

<b>Item 3e</b>	<b>15/01037/REMAJ</b>
<b>Case Officer</b>	<b>Adele Hayes</b>
<b>Ward</b>	<b>Astley And Buckshaw</b>
<b>Proposal</b>	<b>Reserved matters application pursuant to outline planning permission 14/00927/OUTMAJ for the erection of 167 no. dwellings (including of 41 no. affordable dwellings)</b>
<b>Location</b>	<b>Group 1 Euxton Lane Euxton</b>
<b>Applicant</b>	<b>Persimmon Homes Lancashire</b>
<b>Consultation expiry:</b>	<b>8 December 2015</b>
<b>Decision due by:</b>	<b>18 December 2015</b>

### **Recommendation**

It is recommended that this application is approved.

### **Proposal**

1. The Group One site is located to the west of Central Avenue and covers an area of 54.34 hectares. It is located to the south west of Buckshaw Village and forms part of the former Royal Ordnance site. It is split between the administrative areas of South Ribble Borough Council and Chorley Borough Council with the larger part of the site within the boundary of Chorley.
2. Outline planning permission was granted in December 2009 for the redevelopment of the Group One site for mixed use development comprising housing and commercial uses and associated landscape treatment and highway works (08/00910/OUTMAJ). Permission was granted subject to a number of conditions and obligations contained within a Section 106 Agreement.
3. Three further Section 73 applications (11/00403/OUTMAJ, 13/00126/OUTMAJ and 14/00927/OUTMAJ) to vary condition 29 (access on the A49) of the outline planning permission, to remove the requirement for the dwellings to achieve Code Level 6 and to vary condition no. 30 (Construction of main access road) to enable re-positioning of the main access road through the site, were approved on 27<sup>th</sup> July 2011, 17 July 2013 and 30 March 2015 respectively.
4. Infrastructure has been constructed to deliver serviced land which is solely accessed from a new junction onto the A49. This has enabled the sale of land across plots H3, H4 and H5 at the north western sector of Group One. Reserved matters approval has been given for these plots and housing development is now complete on this part of the wider site. The balance of the development land falls in the administrative area of Chorley and development is now underway.
5. BAE Systems gained consent in September 2013 to vary the affordable housing obligations contained in the original Section 106 Agreement dated 22 December 2009 in so far as they relate to the part of the Group 1 site within Chorley Borough Council's administrative area.
6. The amendments effectively reduce the affordable housing provision from 20 per cent to 15 per cent across the land in Chorley and for all of the affordable housing units provided to be in the form of social rented housing.

7. All of the other obligations within the original Agreement were not affected by this application. The site has since been acquired by the applicants.

8. This application relates to parcel H1a(c) and seeks reserved matters consent for the erection of 167 dwellings and associated works (pursuant to outline permission reference 14/00927/OUTMAJ). The scheme includes for the provision of 41 no. affordable dwellings.

### **Main Issues**

9. The main issues for consideration in respect of this planning application are:

- Principle of the development
- Design and layout
- Impact on the neighbours
- Traffic and transport
- Contamination
- Drainage and sewers

### **Representations**

10. No representations have been received.

### **Consultations**

11. **Lancashire County Council (Highways)** - No objections in principle subject to minor revisions to the internal road layout. The applicant has agreed to the request and amended plans have been submitted. Any further comments will be reported on the addendum.

12. **Chorley's Waste & Contaminated Land Officer** - Has no objections to the proposed development and advises that the applicant should check all Remediation Verification Reports to confirm any site development constraints, recommendations and conditions; for example, a development platform has been created by BAE, but there is a general requirement for import of a suitably-validated cover layer of soils for any proposed residential gardens and landscaped areas. Furthermore in some areas of the site there is a requirement for ground gas protection measures in the development. The applicant should consult the approved Assessment of Ground Gas Regime Phase 2 and Phase 3 report. An informative to this effect is suggested.

13. **Chorley's Strategic Housing Officer** - Comments that 2 bedroom Social Rent houses are high demand and very much welcomed although it would be preferred if there was more of a mix to include flats and bungalows.

### **Assessment**

#### Principle of the development

14. The acceptability of the proposal has already been established by the original grant of outline planning permission and subsequent S73 applications as detailed above. The outline permission required a Design Code to be drawn up and this has been submitted to and approved by the Council. The application has therefore been assessed as to whether it conforms to the approved Design Code.

