data-bbox="320 701 699 734">Type</td> <td></td> <td></td> </tr> <tr> <td data-bbox="320 734 699 768">CC/HAHT</td> <td data-bbox="699 734 986 768">24<sup>th</sup> December 2014</td> <td data-bbox="986 734 1302 768">The Harley House Type</td> </tr> <tr> <td data-bbox="320 768 699 801">CC/CVHT</td> <td data-bbox="699 768 986 801">26<sup>th</sup> November 2014</td> <td data-bbox="986 768 1302 801">The Calvert House Type</td> </tr> <tr> <td data-bbox="320 801 699 835">CC/BHT</td> <td data-bbox="699 801 986 835">26<sup>th</sup> November 2014</td> <td data-bbox="986 801 1302 835">The Burton House Type</td> </tr> <tr> <td data-bbox="320 835 699 869">CC/DHT</td> <td data-bbox="699 835 986 869">26<sup>th</sup> November 2014</td> <td data-bbox="986 835 1302 869">The Danby House Type</td> </tr> <tr> <td data-bbox="320 869 699 902">CC/HHT01</td> <td data-bbox="699 869 986 902">26<sup>th</sup> November 2014</td> <td data-bbox="986 869 1302 902">The Hilliard House Type</td> </tr> <tr> <td data-bbox="320 902 699 936">CC/HGHT</td> <td data-bbox="699 902 986 936">26<sup>th</sup> November 2014</td> <td data-bbox="986 902 1302 936">The Hogarth House Type</td> </tr> <tr> <td data-bbox="320 936 699 969">CC/LHT</td> <td data-bbox="699 936 986 969">26<sup>th</sup> November 2014</td> <td data-bbox="986 936 1302 969">The Lewis House Type</td> </tr> <tr> <td data-bbox="320 969 699 1003">PHL-TUR-PL01</td> <td data-bbox="699 969 986 1003">26<sup>th</sup> November 2014</td> <td data-bbox="986 969 1302 1003">Turner Planning Plans &amp;</td> </tr> <tr> <td data-bbox="320 1003 699 1037">Elevs</td> <td></td> <td></td> </tr> <tr> <td data-bbox="320 1037 699 1070">PL/CONS-01</td> <td data-bbox="699 1037 986 1070">26<sup>th</sup> November 2014</td> <td data-bbox="986 1037 1302 1070">Typical Optional</td> </tr> <tr> <td data-bbox="320 1070 699 1104">Conservatory</td> <td></td> <td></td> </tr> <tr> <td data-bbox="320 1104 699 1137">SDF11</td> <td data-bbox="699 1104 986 1137">26<sup>th</sup> November 2014</td> <td data-bbox="986 1104 1302 1137">Plot Divisional Fence</td> </tr> <tr> <td data-bbox="320 1137 699 1171">CC-BT-02</td> <td data-bbox="699 1137 986 1171">26<sup>th</sup> November 2014</td> <td data-bbox="986 1137 1302 1171">1800mm Timber Screen</td> </tr> <tr> <td data-bbox="320 1171 699 1205">Fence</td> <td></td> <td></td> </tr> <tr> <td data-bbox="320 1205 699 1238">CC-BT-03</td> <td data-bbox="699 1205 986 1238">26<sup>th</sup> November 2014</td> <td data-bbox="986 1205 1302 1238">1800mm Brick Wall</td> </tr> <tr> <td data-bbox="320 1238 699 1272">SGD-01</td> <td data-bbox="699 1238 986 1272">26<sup>th</sup> November 2014</td> <td data-bbox="986 1238 1302 1272">Single/Double Garage</td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p>	<b>Plan Ref.</b>	<b>Received On:</b>	<b>Title:</b>	JB/PL01/CC/G1-H2 Rev E	29 <sup>th</sup> August 2014	Planning Layout	CC/FHT	24 <sup>th</sup> December 2014	The Fenchurch House	Type			CC/HAHT	24 <sup>th</sup> December 2014	The Harley House Type	CC/CVHT	26 <sup>th</sup> November 2014	The Calvert House Type	CC/BHT	26 <sup>th</sup> November 2014	The Burton House Type	CC/DHT	26 <sup>th</sup> November 2014	The Danby House Type	CC/HHT01	26 <sup>th</sup> November 2014	The Hilliard House Type	CC/HGHT	26 <sup>th</sup> November 2014	The Hogarth House Type	CC/LHT	26 <sup>th</sup> November 2014	The Lewis House Type	PHL-TUR-PL01	26 <sup>th</sup> November 2014	Turner Planning Plans &	Elevs			PL/CONS-01	26 <sup>th</sup> November 2014	Typical Optional	Conservatory			SDF11	26 <sup>th</sup> November 2014	Plot Divisional Fence	CC-BT-02	26 <sup>th</sup> November 2014	1800mm Timber Screen	Fence			CC-BT-03	26 <sup>th</sup> November 2014	1800mm Brick Wall	SGD-01	26 <sup>th</sup> November 2014	Single/Double Garage
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3.	<p>The development hereby permitted shall not commence until full details of foul and surface water drainage arrangements including a scheme for the provision and implementation of a surface water regulation system has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved details prior to the first occupation of any dwelling on the site and retained and maintained as such at all times thereafter.</p> <p><i>Reasons: To reduce the increased risk of flooding.</i></p>																																																												
4.	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class A) or any Order revoking or re-enacting the Order, no extensions shall be undertaken that would be built off the rear elevation of the conservatories approved under this permission (for clarity the rear elevation is defined as the elevation parallel with the rear elevation of the dwelling), without express planning permission being granted.</p> <p><i>Reason: To protect the amenity of adjoining properties.</i></p>																																																												
5.	<p>The integral or detached garages hereby approved on plots 1, 3, 6, 9, 16, 17, 19, 28, 30, 32, 33, 37, 45, 48, 51, 55, 58 and 61 shall be kept freely available for the parking of cars and no works, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order amending or revoking and re-enacting that order, shall be undertaken to convert (or part convert) the space into living or other accommodation unless three cars could still be parked off the road within the curtilage of the dwelling.</p> <p><i>Reason: These plots rely on their double garages (or one half of their double</i></p>																																																												

	<i>garages) to meet the Council's parking standards, therefore to ensure adequate off street parking provision is made/maintained and thereby avoid hazards and nuisance caused by on-street parking.</i>
6.	<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>
7.	<p>Before the dwellings hereby permitted are occupied the driveways and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The driveways and vehicle manoeuvring area shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.</p> <p><i>Reason: To ensure adequate provision of car parking and manoeuvring area.</i></p>
	<b>Please note:</b> Your attention is drawn to the conditions on outline planning permission reference 13/00126/OUTMAJ that relate to this site.