

Item 3f **15/00675/FULMAJ**

Case Officer **Nicola Hopkins**

Ward **Astley And Buckshaw**

Proposal **Erection of 21 new dwellings with associated garages, parking areas, private amenity space and hard and soft landscaping.**

Location **Plots 1075 - 1093 The Orchard, Ordnance Road, Buckshaw Village**

Applicant **Redrow Homes**

Consultation expiry: **11th August 2015**

Decision due by: **16th October 2015**

Recommendation
Approve full planning permission subject to the associated legal agreement

Representations

Parish Council no comments received
In total 5 representations have been received which are summarised below
Support
Total No. received: 5
<ul style="list-style-type: none">• The plans provide a solution to the transition from urban to suburban and will complement the existing developments.• The only minor issue is the fencing on Ordnance Road. The plans show a metal railing which is common in design across Buckshaw, however it is not mirrored on the opposite side of the road and as such will give a lop-sided aspect when using the route.• The plans should include a metal railing to be installed by Redrow on the boundary of their Orchard development to give a more sympathetic and appealing symmetry.• Hopgood Close is a cul-de-sac and frequently gets vehicles driving into the close then using this footpath and bumping down from the pavement onto Ordnance Road. This could become more frequent when these other dwellings are in place.• The speed of traffic and the parking on Ordnance Way has become a great problem.• Suggest that the same railings as that in front of the other dwellings be applied to the remaining houses opposite the proposed new dwellings on Hopgood Close and at the side of number 4 Hopgood Close. This would complement and add to a coming together of the two projects.• One neighbour has written confirming that they do not want railings to be added to the front of their property.

Consultees

Consultee	Summary of Comments received
United Utilities	No objection subject to conditions
Lead Local Flood Authority	No objection subject to conditions
LCC Education	Have requested £48,118 towards primary school places

Assessment

Proposed Development

1. The application site is an L-shaped site located close to the retail centre for the Buckshaw Village. Two sides of the site front onto Ordnance Road, the main loop road that runs through this area. Part of the site also lies immediately adjacent to Barnes Wallis Way. This forms part of a pedestrian and cycleway that links the northern residential areas, the retail centre and the railway station on the southern edge of the village and was a key principle in the Buckshaw Southern Commercial Area Design Code (November 2006).
2. At present the retail centre consists of a supermarket and associated car parking and a row of shops with apartments above them. A similar row of shops with apartments above is proposed on the opposite side of Barnes Wallis Way but these are yet to be constructed. The shops have been built close to the back of the pavement and have been designed with a mixture of more modern and traditional shop fronts to help to create the feel of a typical high street that has evolved over time. The row of shops are three storeys in height and whilst the supermarket is lower, the towers on its corners add to its scale and height so that it does not appear out of keeping with the other retail development and contributes to the high density character of the centre.
3. The proposed development incorporates the erection of 21 new dwellings with associated garages, parking areas, private amenity space and hard and soft landscaping.

Principle of the development

4. Policy 1 (c) iii of the Adopted Core Strategy identifies Buckshaw Village as a location for strategic growth. The established design concept for the Village is to secure high quality and phased development for purposes appropriate to the concept of an Urban Village.

Background Information

5. When reserved matters approval was granted in January 2009 (08/01100/REMMAJ) for the retail elements of the Southern Commercial Area a concurrent application was considered (08/01098/REMMAJ) for purely residential properties adjacent to the local retail centre. The approved scheme involved the erection of 84 apartments and 24 dwellinghouses on the site. The land has been subsequently divided between Redrow Homes and Barratt Homes and the part of the land which Redrow retained has permission for 38 dwellings.
6. Following this original reserved matters approval, Redrow Homes submitted a reserved matters application for Parcel N which included their part of the land adjacent to the local retail centre. That application (12/00463/REMMAJ) amended part of the previously approved scheme.
7. Since the two previous approvals Redrow have applied for several re-plans all of which have been refused as follows:

