

Item 3n	14/01011/FULMAJ
Case Officer	Adele Hayes
Ward	Clayton-le-Woods West and Cuerden
Proposal	Erection of 36 no. residential dwellings together with associated infrastructure - Plots 161-196 inc.
Location	Land 340M East Of Cuerden Farm Wigan Road Clayton-Le-Woods
Applicant	Redrow Homes Limited Lancashire Division
Consultation expiry:	4 November 2014
Decision due by:	27 February 2015

Recommendation

It is recommended that this application is approved subject to conditions and an associated Section 106 Agreement to secure the provision of 11 affordable dwellings and a financial contribution towards the provision of public open space as detailed in the main report.

Proposal

1. This application relates to part of the applicant's wider land holding which extends to some 8.48 hectares in total and benefits from planning permission for the erection of 160 no. dwellings. Outline planning permission for residential development on the site was originally granted in 2012 (12/00941/OUTMAJ).
2. Members will recall that they resolved to grant reserved matters approval for a re-plan of part of the approved development on a reduced site area at Committee last December. (14/01003/REMMAJ).
3. Full planning permission is now sought for the construction of 36no. dwellings on this parcel of land that comprises 1.26 hectares.
4. The site is located to the north of Clayton-le-Woods, within the defined settlement as indicated on the proposals map of the emerging local plan.

Recommendation

5. It is recommended that the application is approved.

Representations

6. No representations have been received.

Consultations

7. **Clayton-le-Woods Parish Council** have confirmed that they have no comments to make.
8. **The Environment Agency** have no objection in principle and recommend a condition relating to surface water drainage.
9. **Strategic Housing** requested a revision to the proposed mix of affordable dwellings originally proposed.

10. **Lancashire County Council Highways** have no objection to the application and recommend conditions.
11. **Lancashire County Council Education** have requested a contribution of £156,385 towards 13 primary school places.
12. **Director of People & Places (Waste)** has no objection.
13. **United Utilities** have no objection in principle and recommend a condition relating to foul and surface water drainage.

Assessment

Principle of the development

14. The principle of redeveloping the wider site with housing was originally established as being acceptable by the grant of outline planning permission in 2012; the Section 73 applications to vary condition 2 (Code for Sustainable Homes) and 16 (construction of a footpath / cycleway link); and by the subsequent approval of reserved matters.
15. This application is essentially for the consideration of an additional 36no. dwellings.
16. The whole of the applicant's land holding forms part of a mixed use development allocation within the emerging local plan.
17. Policy EP1.15 requires 15 hectares of the whole mixed use allocation for B1, B2, B8 uses. This employment site also forms part of the Core Strategy Policy 10 employment land provision.
18. The Local Plan Inspector concluded that "the allocation of 15.0 hectares of employment land for the full range of Class B uses at site EP1.15, as detailed (MMEC48 and MMEC60) is justified. But since the master planning of the combined HS1.31 and EP1.15 sites will require careful consideration, a degree of flexibility regarding their respective site areas may be necessary in order to achieve the most appropriate and effective comprehensive planning of this mixed use site."
19. The Council monitors annually the employment land supply and at March 2014 there was an employment land supply of 89.58 hectares. This is below and short of the residual land requirement of 96.58 hectares (March 2014). However the Local Plan Inspector examined the employment land supply at the examination. She concluded at the time in paragraph 128 (last sentence): "I consider that this reduced supply remains generally consistent with the Core Strategy requirements, whilst also reflecting actual take-up rates". The Inspector also states at para 26 " I conclude that the employment allocations accord with the quantum and locational strategy of the Core Strategy for employment development, and that the range of site sizes and types provide a flexible portfolio of sites".
20. Policy EP10 allocates a primary school to be developed on the site and it is important the site supports the wider strategic elements of the allocation, namely the employment land and a new school. It would fall to the remainder of the allocated site to support 15 hectares of employment land and the new school.
21. The land to the north of the application site is to be utilised for employment uses forming part of the 15 hectare employment allocation (EP1.15).

