

Item 3m **14/01273/FULMAJ**
Case Officer **Nicola Hopkins**
Ward **Coppull**
Proposal **Erection of 35 affordable residential dwellings, car parking, access arrangements, landscaping, associated works and infrastructure (amendment to planning approval 13/00560/FULMAJ)**
Location **Brookfield Development Seddon Homes, Chapel Lane, Coppull**
Applicant **Seddon Homes Ltd**
Consultation expiry: **8th January 2015**
Decision due by: **9th March 2014**

Recommendation

Approve full planning permission subject to the Section 106 Agreement

Executive Summary

The proposed affordable housing replicates the affordable housing previously approved on the site with a slight change to the tenure split and some elevational changes. The proposed scheme will ensure the affordable housing approved as part of the wider site will be delivered.

Representations

Coppull Parish Council have confirmed that they have no objections

Consultees

Consultee	Summary of Comments received
LCC Education	Have requested £36,253 for 2 secondary school places. No contribution for primary school places is sought

Assessment

Background Information

1. Planning permission was granted in February 2014 (13/00560/FULMAJ) for the erection of 117 dwellings on this site which included 35 affordable houses. As the Council's Community Infrastructure Levy was adopted on 16 July 2013 and the charging commenced on 1st September 2013 the scheme was CIL liable to the amount of approximately £730,000.
2. In terms of CIL, development becomes chargeable at the commencement of the development however affordable housing can be exempt from the levy on the proviso that the correct exemptions are applied for to the Local Authority and those are agreed with the Local Authority prior to the commencement of the development. In the case of this site there is over 2000m² of affordable housing floorspace however Seddon Homes commenced the development prior to submitting an exemption request and as such the entire development approved as part of application 13/00560/FULMAJ is CIL liable.
3. This was an oversight by the developers and in order to rectify this issue the developers have submitted this new full application for the affordable housing which will also be CIL liable however the correct procedures can be adhered to to establish whether these affordable dwellings are exempt in accordance with the CIL Regulations.
4. Seddon Homes paid to the Council the CIL levy of £584,565.20 in June 2014 in respect of the 82 market dwellings on this site.
5. The site is located within Coppull which is identified within Core Strategy Policy 1 as an Urban Local Service Centre where some growth and investment will be encouraged. This site is allocated as a mixed use housing/ employment site within the emerging Local Plan (2012-2026). The Inspector has issued her Partial Report on her findings into the soundness of the emerging Chorley Local Plan which is a material consideration in the assessment 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 & Travellers.
6. 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 of 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 attached 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."*
7. The Council accepted the Inspector's modifications for Development Control purposes at its Executive Committee on 21st November 2013 and as such the Policies can be afforded significant weight subject to the main modifications.
8. The application site is proposed as a mixed use site for employment and housing in the emerging Local Plan however the whole site has consent for housing. The loss of the employment part of the allocation as addressed as part of the previous planning application. Core Strategy Policy 10 (Employment Premises and Sites) states all existing employment premises and sites last used for employment will be protected for employment use. There will be a presumption that "Best Urban" and "Good Urban" sites will be retained for B use class employment use. The site was formerly a retail caravan sales centre comprising showroom, workshop, body repair shop and offices and hardstanding for the display and sale of caravans. Previously the site was in employment use as a building production and distribution facility. The loss of an allocated employment site was fully considered as part of the previous application and it was considered that the proposals would not result in an unacceptable reduction in the type, quality or quantity of the employment land supply within the Borough and the proposals comply with Policy 10 of the Core Strategy.