Reserved matters application	One bed apartment	Two bed apartment	Two bed house	Three bed house	Four bed house	Total
Approved						
08/01098/REMMAJ	24	0	0	0	14	38
12/00463/REMMAJ	0	45	4	0	0	49
Withdrawn						
12/00148/REMMAJ	0	45	0	4	0	49
Refused						
13/00817/REMMAJ	0	4	0	11	3	18
14/00264/REMMAJ	0	4	6	9	0	19
14/00662/REMMAJ	0	4	0	11	3	18
Current Proposal						
15/00675/FULMAJ	0	0	7	8	6	21

8. It is important to note that this is a full planning application as the time period for submitting reserved matters at Buckshaw Village expired on 24th August 2014 (in accordance with planning approval 02/00748/OUTMAJ) and as such no further reserved matters application can be submitted on the Village.

Density

9. The application site covers 0.59 hectares. The proposed scheme equates to a density of 35 dwellings per hectare. The previous approvals equate to 64 and 78 dwellings per hectare respectively, due to the fact that these schemes incorporated apartment accommodation.

Design

10. Within the Masterplan, approved as part of the outline planning permission and the Southern Commercial Design Code, this parcel of land is allocated as a mixed use area including housing. In accordance with the Masterplan it is considered that this parcel should reflect the transition of the area from rural to urban incorporating 2 to 3 storey blocks, principally terraces with individual houses sandwiched in between or attached.
11. The design of the properties on this part of the site has previously been one of the key considerations. The Design Code confirms that the western side of the mixed use core will comprise housing. This is a key frontage and a strong design connection with the housing adjacent to the listed building will be required. The Design Code confirms that there will be no direct vehicular access to the dwellings from the distributor road.
12. The originally approved residential scheme for this parcel of land (along with the parcel directly to the north which Barratt Homes are responsible for developing) incorporated a much more dense form of development. The Committee report set out the following design considerations at that time:

The proposal incorporates a mixture of three storey apartment blocks and 2/2.5 storey terraced/ semi-detached houses. The Ambleside/ Buttermere apartment blocks are located on corner plots with open space and pedestrian access located to the front and side of the building. The buildings incorporate front projections, vertically proportioned windows and dormer style windows in the roof space. The Coniston apartments reflect large three storey dwellinghouses with a mix of brick and render. The dwellinghouses reflect more modern properties with dormer windows and front balconies.

The use of vertically proportioned windows, brick quoins and arched windows with the apartment buildings represent late 18th Century dwellinghouses whereas the more modern dwellinghouses with stone window surrounds and square windows represent mid 19th Century dwellinghouses which accords with the Design Code for this area.

13. The original reserved matters approval was granted to Eden Park Developments, who are responsible for the development of the retail parade, and when Redrow looked at the parcel in more detail amendments were suggested via the submission of reserved matters application 12/00148/REMMAJ. Whilst this reserved matters application related mainly to the land adjacent to Buckshaw Hall this parcel of land adjacent to the retail parade was also included within the red edge. On consideration of the proposals the following concerns were raised in respect of this specific part of the site:

When the design of the properties adjacent to the local retail centre was considered the apartment blocks incorporated front projections, vertically proportioned windows and dormer style windows in the roof space. The dwellinghouses reflected more modern properties with dormer windows and front balconies. It was considered that the use of vertically proportioned windows, brick quoins and arched windows with the apartment buildings represented late 18th Century dwellinghouses whereas the more modern dwellinghouses with stone window surrounds and square windows represent mid-19th Century dwellinghouses. This was considered to be in accordance with the Design Code for this area and reflected the adjacent character of the retail centre. These features appear to have been reduced on the current proposals and I would advise reintroducing

some of these features to ensure that the proposals reflect the aspirations of the Design Code and the character of the area.