Housing

22. The emerging Chorley Local Plan duplicates the Core Strategy Homes for all Strategic Objectives. Of particular relevance to this application are Objectives SO5, SO6 and SO8 which are consistent with the Framework:
 - Objective SO5: To make available and maintain within Central Lancashire a ready supply of residential development land over the plan period, so as to help deliver sufficient new housing of appropriate types to meet future requirements. This

should also be based on infrastructure provision, as well as ensuring that delivery does not compromise existing communities.

- Objective SO6: To achieve densities for new housing that recognises the local character of surrounding areas, whilst making efficient use of land.
- Objective SO8: To significantly increase the supply of affordable and special needs housing particularly in places of greatest need such as more rural areas.

23. At the Clayton Le Woods site, applications from the following house builders/developers are now approved:

David Wilson/Taylor Wimpey:	294 dwellings approved and under construction
Roland:	44 approved and under construction
Parkhomes:	52 approved
Redrow:	160 approved
Gladman application:	<u>220 approved</u>
Total:	770

24. The site as a whole is allocated for 699 units in the emerging Chorley Local Plan. This application would result in a total of 806 dwellings on site, exceeding the allocated figure by a total of 107 units.
25. The proposed additional housing is considered to be acceptable in principle because the whole Clayton Le Woods site is allocated for a mix of uses including housing. An outline consent has already been granted establishing the principle of housing development which includes this site. The proposal accords with Core Strategy Policy MP and emerging Local Plan Policy V1: Model Policy which states that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Framework.
26. The overall higher density on the site is acceptable at 23 dwellings per hectare and makes efficient use of land. It is at a density which is in keeping with local areas and which will have no detrimental impact on the character, appearance, distinctiveness and environmental quality of the area.
27. The number of housing units developed during the 2013/2014 period is 582 units and this indicates a healthy housing supply from predominantly housing allocations (81%) in the Local Plan.

Affordable housing

28. Policy 7 of the Core Strategy requires a minimum proportion of 30% affordable housing on market housing schemes in non-rural areas. Paragraph 43 states that a range of special housing and support options are required for older and vulnerable people who require assistance to maintain their independence. Criterion (e) of Policy 7 states that special needs housing, including extra care accommodation, will be required to be well located in communities in terms of reducing the need to travel to care and other service provision and a proportion of these properties will be required to be affordable.
29. The applicants are required to provide 30% affordable housing on the site which equates to 11 affordable units. Where it is proposed that the affordable housing provision should be on-site, but where the calculation does not equate to whole units, the actual provision will be rounded up or down to the nearest number. (para 49 -Central Lancashire Affordable Housing SPD Oct 2012).
30. The 2009 Strategic Housing Market Assessment (SHMA) estimated that there is an annual shortfall of 723 affordable properties a year borough wide in Chorley, but it does not set out the levels of need in different settlements. However, it clearly indicates high levels of affordable housing need in the Borough as a whole. Therefore, it is considered important to seek 30% affordable housing on appropriate sites, which also accords with Core Strategy Strategic Objective SO8 which aims to significantly increase the supply of affordable and

special needs housing particularly in places of greatest need such as more rural areas. There is a significant need in Chorley Borough

31. The following mix of affordable units is proposed:

Social Rent:

4 x 1 Bed Flats
4 x 2 Bed Houses

Intermediate:

3 x 3 Bed Houses

32. The number of proposed affordable units has been increased from 10 to 11 since the application was originally submitted and changes to the mix has been made in response to the comments made by the Council's Strategic Housing Team.

33. It is considered that the proposal involves a good mix of dwelling sizes and the balance of affordable units reflects need.

Open Space

34. The Open Space and Playing Pitch SPD was adopted for development control purposes at the Council meeting on 17th September 2013. Therefore, emerging Local Plan Policies HS4A and HS4B, and the approach in the SPD, apply.