Affordable Housing

9. The application site is located within the settlement boundary of Coppull. Policy 7 of the Core Strategy requires 30% affordable housing on site which equates to 35 affordable homes. The approved tenure split on this site is

- 70% Social Rent- 24 units (24 x 2 bed)
 - 30% Intermediate (Shared Ownership)- 11 units (1 x 2 bed and 10 x 3 bed)
10. However following further discussions with the Registered Provider, Adactus, the split is proposed to be amended as part of this application as follows:
- 25 x two bedroom social rented units; and
 - 10 x three bedroom intermediate (shared ownership) units.
11. The affordable housing will be secured as part of the S106 Agreement for this site. All of the affordable homes will be transferred to Adactus and are subject to the Council's standard eligibility criteria which seeks to secure tenants with local connections. The affordable housing obligations will reflect those originally secured on this site as part of the original legal agreement. The new legal agreement will include the following triggers to ensure the affordable housing is delivered and the affordable housing obligations originally secured as part of the original legal agreement will be removed by virtue of the deed of variation:
- No more than 40 of the Open Market Houses approved as part of planning approval 13/00560/FULMAJ shall be occupied until 8 of the Affordable Units have been constructed and transferred to an Affordable Housing Provider.
 - No more than 60 of the Open Market Houses approved as part of planning approval 13/00560/FULMAJ shall be occupied until the final 27 Affordable Units have been constructed and transferred to an Affordable Housing Provider.
12. This application also seeks small alterations to the affordable houses to reflect the requirements of Adactus, these are as follows:
- Replacing the Shelley house type with the Shelley 1 house type and replacing the Brierfield house type with the Brierfield 1 house type. The main change between the house types is the roof configuration to provide variation to the elevation treatment and add interest to the streetscape.
13. Prior to amending the affordable housing scheme Adactus discussed the amendments with the Council's Housing Team who are happy with the proposed changes to the affordable housing mix.

Density

14. The exact number of dwellings as previously approved on this site is still proposed which results in a density of approximately 30 dwellings per hectare (including the landscaped earth bund along the railway boundary). Policy 5 of the Core Strategy relates to housing densities and states that the authorities will secure densities of development which are in keeping with local areas and which will have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of an area, consideration will also be given to making efficient use of land.
15. It is considered that a density of 30 dwellings per hectare is appropriate for this location. The density ensures efficient use of land within a sustainable location in accordance with guidance contained within the framework.

Housing Layout

16. The proposed housing layout replicates the approved layout and taking into account the proposed finished floor levels of the dwellings the proposed dwellings respect the Council's spacing standards ensuring that sufficient privacy space is maintained.

Relationship with the neighbours

17. The proposed affordable houses subject to this application are located at the back (northern boundary) of the site close to the railway line and do not border any of the existing residential dwellinghouses. As such the only immediate neighbours to the site are the commercial units on Chapel Lane Business Park, which is separated from the site by a public footpath, and there are not considered to be any amenity issues as a result of this relationship.

Open Space

18. The previous application secured both on site open space and contributions towards off site open space in accordance with Policies HS4A and HS4B of the emerging Local Plan. The off-site obligations were secured via the associated legal agreement and phased to be paid as follows:

- One third of the Play Space Commuted Sum, the Allotment Commuted Sum, the Natural/Semi-Natural Greenspace Commuted Sum and the Playing Pitches Commuted Sum, prior to the Occupation of the 30th Dwelling.
 - The second one third of the Play Space Commuted Sum, the Allotment Commuted Sum, the Natural/Semi-Natural Greenspace Commuted Sum and the Playing Pitches Commuted Sum prior to the Occupation of the 60th Dwelling
 - The final one third of the Play Space Commuted Sum, the Allotment Commuted Sum, the Natural/Semi-Natural Greenspace Commuted Sum and the Playing Pitches Commuted Sum prior to the Occupation of the 90th Dwelling.
19. As this planning application effectively takes 35 of the originally approved dwellings out of the original planning approval (13/00560/FULMAJ) and a positive resolution in respect of this application will result in a new full planning approval, the final trigger above will never be met (as only 82 dwellings will be built in accordance with the original planning approval with the remaining 35 built in accordance with this planning approval). Therefore, one third of the open space payment will be secured by a new S106 Agreement attached to this planning application. This ensures that all of the required commuted sum payments are secured. Along with the new S106 Agreement there will be a deed of variation deleting the third trigger out of the original S106 Agreement as this will be now be secured via the new legal agreement.

Ecology

20. All of the ecological issues at the site were fully considered and addressed as part of the previous application. It is not considered that there will be any ecological implications in respect of this development.

