

Our Ref: 2012-028
Your Ref: 3/2011/0247/P



Planning Sustainability Development

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16th July 2012

Dear Sarah,

Re: Town and Country Planning Act

Reserved Matters planning application following Outline consent (3/2011/0247/P) to provide 54 residential units (Class C3), associated infrastructure, access and landscaping at land off Chapel Close, Low Moor, Clitheroe.

Please find enclosed a Reserved Matters application submitted on behalf of Taylor Wimpey Manchester ("Taylor Wimpey") for a residential development consisting of 54 units (38 private and 16 affordable). The private dwellings will be a mixture of three and four-bed detached houses, with the affordable dwellings comprising a mixture of detached, terraced mews and apartments.

Enclosed with this covering letter are hard copies of the following documents, along with electronic versions on the enclosed CD:

- Application forms
- Design and Access Statement
- Landscape Plans and Management Proposals
- Carbon Reduction Report
- Phase II Site Investigation Report
- Tree Survey Schedule
- Topographical Survey
- House Type Plans
- Layout Floor levels
- Site Layout Plans

A cheque payable to Ribble Valley Borough Council for the sum of £16,965.00 is enclosed to cover the application fee.

Background

Outline Planning Permission for the development of the site was granted on 2 May 2012 under reference 3/2011/0247/P. This application is submitted further to that decision to secure approval to the remaining reserved matters by discharging condition numbers 2, 4, 7, 9, 13, 14 and 15 on the Outline Decision Notice.

Prior to submitting this application, pre-application advice was received from Ribble Valley Borough Council (Ref: SW/CMS/RV/2012/ENQ/00052) on the 12th March 2012 and this detailed the recommended supporting technical documentation to be submitted with the Reserved Matters application. The information submitted in relation to each condition which is the subject of this application are in accordance with those discussions.

Conditions 2 and 9: Design and Appearance

Outline Planning Permission – Condition 2

'Detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, the proposed slab floor level and road levels shall be submitted [at Reserved Matters stage.]'

Outline planning Permission – Condition 9

'The submission of reserved matters in respect of scale, appearance and landscaping and implementation of development shall be carried out in substantial accordance with the Design and Access Statement and the Indicative Site Layout drawing no. AL001 Rev A as amended dated 8 June 2011.'

Due to the degree of overlap between the requirements for these two conditions, it is appropriate to consider them together. In order to satisfy the requirements the conditions, the following documents have been submitted:

Drawing Title	Drawing Number/ Reference	Author
External Works Layout	40-07	RSK
General Arrangement and Details of Retaining Walls to Rear of Plots 1-6	07	DW Consulting Engineers LLP
Proposed Materials Layout	05-01 Rev D	Taylor Wimpey
Proposed site layout approved plots overlay	02-02 Rev K	Taylor Wimpey
Proposed Site layout	02-01 Rev K	Taylor Wimpey
Topographical Survey	6202-01	Powers & Tiltman
Proposed fencing layout	06-01 Rev D	Taylor Wimpey
Proposed Street Scenes	12-015	Taylor Wimpey
Application pack containing House type – Plans and Elevations	12-015-1001/ 1022 TW-300-D115/D125/D133 TW-H811 VEND Type A/B/E/F/G	MCK Associates Ltd Taylor Wimpey MCK Associates Ltd
Design and Access Statement	Part 2	MCK Associates Ltd
Landscape Design	c-820-01 Rev A	PDP Associates

Taken together the External Works Layout and the Topographic Survey demonstrate the changes in levels across the site, while the 'General Arrangement and Details of Retaining Walls to Rear of Plots 1-6' drawing provide more detailed information of the levels to the rear of Plots 1-6. This is in accordance with your comments in the pre-application advice to satisfy the requirements of Condition 2.

Condition 9 states that in respect of scale, appearance and landscaping the development must be in substantial accordance with the Design and Access Statement and the 'Indicative Site Layout' drawing number AL001 Rev A. Although there are some variations between the scheme now submitted and the approved layout, they are all minor in nature. The Design and Access Statement submitted with this application is an update of the previous Design and Access Statement to take account of those changes.

In addition, the drawing titled 'Proposed site layout approved plots overlay' shows the slight changes in the siting of some of the proposed dwellings. In making these slight changes care has been taken to ensure that the amended design will have a no greater impact on existing neighbouring properties than the scheme submitted at Outline stage. These changes are the same as those tabled at our pre-application meeting, which were deemed acceptable. The resultant written advice made the following statement in that regard:

I am of the opinion that the minor repositioning shown on drawing 02/03 REV 0 dated 07.03.12 would be seen as 'in substantial accordance' with the layout considered at outline stage. (S. Westwood, 12th March 2012)

The submitted landscape design deals with both the setting out of the proposed public open space and the landscaping throughout the rest of the development. This has been designed to reflect the discussions at pre-application stage, which are summarised in the following extract from the formal written response to that meeting:

We discussed the suggested public open space area within the site and it was explained that your preference for this area would be to bound it with railings incorporating a gated access, to turf it and provide some structured landscaped areas with a seating area at one end and informal kick about area to the other instead of providing a formal equipped children's play area.... After giving your proposed public open space treatment due consideration and discussing this with colleagues, I can confirm that your approach would be acceptable. (S. Westwood, 12th March 2012)

The Design and Access Statement, Proposed Street Scenes and Proposed Materials Layout demonstrate the external appearance and proposed materials for the dwellings. These are generally in accordance with those elevational designs which were provided to inform the pre-application discussions and demonstrate how the proposals will produce a high quality development that fits into its surroundings.

