

APPLICATION REPORT – 17/00767/REMAJ

Validation Date: 1 August 2017

Ward: Astley And Buckshaw

Type of Application: Major Reserved Matters

Proposal: Reserved matters application for the erection of 120 no. residential dwellings (including 48 affordable dwellings) and associated landscape and highway works (pursuant to outline permission ref: 14/00927/OUTMAJ).

Location: Parcel H1B Group Euxton Lane Euxton

Applicant: Miss Abigail Kos, Persimmon Homes

Agent: N/A

Consultation expiry: 7 September 2017

Decision due by: 31 October 2017

RECOMMENDATION

The application is recommended for approval.

SITE DESCRIPTION

1. This site forms one parcel of what is known as the Group 1 site that makes up the large area of land to the west side of Central Avenue, Buckshaw Village. This parcel is bounded by the railway to the south, Brookwood Way to the north (the main spine road running through the site) and adjacent housing parcels to the east and west.
2. The principle of housing on the site has already been established by the original outline planning permission for Group 1 ref: 08/00910/OUTMAJ, but all matters were reserved. This outline consent has been varied by subsequent applications (11/00403/OUTMAJ, and 13/00126/OUTMA) with the most recent outline permission covering the site being 14/00927/OUTMAJ which was to allow a re-positioning of the access road through the site.
3. The site is subject to a Design Code. This application will therefore be assessed as to whether the proposal conforms to the outline permission and approved Design Code.

DESCRIPTION OF PROPOSED DEVELOPMENT

4. Reserved matters application for the erection of 120 no. residential dwellings (including 48 affordable dwellings) and associated landscape and highway works (pursuant to outline permission ref: 14/00927/OUTMAJ).

RELEVANT HISTORY OF THE SITE

5. The Group 1 part of Buckshaw Village has an extensive planning history. The most relevant permissions for the site have been set out in the site description part of this report.

REPRESENTATIONS

6. One objection has been received from a neighbour on an adjacent parcel on the grounds that the percentage of affordable housing is too great for the plot size.

CONSULTATIONS

Lancashire Highway Services

7. State the layout is acceptable from a highways perspective subject to conditions and advice notes.

Council's Waste Officer

8. Made suggestions about adding some bin collection areas to the layout.

Parish Council

9. No comments received.

PLANNING CONSIDERATIONS

Assessment

Background Information and Principle of the Development

10. The principle of the proposal has already been established by outline planning permission 08/00910/OUTMAJ, but all matters were reserved. This application is therefore applying for the access, appearance, landscaping, layout and scale of the proposal. The outline permission was subject to a Design Code which was submitted to and approved by the Council. The application will therefore be assessed as to whether it conforms to the approved Design Code.

Design and Layout

11. The application site is within parcel H1 of the approved Design Code and is part of the 'Village Character Area' as are the surrounding parcels.
12. The approved Design Code shows this application parcel to be residential with an active frontage to the link road (Brookwood Way). It also states that the majority of the houses will be two or two and a half storeys with a wide range of house types and a proposed density of 30-40 dwellings per hectare.
13. The proposed house types are all two or two and a half storey and the layout is equivalent to 44.8 dwellings per hectare, which is considered to be in broadly in compliance with the Code. The Code also states that direct access to the link road is an important principal and the scheme has been designed so that the properties proposed on the northern boundary of the site will have their front elevations facing Brookwood Way. In relation to the street off the main road the Code states that these can be formed with building house types that are more standard and typical to an individual developer with courtyards and squares. The proposed layout proposes a number of small court yards at the end of cul-de-sacs with parking to the front of each.
14. The Council's Waste Officer has reviewed the layout and as a result a number of amendments have been made to the areas for bin collection to ensure there is enough space on the site for the number of bins each property will need to present on collection day. The amended layout is considered acceptable in terms of bin collection.
15. The design and layout is therefore considered acceptable and in accordance with the Design Code.

Impact on the neighbours

16. The application site is adjacent to existing approved housing parcels to the east and west. Some of these are under construction and some are already occupied. The proposal complies with the Council's interface distances in relation to these properties.
17. Within the site, the layout also complies with these interface distances and is considered acceptable.

Trees and Landscape

18. There are no existing trees on the site. A landscaping scheme has been supplied with the

application which is considered acceptable and its implementation can be controlled by a condition.

Traffic and Transport

19. The site will be accessed from three cul-de-sacs off Brookwood Way. Two of these are longer straight roads which terminate in small cul-de-sacs and the third is a smaller central cul-de-sac and are what was envisaged by the Design Code.
20. The Council's parking standards require 2/3 bed properties to have two parking spaces and 4 bed properties to have three spaces. The properties meet this standard and the garages are large enough to count as a parking space. Garages counted as a parking space will be conditioned to be retained for parking.

Contamination

21. The Group 1 site as a whole has been the subject of a separate application for remediation (ref: 09/00095/FULMAJ) and is not therefore a matter for this application. A precautionary condition is proposed that if during the earthworks exercise further contamination is found in close proximity to the streams and reservoir then the risk to controlled waters be re-assessed.

Drainage and Sewers

22. A drainage strategy for the whole Group 1 site 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 site in existing ponds with an additional attenuation feature in the northwest of the site. Standard piped drainage within this parcel will drain surface water runoff to the attenuation areas.

Sustainability

23. The proposal is a Reserved Matters application. The condition applied to the original outline permission for Group 1 (08/00910/OUTMAJ) was varied under permission ref: 13/00126/OUTMAJ to require the scheme to be built to Code for Sustainable Homes Level 4.

Legal Agreement

24. A legal agreement attached to the outline permission secures affordable housing provision across the whole of the Group 1 site. The amount of affordable housing to be provided across the site of a whole has been reduced to 15% through application ref: 13/00649/FUL (permitted 20th September 2013) which was to vary the affordable housing obligations contained in the original legal agreement. This scheme proposes 48 affordable units which will go towards this requirement.
25. The affordable housing will be made up of smaller house types. The objection made by the neighbour are noted, however the house types proposed are mainly concentrated on the west side of the site and will back onto the same house types already approved on the adjacent parcel. It is not therefore considered the affordable housing is out of character with this, or the surrounding parcels.
26. The legal agreement also secured a transport contribution, on-site public open space, management details, highway improvements and reserves a school site for a set period if it is needed amongst other things.
27. The infrastructure and affordable housing provision related to the site has therefore already been secured through the existing outline permission and legal agreement.

Community Infrastructure Levy (CIL)

28. The application is not subject to CIL as it is a Reserved Matters application subject to an outline permission approved prior to its introduction.

CONCLUSION

29. The principle of the development has already been established by outline permission 08/00910/OUTMAJ. The proposal is considered to comply with the outline permission and associated Design Code for Group 1 and is recommended for approval.

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.

Suggested Conditions

To follow.