Amenity Greenspace

35. Emerging Local Plan Policy HS4A sets a standard of 0.73 hectares per 1,000 population. There is currently a surplus of provision in Clayton-le-Woods in relation to this standard, a contribution towards new provision in the settlement is therefore not required from this development. However, the site is within the accessibility catchment (800m) of an amenity greenspace which is identified as being of low quality and low value in the Open Space Study (site 1954 – off Cypress Close). A contribution towards improvements to this site is therefore required from this development. The amount required is £140 per dwelling.

Provision for children/young people

36. Emerging Local Plan Policy HS4A sets a standard of 0.08 hectares per 1,000 population. There is currently a deficit of provision in Clayton-le-Woods in relation to this standard, a contribution towards new provision in the settlement is therefore required from this development. The amount required is £134 per dwelling.

Parks and Gardens

37. There is no requirement to provide a new park or garden on-site within this development.

38. There are no parks/gardens within the accessibility catchment (1,000m) of this site therefore a contribution towards improving existing provision is not required.

Natural and Semi-Natural Greenspace

39. There is no requirement to provide new natural/semi natural greenspace on-site within this development. There are no areas of natural/semi-natural greenspace within the accessibility catchment (800m) of this site identified as being low quality and/or low value in the Open Space Study therefore a contribution towards improving existing provision is not required.

Allotments

40. There is no requirement to provide allotment provision on site within this development.
41. There is an allotment site within the accessibility catchment (10 mins drive time) of this site that is identified as being of low quality in the Open Space Study (1648 - Rear of Bay Horse, Preston Rd, Whittle-le-Woods) a contribution towards improving the quality of this site is therefore required from this development. The amount required is £15 per dwelling.

Playing Pitches

42. A Playing Pitch Strategy was published in June 2012 which identifies a Borough wide deficit of playing pitches but states that the majority of this deficit can be met by improving existing pitches. A financial contribution towards the improvement of existing playing pitches is therefore required from this development. The Playing Pitch Strategy includes an Action Plan which identifies sites that need improvements. The amount required is £1,599 per dwelling.

43. THE TOTAL FINANCIAL CONTRIBUTION REQUIRED FROM THIS DEVELOPMENT IS AS FOLLOWS:

Amenity greenspace	= £5,040
Equipped play area	= £4,824
Parks/Gardens	= £0
Natural/semi-natural	= £0
Allotments	= £540
Playing Pitches	= £57,564
Total	= £67,968

44. This will be secured through a Section 106 Obligation.

Design and character of the development

45. The design principles for the development on the applicant's adjoining land are set out in an approved Design Code and the proposed scheme is consistent with these principles.
46. There will be a mixture of dwelling types and sizes ranging from 1 bed apartments to 4 bedroom family homes comprising a mix of detached, semi-detached, terraced and apartment dwellings.
47. The general design principle for the proposed layout incorporates a perimeter block layout with strong street frontages and secure defensible rear gardens.
48. The need to create connectivity both within the development site and into the existing neighbourhood and the land to the east was established as desirable at outline stage.
49. Consideration has been given to the wider area and a potential access point has been incorporated to provide both vehicular and pedestrian linkages to land to the east.
50. It is considered that the proposed scheme develops a legible environment with good connectivity across the site.
51. Inclusive design principles have been adopted and the development delivers 30% affordable housing, some 11 dwellings.
52. Existing hedgerows and two trees at the north eastern corner of the site will be retained.

Traffic and Transport

53. The site will be accessed via the principal access from Wigan Road which also serves the applicant's approved development.
54. The Highway Engineer at Lancashire County Council has been consulted and has raised no objections.
55. The proposed development is permeable internally and has provision for future external connectivity to the east.
56. 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.
57. On the higher density part of the site, the properties all have one, two or three bedrooms and therefore require two spaces each.
58. There are 11 properties located within a distinct 'Courtyard' area that will benefit from a total of 16 parking spaces which equates to 150% provision. For each property to have two spaces this would result in a requirement for 22 spaces and so the layout is 6 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.
59. 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.
60. This approach has been accepted previously.

Impact on the neighbours

61. The application site has a gentle rise 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.
62. The approved dwellings on the adjoining land to the west of the site will have finished floor level of 64.3. The proposed dwellings that will be located closest to these will have finished floor levels of 64.8 with facing habitable rooms at a distance of 21m. The relationships are considered to be acceptable.