Flood Risk

21. The Environment Agency had no objection to the previous application on this site subject to the inclusion of conditions which meet the following requirements:
- Flood Risk & Drainage
 - Land Quality
22. Suitable conditions were attached to the decision notice in respect of the above which will be replicated on this recommendation.

Drainage and Sewers

23. As part of the previous application on this site United Utilities considered that foul and surface water from the site should be drained in accordance with the principles outlined in the submitted Flood Risk Assessment. This was addressed by condition and includes foul water draining separately to surface water and no surface water will be permitted to discharge directly or indirectly into the public foul or combined sewer. Identical conditions will be attached to this recommendation.

Traffic and Transport

24. The scheme incorporates a mix of 2 and 3 bedroom properties which require 2 off road parking spaces. All of the proposed parking is in the form of driveways/ parking courts to the front of the properties. Each dwelling has 2 dedicated parking spaces which accords with the requirements of Policy ST4 of the emerging Local Plan.

Sustainability

25. Policy 27 of the Adopted Central Lancashire Core Strategy states that all dwellings will be required to meet Level 4 of the Code for Sustainable Homes from January 2013 which increases to Level 6 in 2016. The application is supported by Interim Code for Sustainable Homes Certificates which demonstrate that each of the plots will meet Code 4. Whilst this is currently acceptable any of the proposed plots commenced after 1st January next year will need to meet Code 6. This will be addressed by condition.
26. The Policy also states that subject to other planning policies, planning permission for new built development will only be granted on proposals for 5 or more dwellings where all of the following criteria are satisfied:

(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;

(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%;

(c) Appropriate storage space is to be provided for recyclable waste materials and composting;

(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.

27. The proposed development exceeds 5 dwelling units and is supported by a Carbon Reduction Statement. This Statement was submitted as part of the discharge of condition application associated with the previous approval at this site and is considered to be acceptable. Adherence to the measures contained within the Statement will be secured by condition.

Section 106 Agreement

28. Lancashire County Council (Education) have requested a contribution of £36,253 towards 2 secondary school places. Although the comments of the Education Authority are noted part of this site is proposed to be allocated for housing development (59 new housing units) and as such was taken into account as part of the Council's housing land supply over the plan period which partly led the CIL charging schedule. The intention of the CIL charging is to fund infrastructure that is needed as a result of development. The Council's CIL charging schedule includes funding for education provision and as such it appears that the additional school places required to accommodate the pupils generated by this development will be funded via the CIL charge attributed to this development.

29. As this application proposes 100% affordable housing which can be exempt from CIL it is likely that the CIL levy will be nil however as a whole this site has provided £584,565.20 in respect of CIL which could potentially be used for education provision within Coppull.

Community Infrastructure Levy

30. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for housing - £65 per sq. m. The CIL Charging Schedule was adopted on 16 July 2013 and the charging commenced 1 September 2013. This development is CIL liable which equates to £141,388 with a floor space of 2175.2m² however as set out above affordable housing can be exempt and as such it is not expected that any CIL levy will be provided from this affordable housing scheme.

Noise and relationship with the railway

31. The northern boundary of the site is adjacent to the railway line and dwellings are proposed adjacent to this boundary. An acoustic report was provided with the original application and conditions were attached to reduce the risk of future residents suffering loss of amenity due to noise. The same measures secured by the previous condition will be attached to this recommendation.

Overall Conclusion

32. This proposed Coppull allocation within the emerging local plan is ranked in Band B (Council's Sustainability Appraisal of sites- Band A being the most sustainable and Band E the least sustainable). The site has good access to a bus service which is very frequent. Access to services and facilities is also very good with the exception of a supermarket as there is no supermarket within the settlement. The site is over 3km away from the key service centre of Chorley town centre however there are employment opportunities within Coppull.