#### Design and character of the development

15. The design principles for the proposed development are set out in the Design Code for the site. Three distinct character areas are proposed in the Design Code:

- 'Mixed Use Hub' (plots C1, C2 and M1) that connects the site into Buckshaw Village, 'The Village' (plots H1 and H5) that follows the new link road through the site and three distinctive 'Woodland Greens' (H2, H3 and H4).

16. The Design Code provides details about how these character areas respond to their distinctive nature in respect of the proposed building mix, type, height and use of materials and establishes parking principles, landscaping details and boundary treatments.
17. There will be a mixture of dwelling types and sizes ranging from 2 to 4 bedroom family homes. 41 units are proposed to be affordable dwellings and this will meet the requirements of the renegotiated terms of the Section 106 Obligation for this parcel and parcels H2 and H1e as well.
18. The proposed scheme is considered appropriate in respect of its layout and accords with the approved principles established by the outline planning permission and the proposed housing mix is considered to represent a good mix of dwelling sizes.
19. The layout of the development parcel is as generally indicated at outline stage, accessed from two access points from the main spine road running through the Group 1 site, with an additional accessway also provided.
20. The general design principle for the proposed housing incorporates a perimeter block layout with strong street frontages and secure defensible rear gardens. The individual house types, which comprise a mix of detached, semi-detached, and terraced dwellings accord with the Design Code. Some properties will incorporate integral garages, while others have in curtilage parking or access to shared parking areas.
21. Landscaping associated with the development will provide amenity and sustainability benefits.

#### Impact on the neighbours

22. The application site is set within a distinct parcel within the Group 1 site. The development parcel rises on a north-west / south-east axis and the relationships of the dwellings are considered to be acceptable.

#### Traffic and Transport

23. The site will be accessed from two main points off the main spine road running through the development. Cul-de-sacs and accessways will branch off this.
24. The majority of the proposed dwellings meet the Council's parking standards of two spaces for two/ three bed properties and four spaces for four or more bed properties with the exception of properties that will not have driveways and will share communal parking areas where the spaces are not all allocated to specific properties. The affected properties will benefit from between 150% - 175% provision.
25. With 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 and it has been accepted elsewhere on the Group 1 site. 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.
26. Garages counted as a parking space will be conditioned to prevent them being converted without express planning permission being granted.

### Contamination

27. The site has been the subject of a separate application for remediation (ref: 09/00095/FULMAJ) and is not therefore a matter for this reserved matters application.

### Drainage and Sewers

28. A drainage strategy in relation to surface water and flood risk forms part of the Design Code based around the current natural drainage catchments on the site, the aim of which is attenuating surface water runoff for all events up to and including a 100-year event, plus a 20% allowance for climate change and attenuation within the site for runoff above the existing 1-year, 15-minute runoff rate. There will be provision of attenuation on the wider Group 1 site in existing ponds with an additional attenuation feature in the northwest of the site. Standard piped drainage within the site will drain surface water runoff from hard standing areas to the attenuation areas.

### **Overall Conclusion**

29. The reserved matters details are considered acceptable and the application is recommended for approval. The applicant is bound by the conditions placed on the outline permission and the legal agreement that was submitted at that time.

### **Suggested Conditions**

1. 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.

Reason: To define the permission and in the interests of the proper development of the site.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: TO FOLLOW

3. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s).

Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.

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. 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 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, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality.

6. 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, to provide reasonable standards of privacy to residents..

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling hereby permitted (other than those expressly authorised by this permission) or on the boundary of the site.

Reason: To protect the appearance of the locality and ensure a satisfactory relationship is maintained with the immediate surroundings.

8. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use.

9. The development hereby approved shall be carried out in accordance with the approved surface water regulation system.

Reason: To secure proper drainage.

10. Before the dwellings hereby permitted are occupied the driveways and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The driveways and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas.

11. The garage(s) hereby approved shall be kept freely available for the parking of cars and shall not be converted to living accommodation, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking.

## **Planning Policies**

### National Planning Policies:

The Framework

### Adopted Chorley Borough Local Plan Review

Policies: GN2

## **Planning History**

**97/00509/OUT:** Outline application for mixed use development. Approved August 1999.

**97/00660/CTY:** Erection of a landfill containment facility for the storage of contaminated soils and demolition material and associated land forming. Approved January 1998.

**02/00748/OUT:** Modification of conditions on outline permission for mixed use development. Approved December 2002.

**05/00017/CTY:** Variation of conditions 1, 3 and 4 of planning permission 9/97/660 to allow the importation of hazardous waste and to amend the phasing of landfilling and restoration at the existing landfill containment facility. Approved March 2005.

