

Item A. 4 **07/00759/REMAJ** **Approve Reserved Matters**

Case Officer **Mark Moore**

Ward **Astley And Buckshaw**

Proposal **Construction of 71 no. houses with associated works.**

Location **Parcel J Buckshaw Avenue Buckshaw Village Lancashire**

Applicant **Barratt Homes (Manchester Division)**

Proposal The application relates to the erection of 71 dwellings on Parcel J of Buckshaw Village. The application also incorporates the infrastructure arrangements to serve the proposed dwellings. Outline permission was granted for the Buckshaw Village development in 1997 and amended in 2002. The site as a whole is split between the administrative areas of South Ribble Borough Council and Chorley Borough Council. This application is entirely within the boundary of Chorley Borough Council

The scheme incorporates the erection of 71 dwellinghouses incorporating detached properties, semi-detached properties, terraced properties and a flat over garage.

The development relates to Parcel J (although Barratt refer to the parcel as Phase 7) which is allocated as a contemporary housing parcel within the Buckshaw Masterplan. Contemporary Housing Parcels are characterised as modern estate development with roads, cul de sac and Country Lane form of development.

Parcel J also includes a landmark building site located on the south west boundary of the site adjacent to the roundabout. This site is a very prominent site and the treatment of this site is considered to be very important to the setting and character of the area.

Planning Policy **GN2:** Royal Ordnance Site, Euxton
GN5: Building Design and Retaining Existing Landscape Features and Natural Habitats
HS4: Design and Layout of Residential Developments
TR4: Highway Development Control Criteria
TR18: Provision for pedestrians and cyclists in new developments
EP17: Water Resources and Quality
EP18: Surface Water Run Off
EP19: Development and Flood Risk

Planning History **97/00509/OUT:** Outline application for mixed use development (granted in 1999)

02/00748/OUT: Modification of conditions on outline permission for mixed use development

06/01296/REMAJ: Construction of 74 houses with associated parking on 6 Acres of land. Withdrawn

07/00260/FULMAJ: Construction of 75 houses with associated

parking. Withdrawn

Representations None received

Consultations **Lancashire County Council Highways:** As set out above the submission of this application follows two previous applications, both of which were withdrawn. The Highways Engineer has been involved throughout all of the applications and has raised various concerns with the layout of the development.

In respect of the current application the Highway Engineer raised concerns with the originally submitted plans. The plans were subsequently amended in an attempt to satisfy the Engineers concerns, the amended plans were received on 2nd August. The Highway Engineer has assessed the amendments and has made the following comments:

- The entrance road is 100m long and effectively straight which is not considered acceptable
- The road at the end of the entrance road down to the crescent is 80 metres long and straight. To add to this there is a side road joining at plots 19/66. This will be a point of traffic conflict as both roads will be busy and both will assume they have right of way
- The long cul de sac from plots 28/57 is 110 metres long. This has been upgraded to a traditional layout however the deflection which has been introduced needs tightening to make it effective.
- Short driveways are included, 5.5 metres is the minimum length.
- The garage location for plot 22 is not considered to be acceptable
- Plots 40 and 41 don't have enough kerb frontage to access the driveways
- Part of the driveway to plot 45 is inaccessible

The following consultees have been consulted in respect of this application however no formal response has been received. The following comments relate to the previous application:

Environment Agency: Has no objection in principle to the scheme subject to a condition relating to contamination.

United Utilities: Has no objection to the scheme providing that the site is drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the watercourse/ soakaway/ surface water sewer and may require the consent of the Environment Agency.

Assessment Policy GN2 of the Adopted Chorley Borough Local Plan Review applies to the Royal Ordnance Site. This states that high quality and phased development will be permitted for purposes appropriate to the concept of an Urban Village. This parcel is allocated as a contemporary housing plot in the Master plan approved under the outline permission and the Buckshaw Village Design Code. The Masterplan states that contemporary housing plots should incorporate modern estate development with 1-3 storey detached, semi-detached and terraced housing at a density of 25-35 dwellings per hectare.

The parcel also includes a landmark building site as allocated within the Masterplan and is located at the south west corner of the site. In accordance with the Masterplan landmark buildings may include residential development in various forms which should reflect the theme of the relevant character area. Landmark buildings can range in height from 1-4 stories and range in density from 25-50 dwellings per hectare.

The site covers 6 acres which equates to 2.4 hectares. Through negotiations in respect of the site the number of dwelling units have been reduced from 75 to 71. This equates to approximately 30 dwellings per hectare which accords with the Masterplan in terms of density.

The site accommodates detached, semi-detached and terraced properties ranging in height from 2 storey to three storey. There is also the inclusion of a flat over garage accommodation on plot one of the parcel. The house types proposed and the inclusion of cul de sacs accords with the characteristics of contemporary housing parcels set out in the Masterplan.

In respect of the current layout (revision G) the majority of the housing meets the required spacing distances set out in the Council's Approved Spacing Standards which ensure that adequate levels of amenity are provided for the future residents of the properties. However, due to the alterations which have occurred to the highway layout, a few of the plots do not meet the required spacing distances. The applicants have been made aware of this and the scheme will be amended slightly to ensure that the amenities of the future residents are protected.

The parcel incorporates a landmark building site as allocated within the Masterplan. This is located to the south-western boundary of the site adjacent to the roundabout on the East-West link road, which will serve the Southern Commercial Area in the future. This is a very prominent site within the parcel and as such the treatment of this landmark building is considered to be very important in respect of the character and appearance of the area.

Through negotiations the proposed landmark building consists of 2 three storey crescent style buildings fronting onto a landscape area adjacent to the roundabout. The two blocks comprise of 9 dwellinghouses in total. The crescent design is considered to be appropriate in this location and will act as a focal point for the parcel particularly when viewed from the main east-west link road.

As detailed above the Highways Engineer at Lancashire County Council has had a number of concerns with the proposed highway layout throughout all of the applications. Following the receipt of his recent comments, relating to the amended plans received on 2nd August, the scheme has been amended again. The amended scheme has been forwarded to the Highway Engineer for comments. Any comments received will be reported on the addendum.

Conclusion

It is considered that the proposal accords with Policies GN2, GN5 and HS4 of the Adopted Chorley Borough Local Plan Review and the Buckshaw Village Residential Design Code. The development is laid out comprehensively and the design is of a high quality. Minor alterations will be undertaken to ensure that the Highways Engineers concerns are satisfied and ensuring that the amenities

of the future residents are maintained.

**Recommendation: Approve Reserved Matters
Conditions**

1. 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.

2. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plans. The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

3. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

4. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. 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 and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

5. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

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 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 and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

7. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

8. 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 and in accordance with Policy Nos. EP17 and EM2 of the Adopted Chorley Borough Local Plan Review.

9. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 and EP19 of the Adopted Chorley Borough Local Plan Review.

10. . The garages hereby permitted shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling(s) hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

12. 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).

Reason: To protect the appearance of the locality and in accordance with Policy No HS4 of the Adopted Chorley Borough Local Plan Review.

13. During the development if contamination, which has not previously been identified, is found to be present at the site no further development shall be carried out until an addendum to the Method Statement has been submitted to and approved in writing by the Local Planning Authority. The addendum will be required to detail how this unsuspected contamination will 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 and in accordance with Policy EP16 of the Adopted Chorley Borough Local Plan Review.
