

APPLICATION REPORT – 17/00369/REMAJ

Validation Date: 4 April 2017

Ward: Clayton-le-Woods West And Cuerden

Type of Application: Major Reserved Matters

Proposal: Reserved matters application pursuant to outline planning permission 14/00951/OUTMAJ for the erection of 220 no. dwellings. Details of layout, appearance, landscaping and scale to be considered.

**Location: Land North Of Lancaster Lane And Bounded By Wigan Road And Shady Lane
Lancaster Lane Clayton-Le-Woods**

Case Officer: Adele Hayes

Applicant: Lovell

Agent: Ainsley Gommon Architects

Consultation expiry: 4 May 2017

Decision due by: 18 August 2017 (subject to agreed extension of time)

RECOMMENDATION

1. It is recommended that the application is approved.

SITE DESCRIPTION

2. The site is situated to the north of Clayton le Woods and comprises four agricultural fields totalling circa 8.06 hectares. It slopes gently from east to west and contains existing hedgerows and boundary trees, which separate each of the fields. The existing main access to the series of fields is taken from Shady Lane to the east of the site.
3. The northern most two fields are bounded by mature hedgerows, which form a defensible boundary with the agricultural fields beyond. The southern-most two fields are bounded by a mix of mature hedgerow and linear tree planting, which forms a defensible boundary to the undeveloped land beyond. The east and south of the site is bordered by existing modern residential development. Land to the, north and west of the site is currently being developed with housing.
4. The site is located within the defined settlement as indicated on the proposals map of the Chorley Local Plan 2012-2026

DESCRIPTION OF PROPOSED DEVELOPMENT

5. This is an application for reserved matters consent for a residential development. Outline planning permission for was granted in March 2016 for the means of access to up to 220 dwellings and community allotments with all other matters reserved (14/00951/OUTMAJ).
6. In accordance with the provision of the outline planning permission, the proposed development comprises 220 new dwellings with associated infrastructure. Approval is sought for reserved matters relating to appearance, landscaping, layout and scale. Access was approved as part of the outline planning permission.

REPRESENTATIONS

7. Two representations have been received commenting that the proposed development would have an adverse impact on the surrounding highway network and that more school places are required. Comment is also made that the existing public right of way should be protected as a traffic free route.

CONSULTATIONS

8. **Greater Manchester Ecology Unit:** Recommend that the landscape plans be amended to include wildlife buffer strips between the hedgerows and houses, and tree planting amended to be in line with the outline condition. They also requested that the hedgerows be retained are clearly defined as well as the sections to be enhanced. Amended plans have been received and whilst GMEU are satisfied that adequate mitigation is now proposed for loss of trees and hedgerows, and have no objection to the proposed bat and bird boxes, they would prefer to see additional buffering provided.
9. **United Utilities:** Although they confirm that the principle strategy set out on the drainage plans is in line with United Utilities requirements, they have concerns that it may lead to flooding in adjacent developments. They have particular concern that there is no visible outfall located in the north eastern corner of the site and United Utilities would need assurances that these concerns have been addressed. This matter will need to be resolved as part of the formal discharge of the conditions attached to the outline consent.
10. **Lancashire Highway Services:** The reserved matters proposal is acceptable, subject to cycle provision.
11. **Waste & Contaminated Land:** Confirmation has been received that in this instance the Council's Waste and Contaminated Land Officer has no comments to make.
12. **Environment Agency:** Although they originally requested the condition for a surface water management plan this role is no longer within their remit.
13. **Euxton Parish Council:** Object to the proposal for the following reasons:
 - Traffic
 - Impact on local roads due to increased number of cars arising from 200 houses
 - IKEA site at Cuerden will further add to this
 - Traffic issues in locality exist already
 - Principle
 - Inappropriate development in a semi-rural area
 - Out-of-character
 - Over development
 - Threatening a public right of way
 - Loss of important wildlife habitats
 - Harm to rare animals
 - Destroying traditional field patterns
 - Visually damaging in the landscape
 - Conflict with the character of the area
 - Destroying possible archaeological remains
 - Threat to wildlife

In addition, the Parish Council has made the following observations:

- The Parish Council are disappointed that there are only 22 affordable houses;
- The outline application included a children's play area with equipment which seems to be missing off this one;

- The Parish Council have concerns about the infrastructure – schools, doctors etc. and all the extra traffic is going to cause problems on the roads;
- Public transport is very infrequent in this area now and it is under threat to further reduce the provision;
- There should be hedgehog friendly fences and green space corridors for toads, frogs and newts;
- The Parish Council want to ensure that ancient hedgerows and trees are retained and to retain access to the public footpath through the site;
- The Parish Council requests that the Borough Council ensures that the developer reports any evidence they find of the Roman Road recorded in this area.