**07/01108/CTY:** Variation of condition 1 of planning permission 09/05/0017, extending the period of operations of the contained landfill facility by 3 yrs. from 1/03/08 to 1/03/11. Approved by LCC January 2008.

**08/00645/FUL:** Erection of a bat house at Group One, Buckshaw Village. Approved July 2008.

**08/00910/OUTMAJ:** Outline planning application for the redevelopment of land at Group One (Site Area 54.34 Hectares), Royal Ordnance Site, Chorley for mixed use development comprising housing and commercial uses (including uses A1, A2, A3, B1, B2, C1, C2 and C3 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2006) and associated landscape treatment and highway works. Approved December 2009.

**08/01002/FUL:** Erection of a bat house at group one Buckshaw Village. Approved November 2008.

**09/00058/CTY:** Construction of a landscape mound for recreational and nature conservation use, utilising surplus excavation soils from the restoration of the site. Approved by LCC April 2009.

**09/00084/FUL:** Erection of a bat house at group one, Buckshaw Village. Approved April 2009.

**09/00095/FULMAJ:** Land reclamation and remediation earthworks to create a development platform at Group 1, Buckshaw Village (site area 54.34 hectares). Approved December 2009.

**10/00153/DIS:** Application to discharge conditions 4, 9, 10, 11, 12, 14, 16, 17, & 18 attached to planning approval 09/00095/FULMAJ. Discharged April 2010.

**10/00247/DIS:** Application to discharge condition 32 of planning approval 08/00910/OUTMAJ. Discharged April 2010.

**10/00309/DIS:** Application to discharge condition 14 attached to planning approval 09/00095/FULMAJ (discharge of phase 1 only). Discharged July 2010.

**10/00339/DIS:** Application to discharge conditions 7, 8 and 23 of planning approval 09/00095/FUL. Discharged June 2010.

**10/00608/NLA:** Neighbouring local authority application for construction of an access road onto the A49. No objection August 2010.

**10/00693/DIS:** Application to discharge condition 14 attached to planning approval 09/00095/FULMAJ (further phase relating to more information on tree removal/tree retention in the high and medium risk remediation zones). Discharged September 2010.

**10/00940/DIS:** Application to discharge conditions 7, 10, 12, 22 & 28 attached to planning approval 08/00910/OUTMAJ. Discharged December 2010.

**10/01061/DIS:** Application to discharge condition 47 attached to planning approval 8/00910/OUTMAJ. Discharged January 2011.

**10/01062/DIS:** Application to discharge condition 13 attached to planning approval 9/00095/FULMAJ. Discharged January 2011.

**11/00080/DIS:** Application to discharge conditions 5, 6, 8, 9, 11, 29, 30 and 46 attached to planning approval 08/00910/OUTMAJ. Discharged March 2011.

**11/00099/DIS:** Application to discharge condition 14 attached to planning approval 9/00095/FULMAJ. (phase 2 of the tree removal/tree retention and amendments to Phase 1 previously approved as part of 10/00309/DIS and 10/00693/DIS). Discharged February 2011.

**11/00361/NLA:** Neighbouring Local Authority consultation on a reserved matters application for the construction of an access road, foul water pumping station and layout of the NEAP/ open space (site 0.9ha) at Group 1, Buckshaw Village. No objection May 2011.

**11/00403/OUTMAJ:** Section 73 application to vary condition 29 (access on the A49) attached to outline planning approval 08/00910/OUTMAJ. Approved July 2011.

**11/00784/DIS:** Application to discharge condition 45 attached to planning approval 11/00403/OUTMAJ. Discharged October 2011.

**11/00897/DIS:** Application to discharge condition 24 attached to planning approval 11/00403/OUTMAJ. Discharged October 2011.

**12/00007/FUL:** Construction of an access roads to serve parcels H3 and H4 of Group 1 and the erection of a foul pumping station. Approved May 2012.

**12/00265/MNMA:** Application for minor non-material amendment to planning application 11/00403/OUTMAJ to amend to the remediation phasing. Approved April 2012.

**12/00266/MNMA:** Application for minor non-material amendment to planning application 09/00095/FULMAJ to amend to the remediation phasing. Approved April 2012.

**12/00448/DIS:** Application to discharge condition 17 attached to planning approval 09/00095/FULMAJ. Discharged May 2012.