Flood Risk

63. 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.

Drainage and Sewers

64. United Utilities have no objection subject to conditions relating to the details of foul and surface water drainage. It is proposed the site drainage system will be adopted by United Utilities.

Sustainable Resources

65. Policy 27 of the Core Strategy relates to Sustainable Resources in New Developments. This requires new dwellings to be built to Level 4 (or Level 6 if commenced after January 2016) of the Code for Sustainable Homes.

66. Policy 27 also includes the following requirements which are applicable to schemes of five or more dwellings.

- Criteria (a) - Evidence is set out to demonstrate that the design, orientation and layout of the building minimises energy use, maximises energy efficiency and is flexible enough to withstand climate change;
- Criteria (b) - Prior to the implementation of zero carbon building through the Code for Sustainable Homes for dwellings or BREEAM for other buildings, either additional building fabric insulation measures; or
- appropriate decentralised, renewable or low carbon energy sources are installed and implemented to reduce the carbon dioxide emissions of predicted energy use by at least 15%;
- Criteria (c) - Appropriate storage space is to be provided for recyclable waste materials and composting;
- Criteria (d) - If the proposed development lies within a nationally designated area, such as a Conservation Area or affects a Listed Building, it will be expected to satisfy the requirements of the policy through sensitive design unless it can be demonstrated that complying with the criteria in the policy, and the specific requirements applying to the Code for Sustainable Homes and BREEAM, would have an unacceptable adverse effect on the character or appearance of the historic or natural environment.

67. Appropriate conditions are recommended.

Community Infrastructure Levy (CIL)

68. The development will be liable for the Community Infrastructure Levy (CIL).

69. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for housing - £65 per sq. m. and charging commenced 1 September 2013.

70. There is 100% relief from CIL on those parts of a chargeable development which are intended to be used as social housing. Therefore only 25 dwellings will be chargeable for CIL.

71. The request for a contribution from LCC Education is noted, however education requests such as this are included in the CIL levy.

Conclusion

72. 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 23 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 character appearance, distinctiveness and environmental quality of an area.

73. The land to the north is to be utilised for employment uses forming part of the 15 hectare employment allocation (EP1.15) and the application proposal should not compromise any future employment use.

74. The applicant is required to provide 30% affordable housing on the site and this would equate to 11 affordable homes. The scheme as originally submitted proposed 10 affordable homes and this has been increased to 11 which is acceptable.