33. The application site is located within an Urban Local Service Centre which is identified within Policy 1 of the Core Strategy as an area for some growth and investment. The framework

confirms that the purpose of the planning system is to contribute to the achievement of sustainable development and it is considered that the development of this site has the ability to meet the sustainable principles embodied in the Core Strategy. The proposals secure the redevelopment of a brownfield site, provide affordable housing within a sustainable location creating a mixed housing development, which is a corporate priority, and contribute to the aims of both the Framework and the Core Strategy. As such the proposals are recommended for approval.

Planning Policies

34. 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
78/01234/FUL	Proposed speculative light/general industrial development. (Use classes III and IV).	Withdrawn	
79/00879/OUT	Outline application for speculative industrial/warehouse unit (Use Classes III, IV and X).	Refused	1980
79/00891/FUL	Speculative light/general industrial warehousing (Use Classes III, IV and X) plus residential use of part of site	Refused	1980
79/00892/OUT	Outline application for speculative light/general industrial warehousing development (Use Classes III, IV and X).	Approved	1980
80/00667/COU	Change of use from garage display centre to caravan display centre	Withdrawn	
80/01071/FUL	Change of use of part of site to caravan sales/display with workshop, construction of new access road, erection of 8 nursery units, and future industrial/warehousing development.	Approved	1981
81/00458/FUL	Temporary residential caravan.	Approved	1981
81/00459/FUL	Retention of existing vehicular access for private cars only.	Approved	1981
81/00844/ADV	2 illuminated signs (fascia box and logo box).	Permitted	1981
81/00845/ADV	Single sided box sign	Permitted	1981
81/01055/FUL	Conversion of storage building to temporary living accommodation for Security Officer	Approved	1982
84/00178/ADV	Display of inflatable Blimp sign	Refused	1984
86/00038/FUL	Construction of an accessory showroom	Withdrawn	

86/00400/FUL	Extension to awning showroom to form small store.	Approved	1986
89/00876/FUL	Office Extension.	Approved	1989
90/00943/FUL	Extension to existing buildings to form new shop and use of existing shop as coffee lounge.	Approved	1991
91/01093/FUL	Erection of two-storey shop and extensions to storage area.	Approved	1992
95/00245/TEL	Erection of free-standing 15metres high telecom mast with 2 omni-directional antennae and 1 dish antenna, siting of equipment cabinet.		1995
02/00079/ADV	Retrospective application for the display of sign.	Refused	2002
02/01062/FUL	Erection of outdoor sales canopy over existing concrete columns.	Approved	2002
05/00673/FULMAJ	Proposed extension of caravan dealership and associated parking area for staff and customers.	Withdrawn	
05/00940/FULMAJ	Proposed extension of caravan dealership and associated parking area for staff and customers.	Approved	2005
13/00074/DEMCON	Application for prior determination of the proposed demolition of a number of one and two storey buildings.	Permitted	2013
13/00109/FUL	Retrospective application for the erection of 2.4m high hoarding to site boundary for a period of 18 months.	Approved	2013
13/00560/FULMAJ	Erection of 117 residential dwellings, car parking, access arrangements, public open space, landscaping, a pumping station, associated works and infrastructure.	Approved	2014
14/00269/DIS	Application to discharge conditions 7 (steel palisade fence), 9 (survey for water voles), 11 (external facing and roofing materials), 12 (ground levels), 13 (hard landscaping), 14 (landscaping), 15 (fences and walls), 17 (Design Stage Assessment), 19 (Carbon Reduction Statement), 21 (ground contamination), 24 (Construction Method Statement), 26 (construction of the site access), 29 (landscaped earth bund) and 30 (improvements to Footpath) attached to planning permission 13/00560/FULMAJ	Discharged	2014