**12/00475/FULMAJ:** Section 73 application to vary condition 18 (southern boundary treatment) attached to planning approval 09/00095/FULMAJ. Approved January 2013.

**12/00688/FUL:** Construction of an access road leading from Central Avenue together with earthworks and landscape treatment associated with the realignment of watercourses. Approved November 2012.

**12/00791/MNMA:** Application for minor non material amendment to outline planning application 08/00910/OUTMAJ comprising changes to the approved phasing of the development. Approved January 2013.

**12/00801/DIS:** Application to discharge conditions numbered 6 (exportation of material), 7 (cleaning of vehicle wheels), and 8 (routing of heavy goods vehicles) of planning approval 09/00095/FULMAJ. Discharged December 2012.

**12/00835/DIS:** Application to discharge condition 3 (requirement to agree the extent of the proposed sub-phase H3 for which a reserved matters application is to be submitted) of permission 08/00910/OUTMAJ (outline permission for the development of Group 1). Discharged September 2012.

**12/00979/DIS:** Application to discharge condition numbered 14 (tree survey) of planning approval 09/00095/FULMAJ. Discharged October 2012.

**12/01205/DIS:** Application to discharge conditions numbered 3 (phasing) and 24 (verification reports) of planning approval 11/00403/OUTMAJ. Discharged December 2012.

**12/01237/DIS:** Application to discharge condition numbered 14 (tree survey) of planning approval 09/00095/FULMAJ. Discharged February 2013.

**13/00126/OUTMAJ:** Section 73 application to vary condition no. 17 (Code for Sustainable Homes) of planning permission no. 11/00403/OUTMAJ to remove the requirement for dwellings built post January 2016 to achieve Level 6. Approved July 2013.

**13/00310/FULMAJ:** Engineering works comprising the re-grading of land at the ordinary watercourse crossing the site on a north-south alignment (following the installation of a culvert) to create a level platform for the construction of a Neighbourhood Equipped Area for Play to serve the planned housing neighbourhood. Approved June 2013.

**13/00649/FUL:** Application under Section 106 BA of the Town and Country Planning Act 1990 (as amended) to modify a planning obligation dated 22 December 2009. Approved September 2013.

**13/00945/DIS:** Application to discharge condition 3 (requirement to agree the extent of the proposed sub-phase H1a(ii) for which a reserved matters application is to be submitted) of permission 13/00126/OUTMAJ (outline permission for the development of Group 1). Discharged October 2013.

**13/01014/DIS:** Application to discharge of condition 22 (remediation strategy) and condition 24 (verification report) of planning permission of 13/00126/OUTMAJ. Discharged November 2013.

**13/01113/DIS:** Application to discharge of condition 22 (remediation strategy) and condition 24 (verification report) of planning permission of 13/00126/OUTMAJ. Discharged December 2013.

**13/01132/REMAJ:** Reserved matters application pursuant to outline planning permission 13/00126/OUTMAJ for the erection of 93 no. 2, 3 and 4 bedroom, 2 storey residential dwellings, together with associated access roads, driveways, garages, private garden areas and means of enclosure. Includes for the provision of 14 no. affordable dwellings within the above. Approved March 2014.

**14/00056/DIS:** Application to discharge conditions numbered 11, 13, 14, 15, 16, 17, 18, 33, 36, and 37 attached to outline planning approval 13/00126/OUTMAJ in so far as they relate to development parcel H1a(ii). Discharged April 2014.

**14/00177/FULMAJ:** Application to vary condition 7 of planning permission ref: 12/00945/REMAJ (which was a Reserved Matters application for the erection of 32 no. dwellings) to allow the dwellings to be built to Code Level 3 (but Code 4 Energy) rather than Code Level 4 or 6. Withdrawn May 2014.

**14/00179/DIS:** Application to discharge conditions 6 (carbon emissions statement) and 8 (Design Stage Assessment) of planning approval ref: 12/00945/REMAJ (which was a Reserved Matters application for the erection of 32 no. residential dwellings). Pending.

**14/00265/REMAJ:** Proposed erection of 20 no. dwellings and associated landscaping and highway works (further re-plan of part of site previously approved by permission ref: 13/01144/REMAJ). Approved May 2014.

**14/00343/DIS:** Application to discharge condition numbered 25 (site compound) attached to outline planning approval 13/00126/OUTMAJ in so far as it relates to development parcel H1a(ii). Discharged May 2014.

**14/00549/DIS:** Application to discharge condition 3 (requirement to agree the extent of the proposed sub-phase H2 for which a reserved matters application is to be submitted) of permission 13/00126/OUTMAJ (outline permission for the development of Group 1). Discharged July 2014.