14. The application was subsequently withdrawn due to the design and layout concerns and a revised reserved matter application submitted 12/00463/REMMAJ. The amended application incorporated a mixture of three storey apartment blocks and 2 storey maisonettes. The apartment blocks were located on corner plots with open space and pedestrian access located to the side and rear of the buildings. The approved dwelling houses were accessed via Buckshaw Avenue/Ordnance Road and parking was provided in the form of rear parking courts and parking to the front of the Evesham house type. The amended scheme ensured that the scheme reflected the adjacent character of the retail centre and was granted reserved matters approval.
15. This principle is reflected within Policy 17 of the Adopted Central Lancashire Core Strategy and Policy BNE1 of the Local Plan that states:

Planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that, where relevant to the development:

 - a) The proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials.
 - b) The development would not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or overbearing;
 - c) The layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and respect the character of the site and local area;
 - d) The residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Site Allocations Policy – Parking Standards, unless there are other material considerations which justify the reduction;
 - e) The proposal would not adversely affect the character or setting of a listed building and/or the character of a conservation area and/or any heritage asset including locally important areas;
 - f) The proposal would not have a detrimental impact on important natural habitats and landscape features such as historic landscapes, mature trees, hedgerows, ponds and watercourses. In some circumstances where on balance it is considered acceptable to remove one or more of these features then mitigation measures to replace the feature/s will be required either on or off-site;
 - g) The proposal would not cause an unacceptable degree of noise disturbance to surrounding land uses;
 - h) The proposal includes measures to help to prevent crime and promote community safety.
16. This Policy is supported by the Central Lancashire Supplementary Planning Document 'Design Guide' which encourages high quality design of places, buildings and landscaping in the borough.
17. Reserved matters approval (12/01001/REMMAJ) was granted in 2013 for 11 dwellings on the parcel of land immediately to the east of this application site. Formally offices were approved on this site however the land owners applied to erect dwellings on this site. The

design and layout reflects an appropriate design solution for this part of the Village and should be reflected within the parcel of land subject to this application. The design and height of the adjacent dwellings forms a transition from the taller commercial units with apartments above to the lower density housing outside the commercial core.

18. Redrow Homes have previously been advised that the most appropriate solution for this site would be to create a development which fronts directly onto the highway(s), incorporates a rear parking area, reflects the design of the adjacent retail centre utilising corner turning buildings on the corners of the site, utilises 2/2.5/3 storey dwellings directly fronting the highway to create a vertical emphasis and respect an effective transition in density terms from the approved apartments on the retail area to parcel N. The applications which have been submitted on this parcel of land in 2013 and 2014 (13/00817/REMMAJ, 14/00264/REMMAJ and 14/00662/REMMAJ) did not meet the design aspirations for the site and were refused.
19. The applicants appealed the refusal in respect of planning approval 14/00264/REMMAJ which was dismissed by the Inspector. The Inspector made the following comments in her decision, supporting the Council's design principles for this site:

The location of the appeal site between the retail core and Ordnance Road means that it forms a part of this more urban area and it is important that the scale, massing and layout of its development reflects this. The site's frontages to both Ordnance Road and Barnes Wallis Way increases the importance of ensuring that these very visible edges have the distinctive urban character that has been established on the other residential schemes surrounding the retail centre.
20. The current plans incorporate dwellings fronting directly onto the highway along with rear parking courts and garages. Although all of the properties are two storey the plans have been amended during the consideration of the application to increase the height of the roof pitch, create gable ends rather than pitched roof features and have added vertical emphasis in the window detailing. Although it would have been preferable to accommodate turning corner properties on this parcel of land it is considered that the current plans represent a suitable compromise for this piece of land ensuring that the site effectively acts as a transition from the commercial area to the residential areas whilst providing a product which Redrow will build and sell. As such from a design perspective the proposals are considered to be acceptable.

Impact on Neighbours

21. The site is currently occupied by an earth mound which has been produced from the neighbouring parcels of land however when the site is returned to its post-remediation state it is effectively a flat site. In respect of the layout the scheme works purely in respect of the relationship of the proposed properties and the amenities of the future residents.
22. The layout as proposed reflects the approved layout for the adjacent piece of land with dwellings and private rear gardens backing onto a parking court.
23. The properties on plots 6-11 of the adjacent piece of land are sited over 35 metres from the garden boundaries of the proposed dwellings and approximately 48m to the proposed dwellings and even though plots 7-9 incorporate 2nd floor bedroom windows the spacing is considered more than adequate to ensure that no overlooking will be created to the detriment of the future residents.
24. The proposed dwellings on plots 1076 and 1077 are located approximately 23m from the rear garden of plot 1 of the adjacent site which ensures that the proposal will not result in overlooking to the detriment of the neighbours' amenities.
25. Comments have been received from neighbours generally in support of the proposal although requests have been made in respect of erecting railings on the opposite side of Ordnance Road. This cannot be secured as part of this planning application however as it is outside the application site.