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 three years from the date of this permission.</p> <p><i>Reason: Required to be imposed 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="336 920 1308 2022"> <thead> <tr> <th data-bbox="336 920 667 987">Plan reference number:</th> <th data-bbox="667 920 1043 987">Title:</th> <th data-bbox="1043 920 1308 987">Date received:</th> </tr> </thead> <tbody> <tr> <td data-bbox="336 987 667 1055">4225-AAL-FL10</td> <td data-bbox="667 987 1043 1055">Location Plan</td> <td data-bbox="1043 987 1308 1055">7 October 2014</td> </tr> <tr> <td data-bbox="336 1055 667 1122">4225-DSL-FL-01 Rev C</td> <td data-bbox="667 1055 1043 1122">Detail Site Layout</td> <td data-bbox="1043 1055 1308 1122">19th January 2015</td> </tr> <tr> <td data-bbox="336 1122 667 1189">4225-AHL-FL-08 Rev B</td> <td data-bbox="667 1122 1043 1189">Affordable Homes Layout</td> <td data-bbox="1043 1122 1308 1189">19th January 2015</td> </tr> <tr> <td data-bbox="336 1189 667 1256">4255-ML-FL-05 Rev B</td> <td data-bbox="667 1189 1043 1256">Materials Layout</td> <td data-bbox="1043 1189 1308 1256">19th January 2015</td> </tr> <tr> <td data-bbox="336 1256 667 1323">4255-LDL-FL-06 Rev B</td> <td data-bbox="667 1256 1043 1323">Land Disposal Layout</td> <td data-bbox="1043 1256 1308 1323">19th January 2015</td> </tr> <tr> <td data-bbox="336 1323 667 1391">4225-WML-FL-02 Rev B</td> <td data-bbox="667 1323 1043 1391">Waste Management Layout</td> <td data-bbox="1043 1323 1308 1391">19th January 2015</td> </tr> <tr> <td data-bbox="336 1391 667 1458">4225 WML-FL-10 Rev B</td> <td data-bbox="667 1391 1043 1458">Code for Sustainable Homes</td> <td data-bbox="1043 1391 1308 1458">19th January 2015</td> </tr> <tr> <td data-bbox="336 1458 667 1525">4255-BDL-FL-04 Rev B</td> <td data-bbox="667 1458 1043 1525">Boundary Details Layout</td> <td data-bbox="1043 1458 1308 1525">19th January 2015</td> </tr> <tr> <td data-bbox="336 1525 667 1592">4225-AAL-FL-09 Rev B</td> <td data-bbox="667 1525 1043 1592">Access to Adjacent Land</td> <td data-bbox="1043 1525 1308 1592">19th January 2015</td> </tr> <tr> <td data-bbox="336 1592 667 1659">4091.07 Rev B</td> <td data-bbox="667 1592 1043 1659">Landscape Proposals</td> <td data-bbox="1043 1592 1308 1659">19th January 2015</td> </tr> <tr> <td data-bbox="336 1659 667 1727">4225-STDB-01</td> <td data-bbox="667 1659 1043 1727">Standard boundary details</td> <td data-bbox="1043 1659 1308 1727">17 September 2014</td> </tr> <tr> <td data-bbox="336 1727 667 1794">4225/ENG 001 Rev-G</td> <td data-bbox="667 1727 1043 1794">Drainage Master Plan</td> <td data-bbox="1043 1727 1308 1794">13 November 2014</td> </tr> <tr> <td data-bbox="336 1794 667 1861">4225/ENG001-1 Rev-D</td> <td data-bbox="667 1794 1043 1861">Drainage Layout Sheet 1</td> <td data-bbox="1043 1794 1308 1861">13 November 2014</td> </tr> <tr> <td data-bbox="336 1861 667 1928">4225/ENG001-2 Rev-C</td> <td data-bbox="667 1861 1043 1928">Drainage Layout Sheet 2</td> <td data-bbox="1043 1861 1308 1928">13 November 2014</td> </tr> <tr> <td data-bbox="336 1928 667 1995">4225/ENG001-3 Rev-B</td> <td data-bbox="667 1928 1043 1995">Drainage Layout Sheet 3</td> <td data-bbox="1043 1928 1308 1995">13 November 2014</td> </tr> </tbody> </table>	Plan reference number:	Title:	Date received:	4225-AAL-FL10	Location Plan	7 October 2014	4225-DSL-FL-01 Rev C	Detail Site Layout	19 th January 2015	4225-AHL-FL-08 Rev B	Affordable Homes Layout	19 th January 2015	4255-ML-FL-05 Rev B	Materials Layout	19 th January 2015	4255-LDL-FL-06 Rev B	Land Disposal Layout	19 th January 2015	4225-WML-FL-02 Rev B	Waste Management Layout	19 th January 2015	4225 WML-FL-10 Rev B	Code for Sustainable Homes	19 th January 2015	4255-BDL-FL-04 Rev B	Boundary Details Layout	19 th January 2015	4225-AAL-FL-09 Rev B	Access to Adjacent Land	19 th January 2015	4091.07 Rev B	Landscape Proposals	19 th January 2015	4225-STDB-01	Standard boundary details	17 September 2014	4225/ENG 001 Rev-G	Drainage Master Plan	13 November 2014	4225/ENG001-1 Rev-D	Drainage Layout Sheet 1	13 November 2014	4225/ENG001-2 Rev-C	Drainage Layout Sheet 2	13 November 2014	4225/ENG001-3 Rev-B	Drainage Layout Sheet 3	13 November 2014
Plan reference number:	Title:	Date received:																																															
4225-AAL-FL10	Location Plan	7 October 2014																																															
4225-DSL-FL-01 Rev C	Detail Site Layout	19 th January 2015																																															
4225-AHL-FL-08 Rev B	Affordable Homes Layout	19 th January 2015																																															
4255-ML-FL-05 Rev B	Materials Layout	19 th January 2015																																															
4255-LDL-FL-06 Rev B	Land Disposal Layout	19 th January 2015																																															
4225-WML-FL-02 Rev B	Waste Management Layout	19 th January 2015																																															
4225 WML-FL-10 Rev B	Code for Sustainable Homes	19 th January 2015																																															
4255-BDL-FL-04 Rev B	Boundary Details Layout	19 th January 2015																																															
4225-AAL-FL-09 Rev B	Access to Adjacent Land	19 th January 2015																																															
4091.07 Rev B	Landscape Proposals	19 th January 2015																																															
4225-STDB-01	Standard boundary details	17 September 2014																																															
4225/ENG 001 Rev-G	Drainage Master Plan	13 November 2014																																															
4225/ENG001-1 Rev-D	Drainage Layout Sheet 1	13 November 2014																																															
4225/ENG001-2 Rev-C	Drainage Layout Sheet 2	13 November 2014																																															
4225/ENG001-3 Rev-B	Drainage Layout Sheet 3	13 November 2014																																															