Suggested Conditions

No.	Condition																																
1.	<p>The proposed development must be begun not later than three years from the date of this permission. <i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004</i></p>																																
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="320 501 1294 2033"> <thead> <tr> <th data-bbox="320 501 564 600">Title</th> <th data-bbox="564 501 804 600">Plot(s)</th> <th data-bbox="804 501 1048 600">Drawing Reference</th> <th data-bbox="1048 501 1294 600">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="320 600 564 698">Proposed Plan</td> <td data-bbox="564 600 804 698"></td> <td data-bbox="804 600 1048 698">1777-BR.sp.05 Rev H</td> <td data-bbox="1048 600 1294 698">5th December 2014</td> </tr> <tr> <td data-bbox="320 698 564 936">Brierfield House Type</td> <td data-bbox="564 698 804 936">15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82</td> <td data-bbox="804 698 1048 936">1777-BRI-01 Rev E</td> <td data-bbox="1048 698 1294 936">5th December 2014</td> </tr> <tr> <td data-bbox="320 936 564 1173">Brierfield House Type</td> <td data-bbox="564 936 804 1173">15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82</td> <td data-bbox="804 936 1048 1173">1777-BRI-02 Rev E</td> <td data-bbox="1048 936 1294 1173">5th December 2014</td> </tr> <tr> <td data-bbox="320 1173 564 1411">Brierfield House Type</td> <td data-bbox="564 1173 804 1411">15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82</td> <td data-bbox="804 1173 1048 1411">1777-BRI-03 Rev E</td> <td data-bbox="1048 1173 1294 1411">5th December 2014</td> </tr> <tr> <td data-bbox="320 1411 564 1648">Brierfield House Type</td> <td data-bbox="564 1411 804 1648">15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82</td> <td data-bbox="804 1411 1048 1648">1777-BRI-04 Rev E</td> <td data-bbox="1048 1411 1294 1648">5th December 2014</td> </tr> <tr> <td data-bbox="320 1648 564 1886">Brierfield House Type</td> <td data-bbox="564 1648 804 1886">15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82</td> <td data-bbox="804 1648 1048 1886">1777-BRI-05 Rev E</td> <td data-bbox="1048 1648 1294 1886">5th December 2014</td> </tr> <tr> <td data-bbox="320 1886 564 2033">Brierfield House Type</td> <td data-bbox="564 1886 804 2033">15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/</td> <td data-bbox="804 1886 1048 2033">1777-BRI-06 Rev E</td> <td data-bbox="1048 1886 1294 2033">5th December 2014</td> </tr> </tbody> </table>	Title	Plot(s)	Drawing Reference	Received date	Proposed Plan		1777-BR.sp.05 Rev H	5th December 2014	Brierfield House Type	15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82	1777-BRI-01 Rev E	5th December 2014	Brierfield House Type	15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82	1777-BRI-02 Rev E	5th December 2014	Brierfield House Type	15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82	1777-BRI-03 Rev E	5th December 2014	Brierfield House Type	15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82	1777-BRI-04 Rev E	5th December 2014	Brierfield House Type	15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82	1777-BRI-05 Rev E	5th December 2014	Brierfield House Type	15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/	1777-BRI-06 Rev E	5th December 2014
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Shelley House Type	42/ 49/ 50/ 51/ 77/ 80	1777-SHE-06 Rev C	5th December 2014
Shelley House Type	42/ 49/ 50/ 51/ 77/ 80	1777-SHE-07 Rev C	5th December 2014
Shelley House Type	42/ 49/ 50/ 51/ 77/ 80	1777-SHE-08 Rev C	5th December 2014
Shelley House Type	42/ 49/ 50/ 51/ 77/ 80	1777-SHE-09 Rev C	5th December 2014
Shelley House Type	42/ 49/ 50/ 51/ 77/ 80	1777-SHE-10 Rev C	5th December 2014
Shelley House Type	42/ 49/ 50/ 51/ 77/ 80	1777-SHE-11 Rev C	5th December 2014