Traffic and Transport

26. The scheme incorporates a mix of 2, 3 and 4 bedroom houses. The Council's parking standards require 2 spaces for the 2/3 bed dwellings and 3 parking spaces for the 4 bed dwellings.
27. The garages under the Ashdon apartments are large enough to accommodate a vehicle without storage space however the proposal also includes longer driveways in front of the garages to accommodate parking. Whilst the garages are required for parking, which will be secured by condition, the sustainable nature of this site, adjacent to the local centre and close to public transport, is a key consideration as advocated by Policy ST4 of the Local Plan. Plots 1075, 1086, 1094 and 1095 have a deficit of 1 parking space (a total deficit of 4 parking spaces) when assessed against the requirements of Policy ST4. However, there needs to be a balance on this site given the design considerations detailed elsewhere in this report and as such, particularly given the sustainable nature of this site, it is considered that a deficit of 4 spaces will not adversely impact on highway safety in this area.

Affordable housing

28. In accordance with Policy 7 of the Adopted Central Lancashire Core Strategy the development is required to provide 30% affordable housing. The proposed development would result in 21 new dwellings and so in accordance with current policy the scheme should provide 6 affordable units.
29. In respect of affordable housing the supporting Planning Statement makes the following assertions:
The application site represents the last remaining Redrow Homes parcel on the Buckshaw Village development site. It should have been developed some considerable time ago (under 12/00463/REM) but changes in the housing market, specifically continuing issues around the 'saleability' of apartments, forced a rethink about its future.

Although the present application has been submitted as a fresh 'full' application, the original outline planning permission for Buckshaw having expired, this is a purely technical difference and the proposal represents the completion of the Redrow element of the development envisaged as part of the outline permission. Affordable housing requirements generated by the Buckshaw development were to be provided through a Supplemental Section 106 Agreement dated 1 November 2005. That Agreement set aside a sum of £7, 838,831 (indexed), known as 'the Affordable Houses Total Contribution' for the provision of affordable housing across Buckshaw Village, including the subject site. That sum has progressively been drawn down by the Council and its preferred Registered Provider (Progress Housing Group Ltd) to deliver about 100 social rented homes. The scheme has operated so successfully that there is now just £135,000 (indexed) of the Total Contribution remaining to be defrayed against the purchase of affordable housing on the subject site.

Negotiations have already commenced with the Progress Housing Group to acquire 2 no. two bed houses on the subject site (plot Nos. 1094 and 1095), utilising the remaining Total Contribution. Acquisition of the two affordable plots will follow the normal procedures in the 2005 Agreement.

30. The provision of 2 affordable houses on this site however is below the current policy requirements. Affordable housing was secured as part of the original consent at this site (and amended by the supplemental agreement in 2005) and has to be provided in accordance with the original obligation notwithstanding whether they are sited on this plot or not. As this application is not pursuant to the original outline consent and is a full new application affordable housing is required in accordance with the current policy requirements.
31. However, there is a fall back position on this site of a reserved matters consent for 49 dwelling units which could still be constructed with no affordable housing provision.

Taking this into account, Redrow Homes have agreed to provide 4 affordable units on this site, secured by way of a legal agreement, which equates to 20% provision. Whilst this is below the current policy requirements, given the fall back position in respect of this site, the provision of 4 dwellings (which will be 2 bedroom socially rented dwellings) is considered to be acceptable and a positive benefit in respect of this scheme.