**14/00635/REMAJ:** Reserved matters application for the erection of 64 no. residential dwellings and associated landscape and highway works (pursuant to outline permission ref: 13/00126/OUTMAJ). Approved September 2014.

**14/00659/DIS:** Application to discharge condition 3 (requirement to agree the extent of the proposed sub-phase H1e for which a reserved matters application is to be submitted) of permission 13/00126/OUTMAJ (outline permission for the development of Group 1). Discharged April 2015.



**14/00927/OUTMAJ:** Section 73 application to vary condition no. 30 (Construction of main access road) of planning permission no. 13/00126/OUTMAJ to enable re-positioning of the main access road through the site. Approved March 2015.

**14/00933/REMAJ:** Reserved matters application for the erection of 51no. residential dwellings (including 9no. affordable) and associated landscape and highway works (pursuant to outline permission ref: 13/00126/OUTMAJ). Approved December 2014.

**14/00990/ADV:** Erection of 12 no. directional yellow signs (1m x 36cm) fixed to lampposts on routes leading from Euxton, the M61 and the M6 pointing the way to Redrow housing development at Buckshaw Village (Group 1 part of site). Withdrawn November 2014

**14/01014/ADV:** 1000 x 360 mm Lampost mounted signs. Withdrawn January 2015.

14/01152/REM: Reserved matters application pursuant to outline planning permission 13/00126/OUTMAJ for substitution of house type on Plot 5 approved under reserved matters approval 13/01132/REMAJ. Approved December 2014

**14/01151/MNMA:** Minor non-material amendment to plots 1 - 4 (approved under 13/01132/REMAJ) involving repositioning of previously approved house types. Approved December 2014.

**14/01231/REMAJ:** Reserved matters application pursuant to outline planning permission 13/00126/OUTMAJ for substitution of house type on Plots 64-68 and 70 approved under reserved matters approval 13/01132/REMAJ. Approved February 2015.

**14/01232/REMAJ:** Reserved matters application for 58no. dwellings and associated works (pursuant to outline permission ref: 13/00126/OUTMAJ). Variation of the plans approved by permission ref: 14/00635/REMAJ to amend the layout and house types on the parcel, including a reduction overall of 6no. dwellings. Approved January 2015.

**15/00207/DIS:** Application to discharge condition 4 (foul and surface water drainage) of application ref: 14/01232/REMAJ (which was for 58 dwellings and associated works). Pending.

**15/00225/DIS:** Application to discharge condition 4 (foul and surface water drainage) for planning permission ref: 14/01232/REMAJ (which was for 58 dwellings). Pending.

**15/00238/DIS:** Application to discharge condition 14 (materials) of outline planning permission ref: 13/00126/OUTMAJ. Discharged May 2015.

**15/00248/DIS:** Application to discharge condition 14 (materials) of outline planning permission ref: 14/00927/OUTMAJ (outline permission for the development of Group 1), in relation to Parcel H2. Discharged May 2015.

**15/00422/MNMA:** Minor non-material amendment to plots 31-35 \_ 53-61 (14 plots) (approved under 13/01132/REMAJ) involving a substitution of the approved roof tile specification. Approved May 2015.

**15/00505/PNOT:** Prior notification of the intention to install an electricity substation and pump station. Approved June 2015.

**15/00674/OUTMAJ:** Section 73 application to vary conditions nos. 16 (Code for Sustainable Homes); 17 (Code for Sustainable Homes) ; 28 (Junction configuration) and 30 (Construction of main access road) attached to outline planning permission no. 14/00927/OUTMAJ. Pending.

**15/00769/OUTMAJ:** Section 73 application to vary conditions nos. 16 (Code for Sustainable Homes) and 17 (Code for Sustainable Homes) in respect of plots 41 to 52 (12 plots) on development parcel H1a(il), attached to outline planning permission no. 14/00927/OUTMAJ. Pending.

**15/00825/DIS:** Application to discharge condition 3 (requirement to agree the extent of the proposed sub-phase H1c for which a reserved matters application is to be submitted) of permission 14/00927/OUTMAJ (outline permission for the development of Group 1). Discharged October 2015.

**15/01030/DIS:** Application to discharge condition 3 of permission 14/00927/OUTMAJ (revision to agreed extent of the proposed sub-phase H2 to enable extension of shared driveway to provide improved turning head). Discharged November 2015.