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Planning Department
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26th June 2019

Dear Sir,

Land at Pear Tree Lane, Euxton

Outline planning application for the erection of up to 180 dwellings including 30% affordable housing, with public open space, structural planting and landscaping, surface water flood mitigation and attenuation and vehicular access points from School Lane. All matters reserved except for means of vehicular access.

Further to our application submitted on 26th June 2019 for the above residential development site, the following documentation were uploaded as part of our online application:

1. Residential dwelling supplementary information template
2. Location Plan (5219-L-04)
3. Development Framework (5219-L-02 Rev T)
4. Design and Access Statement (Rev F)
5. LVIA Rev E
6. Planning Statement
7. Socio economic report
8. Transport Assessment (Access Plan included in TA – drawing 1318/09 Rev F)
9. Travel Plan
10. Ecology Appraisal Rev C
11. Arboricultural Impact Assessment Rev B
12. Phase 1 Geo Environmental Report Rev B
13. FRA R3
14. Foul Drainage Analysis
15. Noise Assessment
16. Air Quality Assessment
17. Heritage Statement
18. Statement of Community Involvement Rev A
19. Topographical Survey

Please note that the Statement of Community Involvement contains complete copies of all correspondence received during pre-application consultation.

Some of the correspondence includes personal details such as names, addresses and email addresses and have been provided in an unaltered form to ensure full transparency.

A fair processing note was included on the consultation leaflets and website, which made clear to members of the public providing this data that it would be forwarded to the LPA as part of a Planning Application, and also that the Council may publish it online. Should the Council publish this information online, it will of course need to do so in line with its own data protection policies.

The fee of £18,194.00 (Eighteen thousand, one hundred and ninety four pounds) has been paid to cover the cost of the planning application.

I would like to take this opportunity to draw your attention to the following social, economic and environmental benefits that this application provides, over and above the provision of much needed housing in the Brough:

- The provision of **up to 180 new homes**;
- A policy compliant provision of **30% affordable housing**;
- Council Tax payments of approximately **£3m** over 10 years;
- The development could be home to **412 new residents**. Approximately **228** of the new residents could be economically active and in employment;
- New residents could generate a total gross expenditure of **£4.9m annually**;
- The development would support approximately **169 FTE constructions jobs** over a 5 year construction period, and an additional **184 FTE indirect jobs** in associated industries;
- The proposal would deliver an additional **£6.1m of direct GVA** over the build period.

I trust the enclosed information is sufficient to enable our application to be validated at your earliest opportunity. However, should you have any queries or require any further information please do not hesitate to contact me.

Yours sincerely,



Rachael Evans MTCP MRTPI
Senior Project Manager
Gladman Developments Ltd
r.evans@gladman.co.uk

Application for Outline Planning Permission With Some Matters Reserved.
 Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

2. Applicant Details

Postcode

Primary number

Secondary number

Fax number

Email address

Are you an agent acting on behalf of the applicant? Yes No

3. Agent Details

No Agent details were submitted for this application

4. Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply).

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an 'Application for approval of reserved matters' before the development may proceed.

Access
 Appearance
 Landscaping
 Layout
 Scale

Please describe the proposed development

Has the work already been started without planning permission? Yes No

5. Site Area

What is the measurement of the site area? (numeric characters only).

Unit

6. Existing Use

Please describe the current use of the site

Is the site currently vacant? Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated Yes No

Land where contamination is suspected for all or part of the site Yes No

A proposed use that would be particularly vulnerable to the presence of contamination Yes No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? Yes No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please see full list of supporting plans and document on the cover letter submitted with this application

8. Vehicle Parking

Is vehicle parking relevant to this proposal? Yes No

9. Materials

Does the proposed development require any materials to be used? Yes No

10. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Please refer to the foul drainage strategy submitted with this application

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

12. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

13. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

15. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units? Yes No

16. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

17. Employment

Will the proposed development require the employment of any staff? Yes No

18. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

19. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

20. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

21. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	Mr J T Kevill
Number	742
Suffix	
House Name	
Address line 1	Fulham Road
Address line 2	Fulham
Town/city	London
Postcode	SW6 5SF
Date notice served (DD/MM/YYYY)	26/06/2019

Name of Owner/Agricultural Tenant	Mr M Hill
Number	
Suffix	
House Name	Culbeck Farm
Address line 1	Culbeck Lane
Address line 2	Euxton
Town/city	Chorley
Postcode	PR7 6EP
Date notice served (DD/MM/YYYY)	26/06/2019

Name of Owner/Agricultural Tenant	Mr T A Glaister
Number	
Suffix	
House Name	Garbutts Ghyll
Address line 1	Thornton Hill,
Address line 2	Easingwold
Town/city	York
Postcode	YO61 3QB
Date notice served (DD/MM/YYYY)	26/06/2019

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	Mr N Hill
Number	
Suffix	
House Name	Wholesome Cottage
Address line 1	Long Moss Lane
Address line 2	New Longton
Town/city	Preston
Postcode	PR4 4SP
Date notice served (DD/MM/YYYY)	26/06/2019

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)



This form should be saved to your device and then completed using the free Adobe Acrobat Reader application or full version of Adobe Acrobat. Many internet browsers and other applications can display PDF files, but we cannot guarantee their compatibility in regard to these forms. We specifically advise users of Apple devices not to use 'Preview' because of known issues.