Condition 4: Carbon Reduction

Outline Planning Permission - Condition 4

'Prior to commencement of development a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and thereafter retained.'

The reserved matters application is supported by an Energy Statement that outlines the approach taken to fulfil the requirements of Condition 4. The required reduction in emissions will be achieved primarily by enhancing the building fabric for all dwellings at the site to enhance the level of insulation by incorporating materials with high thermal performance and careful construction techniques to ensure low air permeability, thereby limiting heat loss from the buildings. This approach is the first tier of the energy hierarchy and therefore the most effective at securing reduction in emissions over the lifetime of the dwellings. Additionally, seven (13%) of the dwellings at the site will be specified with solar thermal water heating systems to further reduce energy demand.

This combined approach will result in a site wide reduction in energy demand of 10.5% against Building Regulations, Part L (2010) compliant build. This approach has been previously utilised by Taylor Wimpey on two developments at Calderstones in Whalley and was confirmed as acceptable in the written pre-application advice:

We discussed the possibility of a joint approach of fabric first and more visible signs of this i.e. solar/thermal roof panels to the most prominent dwellings upon the site from public vantage points. This approach has been adopted on a site elsewhere within the borough and provided a technical report is provided to demonstrate that the percentage to be achieved across the site is greater than 10% as specified in the condition. I consider this would be an acceptable way forward. (S. Westwood, 12th March 2012)

Condition 7: Ground Conditions

Outline Planning Permission – Condition 7

'No development approved by this planning permission shall be commenced until:

- a) A desktop study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information and diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.*
- b) A site investigation has been designed for the site using the information obtained from (a) above. This should be submitted to, and approved in writing, by the Local Planning Authority prior to that investigation being carried out on the site.*
- c) The site investigation and associated risk assessment have been undertaken in accordance with details approved in writing by the Local Planning Authority.*
- d) A Method Statement and Remediation Strategy, based on the information obtained from (c) above has been submitted to and approved in writing by the local Planning Authority.*

The development shall then proceed in strict accordance with the measures approved...'

A Phase I Site Investigation report carried out by RSK was submitted in support of the Outline Application. This has now been complemented by an intrusive Phase II Site Investigation and associated Remediation Strategy which have been submitted in support of this Reserved Matters Application.

Condition 13: Landscape Management

Outline Planning Permission – Condition 13

'Prior to commencement of development a landscape management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings) including public open space area shall be submitted to and approved in writing by the local Planning Authority. The management plan shall also provide precise details of any play equipment and its maintenance and indicate a timescale when the open space shall be provided and made available for use. The landscape management plan shall be carried out in accordance with the details so approved.'

In addition to producing the landscape design, a landscape management plan has been prepared by PDP Associates to demonstrate the long-term management strategy for the communal and open space areas as shown on drawing c-820-01. The plan outlines the management principles and objectives and gives a detailed programme for the maintenance of the area. It covers all aspects of the soft landscaping within the area; shrub planting, new tree planting, new hedge planting, amenity grass areas, existing trees and existing hedgerows, surfacing and boundary treatments.

Condition 14: Tree Protection

Outline Planning Permission – Condition 14

'The plans and particulars submitted in accordance with Condition 2 above shall include an Arboricultural Method Statement and tree Protection Plan (including a tree protection monitoring schedule) detailing special mitigation construction issues in accordance with BS5837 2012 as outlined in the Arboricultural Impact Assessment submitted in support of this application...'

A tree survey schedule and protection plan has been undertaken by Bowland Tree Consultancy Ltd, as an addendum to support the original assessment. The assessment reflects the updated scheme prepared by Taylor Wimpey and identifies the trees present on site, condition and category value. The assessment then outlines the method statement for tree and ground protection zones applicable to this site.

Condition 15: Highways

Outline Planning Permission – Condition 15

'No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to and approved in writing by the Local Planning Authority in consultation with the highway authority.'

In the committee report dated 13 March 2012, the advice from LCC Highways was summarised as follows:

The local highway infrastructure allows for a choice of routes from Chapel Close to St Paul's Street and thence to Edisford Road. The anticipated peak hour traffic generated by a 54 property development is likely to be less than 20 two way vehicle movements. At this level, the impact on vehicle flows and the experience of residents and other road users will not be significant.

Martin Nugent at Lancashire County Council Highways Department has therefore confirmed that no off-site highways works are needed, and that a commuted sum payable of £22,000 for improvement to public transport is adequate. This Section 106 Agreement has already been signed. The layout enclosed with this application provides details of the on-site highways design, and is therefore adequate to secure discharge of this condition as part of the Reserved Matters application process.

We trust the enclosed is satisfactory to allow the registration of the application and look forward to acknowledgement of its receipt in due course.

Yours sincerely,



Paul Smith
Partner
For and on behalf of NJL Consulting LLP

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