Sustainable Resources

32. Policy 27 of the Core Strategy currently requires dwellinghouses to be built to meet Code for Sustainable Homes Level 4 which increases to Level 6 on 1st January 2016. However the 2015 Deregulation Bill received Royal Assent on Thursday 26th March 2015 which effectively removes Code for Sustainable Homes. The Bill does include transitional provisions which include:

“For the specific issue of energy performance, local planning authorities will continue to be able to set and apply policies in their Local Plans which require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015. This is expected to happen alongside the introduction of zero carbon homes policy in late 2016. The government has stated that, from then, the energy performance requirements in Building Regulations will be set at a level equivalent to the (outgoing) Code for Sustainable Homes Level 4. Until the amendment is commenced, we would expect local planning authorities to take this statement of the government’s intention into account in applying existing policies and not set conditions with requirements above a Code Level 4 equivalent.”

“Where there is an existing plan policy which references the Code for Sustainable Homes, authorities may continue to apply a requirement for a water efficiency standard equivalent to the new national technical standard, or in the case of energy a standard consistent with the policy set out in the earlier paragraph in this statement, concerning energy performance.”

33. As such the dwellings will be required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations in accordance with the above provisions.

Open Space

34. In accordance with Policy HS4A of the Local Plan all new housing developments will be required to make provision for open space and recreation facilities where there are identified deficiencies. In accordance with Policy HS4B a contribution towards playing pitch provision within the Borough is required from new housing developments.
35. This plot of land however forms part of Buckshaw Village which has been developed over the last decade with areas of open space including, informal open space, equipped play space and playing pitches. Although this application is not pursuant to the original outline consent which secured all of the open space, nevertheless the future home owners will have full access to the facilities which have been provided. It is not considered that the provision of 21 new dwellings on this site, taking into account the fact that this site has an extant consent for 49 dwellings, generates the need for additional/ improved open space within this specific location.

Community Infrastructure Levy

36. 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 charging commenced on 1 September 2013. The proposed housing development will be chargeable development.
37. This is a full application and the CIL regulations specify that the fall back position of approved schemes can only be taken into account in respect of CIL when a S73 application is submitted. However it is considered that a pragmatic approach is appropriate given that the intention of CIL was never to retrospectively impose CIL charging on approved schemes. As such the extent of approved development is

subtracted from the extent of proposed development and CIL is only charged on the uplift created by virtue of the proposed amendments. However in these cases a shorter time limit to commence development is applied to take into account the length of time left on the 'fallback' planning approval.

38. As such the floorspace of the previous reserved matters approval on this site (12/00463/REMAJ which is extant and could still be constructed) will be deducted from the proposed floorspace to calculate the CIL levy, although it will be taken into account that a number of the approved dwellings on this site were apartments which have a £0 CIL levy and 2 of the proposed units are apartments. As the previous approval on this site is extant in perpetuity standard 3 year consent condition will be attached to this recommendation.
39. Lancashire County Council Education Authority has requested £48,118 towards 4 primary school places. Although the comments of the Education Authority are noted this site is allocated for housing development within the Local Plan 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.
40. 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 the additional school places required to accommodate the pupils generated by this development will be funded via the CIL charge attributed to this development. In the case of this site CIL will be applicable on the uplift in residential floorspace proposed.

Overall Conclusion

41. The proposal effectively creates a transition between the commercial core and the residential areas adjacent to Buckshaw Hall. The inclusions of dwellings sited at the back of the road/pedestrian frontage effectively creates an enclosed more traditional space which is considered appropriate for this parcel of land.
42. The amended proposal creates a vertical emphasis with all of the parking located to the rear of the dwellings reducing its prominence within the streetscene. It is considered that the scheme respects the character of this part of the Village and represents a fluid transition between the commercial and residential parts of the site in accordance with Policy 17 of the Core Strategy.
43. It is considered that the amended proposal addresses previous concerns and the Inspector's comments in respect of the dismissed appeal and as such it is recommended that the application is approved subject to conditions and the associated legal agreement.

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 Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/ guidance considerations are contained within the body of the report.