Residential/Dwelling Units - Supplementary information template

If your proposal includes the gain, loss or change-of-use of residential units (including conversion) please enter the numbers of existing and proposed dwellings according to the number of bedrooms in the appropriate categories and types below.

The form will automatically populate the totals for each section as well as the combined total number of existing and proposed dwellings and the overall net gain/loss of residential units.

Once completed, please save the file on your device and then upload it as a supporting document to the relevant online application using the 'Supplementary Information Template' document type.

Definitions of the housing categories and dwelling types in the table below are available in Annex 1 below.

Planning Portal Reference and site address

Proposed Housing							Existing Housing									
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total	
		1	2	3	4+	Unknown				1	2	3	4+	Unknown		
Houses	<input type="checkbox"/>					126	126	Houses	<input type="checkbox"/>							
Flats/maisonettes	<input type="checkbox"/>							Flats/maisonettes	<input type="checkbox"/>							
Sheltered housing	<input type="checkbox"/>							Sheltered housing	<input type="checkbox"/>							
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>							
Cluster flats	<input type="checkbox"/>							Cluster flats	<input type="checkbox"/>							
Other	<input type="checkbox"/>							Other	<input type="checkbox"/>							
Totals =						126	Totals =									
Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total	Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total	
		1	2	3	4+	Unknown				1	2	3	4+	Unknown		
Houses	<input type="checkbox"/>					36	36	Houses	<input type="checkbox"/>							
Flats/maisonettes	<input type="checkbox"/>							Flats/maisonettes	<input type="checkbox"/>							
Sheltered housing	<input type="checkbox"/>							Sheltered housing	<input type="checkbox"/>							
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>							
Cluster flats	<input type="checkbox"/>							Cluster flats	<input type="checkbox"/>							
Other	<input type="checkbox"/>							Other	<input type="checkbox"/>							
Totals =						36	Totals =									

Residential Units - Supporting Information

Proposed Housing							Existing Housing								
Affordable Home Ownership	Not known	Number of Bedrooms					Total	Affordable Home Ownership	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>					18	18	Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>							Flats/maisonettes	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>							Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>							Cluster flats	<input type="checkbox"/>						
Other	<input type="checkbox"/>							Other	<input type="checkbox"/>						
Totals =							18	Totals =							
Starter Homes	Not known	Number of Bedrooms					Total	Starter Homes	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>							Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>							Flats/maisonettes	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>						
Other	<input type="checkbox"/>							Other	<input type="checkbox"/>						
Totals =								Totals =							
Self Build and Custom Build	Not known	Number of Bedrooms					Total	Self Build and Custom Build	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>							Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>							Flats/maisonettes	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>						
Other	<input type="checkbox"/>							Other	<input type="checkbox"/>						
Totals =								Totals =							
Total proposed residential units =							180	Total existing residential units =							

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 180

Annex 1 - Definitions of housing categories and dwelling types

The housing categories are defined as:

1. **Market Housing** - Housing sold or rented on the open market.
 2. **Social, Affordable or Intermediate Rent** - These three rental categories are grouped together, but each has a specific definition.
 - Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England.
 - Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80 per cent of the local market rent (including service charges, where applicable).
 - Intermediate rented housing is provided at a cost above social rent, but below market levels subject to the Affordable Housing criteria.
 3. **Affordable Home Ownership** - Affordable housing is intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.
 - Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
 - Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.
 4. **Starter Homes** - New homes or new conversions with a discount of at least 20% of their full market value. Starter home prices are capped at £250,000 outside London and £450,000 in London, they will also generally have restrictions applied to their ability to be rented or resold.
 5. **Self-Build and Custom Build** - Houses built or completed by: individuals; associations of individuals; or persons working with or for them, to be occupied by those individuals.
 - It does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications they have decided or offered (e.g. buying an unbuilt house 'off-plan')
 - In considering whether a home is a self-build or custom build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout.
- The dwelling types are defined as:
- A. **Houses** - A dwelling that is not a flat, includes single-storey bungalows.
 - B. **Flats / Maisonettes** - Includes separate and self-contained premises constructed or adapted for use for residential purposes and forming part of a building from some other part of which it is usually divided horizontally. Maisonettes are flats containing more than one storey.
 - C. **Cluster flats** - Units with no separate or self-contained living and sleeping accommodation within a larger building of which it forms a part.
 - D. **Sheltered housing** - Specifically designed housing in a group with services such as the support of a warden, communal facilities, alarm systems and laundry services. Also includes grouped housing schemes without the services of a warden and other communal facilities.
 - E. **Bedsits / Studios** - Refers to a bedroom/living room containing cooking facilities. In addition, it may also contain washing facilities or even a shower.
 - F. **Other** - Other types of dwellings not specifically referred to in the above types.