	4225/ENG001-4 Rev-C	Drainage Layout Sheet 4	13 November 2014
	ABINGDON (plans)	The Abingdon	17 September 2014
	ABINGDON (elevations)	The Abingdon	17 September 2014
	E4H138 (brick)	The Cambridge	17 September 2014
	E4H141 (plans)	The Canterbury	17 September 2014
	E4H141 (elevations)	The Canterbury	17 September 2014
	E3H096 (plans)	The Letchworth	17 September 2014
	E3H096 (render)	The Letchworth	17 September 2014
	E4H131 (brick)	The Oxford+	17 September 2014
	E4H117 (brick)	The Stratford	17 September 2014
	E4H117 (render)	The Stratford	17 September 2014
	E2AF083 (plans)	The Tavy	17 September 2014
	E2AF083 (render)	The Tavy	17 September 2014
	E3H106 (brick)	The Warwick	17 September 2014
	E3H106 (render)	The Warwick	17 September 2014
	E4H153 (plans)	The Welwyn	17 September 2014
	E4H153 (brick)	The Welwyn	17 September 2014
	E4H121 (brick)	The Windsor+	17 September 2014
	E3H118	The Worcester	17 September 2014
	E3AF090 (plans)	The Dart	9 January 2015
	E3AF090 (render)	The Dart	9 January 2015
	<i>Reason: To define the permission and in the interests of the proper development of the site.</i>		
4.	The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans. <i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i>		
5.	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		

	<p>been achieved, shall be submitted to the Local Planning Authority.</p> <p><i>Reason: In the interests of minimising the environmental impact of the development.</i></p>
6.	<p>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.</p> <p><i>Reason: In the interests of minimising the environmental impact of the development.</i></p>
7.	<p>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.</p> <p><i>Reason: In the interests of minimising the environmental impact of the development.</i></p>
8.	<p>Prior to the commencement of the development a Carbon Reduction Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall demonstrate that either appropriate decentralised, renewable or low carbon energy sources will be installed and implemented to reduce the carbon dioxide emissions of the development by at least 15% or additional building fabric insulation measures are installed beyond what is required to achieve the relevant [Code Level/BREEAM] rating.</p> <p><i>Reason: In the interests of minimising the environmental impact of the development.</i></p>
9.	<p>The proposed foul sewer network shall be constructed in accordance with the approved details indicated on the following drawings:</p> <ul style="list-style-type: none"> - Drainage Master Plan Dwg No:4225/ENG 001 Rev-G - Drainage Layout Sheet 1 Dwg No: 4225/ENG001-1 Rev-D - Drainage Layout Sheet 2 Dwg No: 4225/ENG001-2 Rev-C - Drainage Layout Sheet 3 Dwg No: 4225/ENG001-3 Rev_B - Drainage Layout Sheet 4 Dwg No: 4225/ENG001-4 Rev-C - Drainage Master Plan Dwg No:4225/ENG 001 Rev-G <p>unless otherwise agreed in writing by the Local Planning Authority. Prior to the first occupation of the development hereby permitted, the works shall be implemented in accordance with the approved details and programme.</p> <p><i>Reason: To allow for adequate drainage of the site and capacity within Walton-le-Dale Wastewater Treatment Works area.</i></p>
10.	<p>No development shall take place until details of the proposed surface water drainage and attenuation scheme for the site, based on sustainable urban 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. Details of the maintenance and management of the scheme shall be included. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.</p> <p><i>Reason: To prevent an increased risk of flooding, to improve habitat and amenity and to ensure future maintenance of the surface water drainage system.</i></p>
11.	<p>There shall not be any site clearance, site preparation or development work carried</p>