Planning History

Reference	Description	Decision	Date
97/00509/OUT	Outline application for mixed use development	Approved	1999
02/00748/OUT	Modification of conditions on outline permission for mixed use development	Approved	2002
07/00660/FUL	Proposed formation of a	Approved	July 2007

	detention basin off Central Avenue, Buckshaw Village, Chorley.		
08/01098/REMMAJ	Reserved matters application for the erection of 84 apartments and 24 dwelling houses at the Southern Commercial Area, Buckshaw Village.	Approved	January 2009
08/01100/REMMAJ	Reserved Matters Application for the Southern Commercial Area, Buckshaw Village. Including retail uses, residential, car parking, related infrastructure and landscaping.	Approved	January 2009
10/00237/DIS	Application to discharge condition no. 3 attached to planning approval 08/01100/REMMAJ.	Discharged	April 2010
10/00334/FULMAJ	Application under Section 73 to vary Conditions 1, 5, 6, 12, 13 and 14 as attached to Planning Permission Reference 08/01100/REMMAJ.	Approved	July 2010
10/00379/DIS	Discharge of condition nos. 4, 7, 8, 10 and 16 attached to planning approval reference 08/01100/REMMAJ	Discharged	July 2010
10/00381/MNMA	Application for Minor Non Material Amendments to planning application 08/01100/REMMAJ (Tesco store) and 08/01099/FUL (Tesco filling station).	Approved	May 2010
10/00591/FULMAJ	Erection of a railway station, access road and associated car parking at Buckshaw Village including parking provision on the south side of the railway.	Approved	August 2010
11/00141/DIS	Application to discharge the planning condition of planning permission 10/00591/FULMAJ (for erection of a railway station, access road and associated parking and infrastructure at Buckshaw Village).		
12/00148/REMMAJ	Reserved matters application for the erection of 124 dwellings with associated garaging, bin / cycle stores, parking areas, landscaping, roads, drains, sewers and boundary treatments at the Southern Commercial Area, Buckshaw Village.	Withdrawn	
12/00463/REMMAJ	Reserved matters application for the erection of 123 dwellings with associated garaging, bin / cycle stores, parking areas,	Approved	August 2012

	landscaping, roads, drains, sewers and boundary treatments at the Southern Commercial Area, Buckshaw Village (resubmission of application 12/00148/REMMAJ).		
13/00817/REMMAJ	Reserved matters application for the erection of 14 dwellings and 4 Maisonettes adjacent to the retail area of the Southern Commercial Area (replan of the dwellings approved as part of reserved matters approval 08/01098/REMMAJ and 12/00463/REMMAJ).	Refused	November 2013
14/00264/REMMAJ	Reserved matters application for the erection of 19 dwellings adjacent to the retail area of the Southern Commercial Area (replan of the dwellings approved as part of reserved matters approval 08/01098/REMMAJ and 12/00463/REMMAJ)	Refused Dismissed at appeal	June 2014 September 2014
14/00662/REMMAJ	Reserved matters application for the erection of 14 dwellings and 4 Alton Maisonettes adjacent to the retail area of the Southern Commercial Area (replan of the dwellings approved as part of reserved matters approval 08/01098/REMMAJ and 12/00463/REMMAJ)	Refused	September 2014
Adjacent parcels of land			
<i>Barratts</i> 12/00787/REMMAJ	Proposed residential development comprising 82 dwellings and associated works.	Approved	November 2012
<i>Eden Park</i> 12/01001/REMMAJ	Reserved matters application for the erection of 22 dwellings at the Southern Commercial Area, Buckshaw Village (pursuant to outline permissions 97/00509/OUT and 02/00748/OUTMAJ).	Approved	January 2013

