

Date: 27 November 2020
Our Ref: 20/01200/OUTMAJ
Please ask for: Caron Taylor

Civic Offices
Union Street
Chorley
PR7 1AL

Paul Sedgwick
Sedgwick Associates
PO Box 237
Bolton
BL1 9WY

Invalid Application

Dear Mr Sedgwick

Proposal: Outline application (specifying the access point) for the development of up to 25 dwellings and associated infrastructure (including 35% affordable housing).
Location: Land At Carrington Road Adlington
Reference: 20/01200/OUTMAJ

Thank you for your application. Please quote the planning application reference number in all enquiries.

Unfortunately the application is not valid; so that we can process your application, please provide the following:

1. An Energy Efficiency Statement setting out how the proposal will meet Policy 27 of the Core Strategy. Policy 27 of the Adopted Core Strategy requires all new residential developments to achieve a minimum of Level 4 of the Code for Sustainable Homes. From 1st January 2016 all new build residential developments are required to achieve a minimum of Level 6 of the Code for Sustainable Homes. However since the 2015 Deregulation Bill received Royal Assent on Thursday 26th March 2015 which effectively removes Code for Sustainable Homes all new dwellings will be required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations in accordance with the transitional provisions of the Bill.

2. Planning applications for major development should include a Statement of Community Involvement. The aim of the Statement of Community Involvement is to ensure that all sections of the community, from individual members of the public through to representative organisations, have the opportunity to participate in the preparation of planning proposals for the Borough's towns, villages and countryside. Full details can be found at:

https://beta.chorley.gov.uk/media/395/validationchecklist/pdf/Validation_Checklist_quick_refresh_20202.pdf?m=637419856475700000

3. A Coal Mining Report, as a small area in the north part of the site falls within a High Risk Coal Mining Area as identified by The Coal Authority.



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Please contact us if you require any further information.

Chief Planning Officer
Chorley Council