Shelley House Type	42/ 49/ 50/ 51/ 77/ 80	1777-SHE-12 Rev C	5th December 2014
Shelley House Type	42/ 49/ 50/ 51/ 77/ 80	1777-SHE-13 Rev C	5th December 2014
Shelley House Type	42/ 49/ 50/ 51/ 77/ 80	1777-SHE-14 Rev C	5th December 2014
Shelley House Type	42/ 49/ 50/ 51/ 77/ 80	1777-SHE-15 Rev C	5th December 2014
Shelley House Type	42/ 49/ 50/ 51/ 77/ 80	1777-SHE-DS Rev C	5th December 2014
Shelley House Type	42/ 49/ 50/ 51/ 77/ 80	1777-SHE-WS Rev C	5th December 2014
Shelley 1 House Type	43/ 48/ 78/ 79	1777-SHE1-01 Rev C	5th December 2014
Shelley 1 House Type	43/ 48/ 78/ 79	1777-SHE1-02 Rev C	5th December 2014
Shelley 1 House Type	43/ 48/ 78/ 79	1777-SHE1-03 Rev C	5th December 2014
Shelley 1 House Type	43/ 48/ 78/ 79	1777-SHE1-04 Rev C	5th December 2014
Shelley 1 House Type	43/ 48/ 78/ 79	1777-SHE1-05 Rev C	5th December 2014
Shelley 1 House Type	43/ 48/ 78/ 79	1777-SHE1-06 Rev C	5th December 2014
Shelley 1 House Type	43/ 48/ 78/ 79	1777-SHE1-07 Rev C	5th December 2014
Shelley 1 House Type	43/ 48/ 78/ 79	1777-SHE1-08 Rev C	5th December 2014
Shelley 1 House Type	43/ 48/ 78/ 79	1777-SHE1-09 Rev C	5th December 2014
Shelley 1 House Type	43/ 48/ 78/ 79	1777-SHE1-10 Rev C	5th December 2014
Shelley 1 House Type	43/ 48/ 78/ 79	1777-SHE1-11 Rev C	5th December 2014
Shelley 1 House Type	43/ 48/ 78/ 79	1777-SHE1-12 Rev C	5th December 2014
Shelley 1 House	43/ 48/ 78/ 79	1777-SHE1-13	5th December

Type		Rev C	2014
Shelley 1 House Type	43/ 48/ 78/ 79	1777-SHE1-14 Rev C	5th December 2014
Shelley 1 House Type	43/ 48/ 78/ 79	1777-SHE1-15 Rev C	5th December 2014
Shelley 1 House Type	43/ 48/ 78/ 79	1777-SHE1-DS Rev C	5th December 2014
Shelley 1 House Type	43/ 48/ 78/ 79	1777-SHE1-WS Rev C	5th December 2014
Landscape Proposal 1 of 3		4409.02 Rev E	8th December 2014
Landscape Proposal 2 of 3		4409.03 Rev E	8th December 2014
Landscape Proposal 3 of 3		4409.04 Rev E	5th December 2014
External Works GA- Surface Finishes		C16573/406-3 Rev E	5th December 2014
Adopted Highway- Sections and Details		C16573/416 Rev B	5th December 2014
External Works GA Section 278		C16573/426-1 Rev B	5th December 2014
External Works GA Section 278		C16573/426-2 Rev B	5th December 2014
External Works GA Surface Water and Foul Drainage		C16573/403-2 Rev M	5th December 2014
External Works GA Surface Water and Foul Drainage		C16573/403-3 Rev M	5th December 2014
External Works GA Proposed Fall & Levels		C16573/405-1 Rev F	5th December 2014
External Works GA Proposed Fall		C16573/405-2 Rev F	5th December 2014