Suggested Conditions

No.	Condition																																																																																				
1.	<p>The proposed development must be begun not later than three years from the date of this permission. Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004</p>																																																																																				
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="320 533 1206 2022"> <thead> <tr> <th data-bbox="320 533 544 595">Title</th> <th data-bbox="544 533 759 595">Plot</th> <th data-bbox="759 533 983 595">Drawing Reference</th> <th data-bbox="983 533 1206 595">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="320 595 544 629">Location Plan</td> <td data-bbox="544 595 759 629"></td> <td data-bbox="759 595 983 629">395-050</td> <td data-bbox="983 595 1206 629">8th July 2015</td> </tr> <tr> <td data-bbox="320 629 544 692">Site Layout</td> <td data-bbox="544 629 759 692"></td> <td data-bbox="759 629 983 692">395-001 Rev B</td> <td data-bbox="983 629 1206 692">17th September 2015</td> </tr> <tr> <td data-bbox="320 692 544 754">Materials Layout</td> <td data-bbox="544 692 759 754"></td> <td data-bbox="759 692 983 754">395-003 Rev A</td> <td data-bbox="983 692 1206 754">17th September 2015</td> 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<td data-bbox="759 1081 983 1144">5049.01</td> <td data-bbox="983 1081 1206 1144">8th July 2015</td> </tr> <tr> <td data-bbox="320 1144 544 1207">Free standing brick walls</td> <td data-bbox="544 1144 759 1207"></td> <td data-bbox="759 1144 983 1207">D-SD0808</td> <td data-bbox="983 1144 1206 1207">8th July 2015</td> </tr> <tr> <td data-bbox="320 1207 544 1270">Free standing brick walls</td> <td data-bbox="544 1207 759 1270"></td> <td data-bbox="759 1207 983 1270">D-SD0810</td> <td data-bbox="983 1207 1206 1270">8th July 2015</td> </tr> <tr> <td data-bbox="320 1270 544 1355">1.8M high close boarded fencing</td> <td data-bbox="544 1270 759 1355"></td> <td data-bbox="759 1270 983 1355">D-SD0906</td> <td data-bbox="983 1270 1206 1355">8th July 2015</td> </tr> <tr> <td data-bbox="320 1355 544 1440">Gate within Close Boarded Fence</td> <td data-bbox="544 1355 759 1440"></td> <td data-bbox="759 1355 983 1440">D-SD0910</td> <td data-bbox="983 1355 1206 1440">8th July 2015</td> </tr> <tr> <td 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	Reason: For the avoidance of doubt and in the interests of proper planning			
3.	Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system. Reason: To secure proper drainage			
4.	The external facing 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.			
5.	The 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 2015 or any order amending or revoking and re-enacting that order, shall be undertaken to alter convert the space into living or other accommodation. Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking			
6.	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 buildings or the completion of the development, 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. Reason: In the interest of the appearance of the locality			
7.	All new dwellings are required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations. Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.			
8.	Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details. Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so it can be assured that the design meets the required dwelling emission rate.			
9.	Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details. Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new			

	<p> dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so it can be assured that the design meets the required dwelling emission rate.</p>
<p>10.</p>	<p>No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The surface water drainage scheme must be restricted to existing runoff rates.</p> <p>Those details shall include, as a minimum:</p> <ol style="list-style-type: none"> a) Information about the design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD; b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant); d) Flood water exceedance routes, both on and off site; e) A timetable for implementation, including phasing as applicable; f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates; g) details of water quality controls, where applicable. <p>The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.</p> <p>Reasons</p> <ol style="list-style-type: none"> 1. To ensure that the proposed development can be adequately drained. 2. To ensure that there is no flood risk on or off the site resulting from the proposed development 3. To ensure that water quality is not detrimentally impacted by the development proposal
<p>11.</p>	<p>No development hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details.</p> <p>The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.</p>

	<p>Reasons</p> <ol style="list-style-type: none"> 1. To ensure that the drainage for the proposed development can be adequately maintained. 2. To ensure that there is no flood risk on- or off-the site resulting from the proposed development or resulting from inadequate the maintenance of the sustainable drainage system.
12.	<p>No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development which, as a minimum, shall include:</p> <ol style="list-style-type: none"> a) the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company b) arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as: <ol style="list-style-type: none"> i. on-going inspections relating to performance and asset condition assessments ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime; c) means of access for maintenance and easements where applicable. <p>The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.</p> <p>Reasons</p> <ol style="list-style-type: none"> 1. To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development 2. To reduce the flood risk to the development as a result of inadequate maintenance 3. To identify the responsible organisation/body/company/undertaker for the sustainable drainage system.
13.	<p>Prior to the commencement of any development, details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Foul shall be drained on a separate system. No building shall be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details.</p> <p>This development shall be completed maintained and managed in accordance with the approved details.</p> <p>Reason: To ensure adequate drainage is secured early on in the construction process in respect of the dwellings hereby approved.</p>

14.	<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>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</p>
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