PLANNING CONSIDERATIONS

Design and character of the development

14. The principle of redeveloping the site with housing was originally established as being acceptable by the grant of outline planning permission in 2016. This application seeks reserved matters approval for layout, scale, appearance and landscaping. As set out below, the detailed scheme is in general compliance with the indicative development parameters submitted with the outline application.
15. The outline planning permission has already established that up to 220 dwellings is an appropriate scale of development for the site. The 220 dwellings proposed as part of this application is within the number of residential units approved and, therefore, accords with the outline approval. The number of dwellings proposed as part of this application is acceptable.
16. The outline planning permission has already established that up to 220 dwellings is an appropriate scale of development for the site. The 220 dwellings proposed as part of this application is within the number of residential units approved and, therefore, accords with the outline approval. The number of dwellings proposed as part of this application is acceptable.
17. There will be a mixture of dwelling types and sizes as follows:
 - 18 x 2 bed houses
 - 106 x 3 bed houses
 - 79 x 4 bed houses
 - 17 x 5 bed house
18. Policy 7 of the Core Strategy outlines the requirement for affordable housing and this matter was considered and agreed at the outline application stage. The outline approval is subject to a S106 Obligation that states that in lieu of the on-site provision of 20% of the affordable housing, a financial contributions shall be paid to the Council to be used to provide affordable housing in the vicinity of the development. The remaining 10% shall be provided on-site as either Starter Homes (should the legislation be enacted); or intermediate tenure to be delivered by a registered affordable housing provider.
19. The following house types will be used to deliver the 10% on-site affordable housing;
 - 18 x 2 bedroom units
 - 4 x 3 bedroom units
 - Total 22 units.
20. These will take the form of either Starter Homes or Shared Ownership units. It is the applicant's intention to provide the former although this will depend on the speed at which the Regulations are introduced in line with their build program. Should there be delays beyond October 2017 they will need to revert to the Shared Ownership tenure on at least the first phase.
21. The proposed housing mix is considered to represent a good mix of dwelling sizes.
22. The general design principle for the proposed housing incorporates a perimeter block layout with strong street frontages and secure defensible rear gardens. Key 'focal points' have been given careful design consideration and the individual house types, which comprise a mix of detached, semi-detached and terraced dwellings of 2 and 2.5 storey built form. The scale of buildings proposed reflects the scale of development in the surrounding area in

accordance with Local Plan policy BNE1. It also accords with the parameters set out at outline stage and is in compliance with Local Plan Policy BNE1.

23. Policy BNE1 of the Local Plan requires developments to be of high quality design and respect the character of the local area. A variety of house types are proposed to provide interest to the development and avoid repetition, whilst the use of materials and architectural styling will provide a visual link to the development. The appearance of the proposed houses is considered to be in keeping with the locality and reflects the predominant character of the area. In this setting the appearance of the proposal is considered to be acceptable.
24. The proposed development maintains a simple and clear street hierarchy, with a main link road through the development.
25. Landscaping and public open space associated with the development will provide amenity, recreational, biodiversity and sustainability benefits.
26. At outline stage it was demonstrated that the development is not at risk of flooding from external sources and the risk of flooding will not be increased by the development and its environment. It is proposed the site drainage system will be adopted by United Utilities.
27. Whilst some hedgerow and tree removal is necessary to facilitate the development, particularly at road accesses and junctions, compensatory planting with the use of native species is proposed.
28. Whilst GMUE have requested additional buffering, it is considered that the revisions that have been made will ensure adequate connectivity across the landscape, for any amphibians that may remain and the small mammals, whilst retaining satisfactory garden areas. The applicant has confirmed that the wild flower buffer now proposed will be dedeed to each property with an easement that clearly identifies that the owner is legally required to retain and maintain these areas, including the hedgerow. This guarantees that these areas will be maintained in line with the ecologists proposals/concerns.
29. There is an area of public open space proposed within the development, which will benefit from natural surveillance of surrounding properties. A children's play area will also be provided.

Traffic and Transport

30. The site is to be accessed from the roundabout at the junction with Wigan Road through the adjoining housing development. This arrangement was approved at the outline planning permission stage.
31. Design development has resulted in the main link road through the site providing access to the north of the site to enable appropriate access to the land beyond. In addition a 'spur' road will provide connectivity to the land to the east.
32. Parking provision is provided by way of integral or detached garages or driveways. Policy ST4 of the Local Plan requires the provision of 2 car parking spaces for 2 and 3 bedroom properties and 3 spaces for 4 bedroom houses. The layout has been designed to incorporate car parking spaces in accordance with the standards set out in policy ST4 of the Local Plan.

Impact on the neighbours

33. It is considered that the proposal will not result in any significant loss of amenity for the future residents within the development or occupiers of existing dwellings.

34. The layout has been designed to ensure privacy for future residents with the overlooking of gardens avoided and an interface distance between habitable rooms of 21 metres maintained.

CONCLUSION

35. Housing is acceptable in principle on this site. The proposal will contribute to the achievements of sustainable development and will be consistent with the requirements of the Framework which has a presumption in favour of sustainable development. The 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.

CONDITIONS

36. To follow

RELEVANT 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.

RELEVANT HISTORY OF THE SITE

Ref: 14/00951/OUTMAJ **Decision:** PEROPP **Decision Date:** 31 March 2016

Description: Outline application for up to 220 dwellings with associated open space and landscaping, with all matters reserved except for access.