	<p>out until an Ecological Management Plan for the creation and enhancement of biodiversity has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The plan shall provide full details of measures that will be implemented during works for the avoidance of impacts on wildlife (e.g. bats, nesting birds, amphibians, reptiles, hedgehogs) and for the protection of features of biodiversity value (e.g. Biological Heritage Site, hedgerows, ponds, mature trees).</p> <p>Reason: To ensure that habitats are suitable protected at all times during any works on site.</p>
12.	<p>During the construction period, all trees to be retained shall be protected by 1.2m high fencing as specified in paragraph 8.2.2 of the British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit off the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within areas to be fenced. All excavations within the areas so fenced shall be carried out by hand.</p> <p><i>Reason: To safeguard the trees to be retained.</i></p>
13.	<p>There shall not be any felling of trees, vegetation clearance works, demolition works or other works that may affect nesting birds between March and July (inclusive) unless the absence of nesting birds has been confirmed by further written surveys or inspections.</p> <p><i>Reason: To ensure the protection of nesting birds during the construction period.</i></p>
14.	<p>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.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>
15.	<p>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.</p> <p><i>Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area.</i></p>
16.	<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>
17.	<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>
18.	<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>
19.	<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>
20.	<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 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>
21.	<p>Prior to the commencement of the development an Estate Street Phasing and Completion Plan shall be submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases and the standards to each estate streets serving each phase of the development will be completed.</p> <p><i>Reason: To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential / highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway.</i></p>
22.	<p>No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and maintenance company has been established.</p> <p><i>Reason: To ensure that the estate streets serving the development are maintained to an acceptable standard in the interest of residential / highway safety.</i></p>
23.	<p>Prior to the commencement of the development full engineering, drainage, street lighting and constructional details of the streets proposed for adoption shall be submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details.</p>

	<i>Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.</i>
24.	<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>

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.

Emerging Local Plan

The Inspector has issued her partial report on the findings into the soundness of the Chorley Local Plan 2012-2026 which is a material consideration in the consideration of any planning application. In summary, the plan is considered to be legally compliant. In relation to soundness, the plan is considered sound, with the exception of matters relating to Gypsies and Travellers.

Paragraph 18 of the Partial Report states: *“For the avoidance of doubt, the Plan may not be adopted until it has been changed in accordance with all the main modifications set out in the Appendix to this partial report and any which may be specified in the Appendix of my forthcoming supplementary report. However because of the very advanced stage in the examination process that the main modifications set out in the Appendix have reached, significant weight should be attached to all policies and proposals of the Plan that are amended accordingly, where necessary, except for matters relating to Gypsies and Travellers.”*

The Council accepted the Inspector’s modifications for Development Management purposes at its Executive Committee on 21st November 2013. It is therefore considered that significant

weight can be given to her report, and to the policies and proposals of the emerging Local Plan, as amended by the main modifications.

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/REMMAJ

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: 14/00951/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: 14/01003/REMMAJ **Decision:** PCO **Decision Date:** 18 December 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 154 dwellings (part amendment to reserved matters approval 13/00822/REMMAJ)