	& Levels			
	External Works GA Proposed Fall & Levels		C16573/405-3 Rev F	5th December 2014
	Hard Landscaping Plan		1777-BR-HL.01 Rev G	5th December 2014
	0.5M Knee Rail Fence Details		LS.01	5th December 2014
	External Works GA Surface Finishes		C16573/406-1 Rev E	5th December 2014
	External Works GA Surface Finishes		C16573/406-2 Rev E	5th December 2014
	Reason: For the avoidance of doubt and in the interests of proper planning			
3.	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (Schedule 2, Part 1, Classes A, B, C, D, E) or any subsequent re-enactment thereof no extension to the dwellings on plots 16-19 (inclusive) and 35-47 (inclusive) shall be erected other than those expressly authorised by this permission.</p> <p>Reason: In the interests of neighbour amenity and to ensure the amenities of the existing and future residents are protected in the future.</p>			
4.	<p>The trespass proof steel palisade fence erected along the boundary of the site adjacent to Network Rail's land shall be maintained in situ during the construction period.</p> <p>Reason: Any proposed residential development imports a risk of trespass onto the railway which is a criminal offence (s55 British Transport Commission Act 1949). The fence is required to mitigate any risks imported by the proposal.</p>			
5.	<p>Prior to the occupation of the dwellings hereby approved the noise mitigation measures set out within the submitted Environmental Noise Study (ref: R0674-REP01-DRG dated 5 June 2013 submitted as part of application 13/00560/FULMAJ) (in particular tables 2 and 3 and figures 12, 13 and 14) shall be implemented in full. The mitigation measures shall thereafter be maintained in perpetuity.</p> <p>Reason: To ensure the amenities of the future residents are protected in respect of the nearby noise generators.</p>			
6.	<p>During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2012 at a distance from the tree trunk equivalent to the outermost limit of 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 the area(s) so fenced. All excavations within the area so fenced shall be carried out by hand.</p> <p>Reason: To safeguard the trees to be retained on and adjacent to the site as part of the development proposals</p>			
7.	The external facing materials, detailed on the submitted Material Schedule (ref:			

	<p>MS:COPPULL:01 Rev C received 5th December 2014), shall be used and no others substituted. Reason: To ensure that the materials used are visually appropriate to the locality.</p>
8.	<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. Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</p>
9.	<p>The ground surfacing materials, detailed on the approved plans, shall be used and no others substituted. Reason: To ensure that the materials used are visually appropriate to the locality.</p>
10.	<p>All hard and soft landscape works shall be carried out in accordance with the approved plans within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, 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.</p> <p>The management of the landscaping scheme thereafter shall be undertaken in accordance with the submitted Management Plan (ref: HS/4409/ManagementPlan received 5th December 2014)</p> <p>Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development, to secure a high quality design and to ensure the continued protection of the adjacent operational railway land.</p>
11.	<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. Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</p>
12.	<p>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 or in accordance with the national standard in place at the time of construction which has first been agreed in writing by the Local Planning Authority. Within 6 months of occupation of each dwelling a Final Certificate, certifying that the relevant Code for Sustainable Homes Level for that dwelling has been achieved, shall be submitted to the Local Planning Authority. Reason: In the interests of minimising the environmental impact of the development</p>
13.	<p>All the dwellings hereby approved commenced before 31st December 2015 shall be carried out entirely in accordance with the submitted interim Code for Sustainable Homes certification.</p> <p>None of the dwellings hereby approved shall commence after 1st January 2016 until a 'Design Stage' assessment and related certification has been submitted to and approved in writing by the Local Planning Authority. The assessment and certification shall demonstrate that the dwellings will meet Code Level 6 of the Code for Sustainable Homes. The development shall be carried out entirely in accordance with the approved assessment and certification.</p> <p>Reason: In the interests of minimising the environmental impact of the</p>

	development
14.	<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 submitted to the Local Planning Authority.</p> <p>Reason: In the interests of minimising the environmental impact of the development</p>
15.	<p>The renewables and fabric improvements measures, contained within the submitted Carbon Reduction Statement, to reduce the carbon dioxide emissions of the development shall be implemented in accordance with the submitted details and retained in situ thereafter.</p> <p>Reason: In the interests of minimising the environmental impact of the development</p>
16.	<p>The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) by Atkinson Peck dated 14 June 2013 (submitted as part of application 13/00560/FULMAJ) and subject to the following requirements: a) surface water run-off from the site shall be attenuated up to a 1 in 100 year critical storm event (plus an allowance for climate change).</p> <p>For the avoidance of doubt:</p> <ul style="list-style-type: none"> • surface water draining from parcel A which has an impermeable area of 0.63 Ha must be restricted to a maximum pass forward flow of 10.3 l/s, • surface water draining from parcel B which has an impermeable area of 0.11 Ha must be restricted to a maximum pass forward flow of 53 l/s and • surface water draining from parcel C which has an impermeable area of 1.01 Ha must be restricted to a maximum pass forward flow of 24.2 l/s. <p>(The location and size of parcels A, B & C are clearly defined on drawing C16573/201/Rev - dated April 2013 which is included in the FRA).</p> <p>The development shall be completed, maintained and managed in accordance with the approved details.</p> <p>REASON: To ensure the development is not at an unacceptable risk of flooding or exacerbate flood risk elsewhere</p>
17.	<p>Upon completion of the approved remediation works across both this site and the adjacent land a validation report containing any validation sampling results shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: Please note it is the applicant's responsibility to properly address any land contamination issues, to ensure the site is suitable for the proposed end-use, in accordance with Paragraph 121 of the National Planning Policy Framework (DCLG, 2012).</p>
18.	<p>Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.</p> <p>Reason: To secure the proper drainage of the site and to reduce the risk of flooding</p>
19.	<p>Should, during the course of the development, any contaminated material other than that referred to in the investigation and risk assessment report and identified for treatment in the remediation proposals be discovered, then the development should cease until such time as further remediation proposals have been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: Please note it is the applicant's responsibility to properly address any land contamination issues, to ensure the site is suitable for the proposed end-use, in accordance with Paragraph 121 of the National Planning Policy Framework (DCLG, 2012).</p>
20.	<p>The following measures shall be adhered to throughout the construction period:</p> <ol style="list-style-type: none"> i. Parking of vehicles of site operatives and visitors shall accord with appendix 3 of the Health and Safety Plan submitted as part of discharge application 14/00269/DIS ii. The hours of operation (including deliveries) shall be 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays

	<p>iii. The loading and unloading of plant and materials shall be undertaken within the site and not on Chapel Lane</p> <p>iv. The storage of plant and materials used in constructing the development shall accord with The Traffic Management Plan contained within the Health and Safety Plan submitted as part of discharge application 14/00269/DIS</p> <p>v. Wheel washing facilities: the site roads will be swept regularly and sprayed with water and that road sweeper will be used where necessary</p> <p>vi. Measures to control the emission of dust and dirt during construction: shall accord with the Health and Safety Plan submitted as part of discharge application 14/00269/DIS</p> <p>vii. A scheme for recycling/disposing of waste resulting from construction works: shall accord with The Traffic Management Plan contained within the Health and Safety Plan submitted as part of discharge application 14/00269/DIS</p> <p>viii. vehicle routing to the site: shall accord with The Traffic Management Plan contained within the Health and Safety Plan submitted as part of discharge application 14/00269/DIS</p> <p>Reason: in the interests of highway safety and to protect the amenities of the nearby residents.</p>
21.	<p>Within 6 months of the occupation of the first dwellinghouse hereby permitted, a Residential Travel Plan, in accordance with the submitted Framework Travel Plan, shall be submitted to and approved in writing by, the local planning authority. The Travel Plan shall be implemented within the timescale set out in the approved plan and will be audited and updated at intervals not greater than 18 months to ensure that the approved Plan is carried out.</p> <p>Reason: To reduce the number of car borne trips and to encourage the use of sustainable transport/multi-modal options.</p>
22.	<p>The site access shall be constructed and completed in accordance with the approved plans as follows: External Works GA – Section 278 plans (ref: C16573/426-1,426-2) and Adopted Highway – Sections & Details (ref: C16573/416).</p> <p>Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.</p>
23.	<p>No dwellinghouse hereby approved shall be occupied until all highway works have been constructed in accordance with a scheme which has been submitted to and approved by the Local Planning Authority.</p> <p>Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.</p>
24.	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting the Order, there shall not at any time in connection with the development hereby permitted, be erected or planted, or allowed to remain, upon the land hereinafter defined, any hedge, tree or shrub which will disrupt the 2.0m x 2.0m visibility splay required by pedestrians at the access with Chapel Lane.</p> <p>Reason: To ensure adequate visibility for pedestrians and in the interests of highway safety</p>
25.	<p>The swale (ditch) between the site boundary and the landscaped earth bund along the railway boundary shall be constructed in accordance with the approved details, approved as part of discharge application 14/00269/DIS.</p> <p>Reason: To ensure the continued stability of Network Rail's property</p>