



Report to Central Buckinghamshire Area Planning Committee

Application Number:	21/00215/ADP
Proposal:	Application for approval of Reserved Matters (pursuant to outline consent ref: 17/02280/AOP for 273 dwellings) relating to Phase 1 of the site and seeking approval for 153 dwellings and associated landscaping and open space (appearance, scale, layout, and landscaping)
Site Location:	Land at Churchway, Haddenham, Buckinghamshire,
Applicant:	Redrow Homes Limited (Thames Valley)
Case Officer:	Mrs Nina Hewitt-Jones
Ward(s) affected:	Bernwood
Parish-Town Council:	Haddenham
Date valid application received:	19.01.2021
Statutory determination date:	05.08.2022 (EOT Agreed)
Recommendation	Approve subject to conditions

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 This application is being reported to the Central Area Planning Committee due to exceptional circumstances. Members of the AVDC Strategic Development Management Committee, when approving the outline planning permission at the meeting on 8th January 2020, indicated that “the subsequent reserved matters application was of particular interest to committee”; Cllr Foster and Cllr Mrs Brandis requested that the application be considered by Members for that reason. While this request falls outside of standard practice, for transparency, officers have accepted the request of the 2020 Committee and present the item to Committee for consideration.
- 1.2 This detailed scheme follows the grant of permission (following the completion of a legal agreement) of the outline proposal 17/02280/AOP where the principle of the development was accepted, and this is a material consideration in the determination of this application, matters of development principle cannot therefore be revisited as part of the application.
- 1.3 This application has been evaluated against the Development Plan and the National Planning Policy Framework (NPPF). In this case the Development Plan consists of the adopted Vale of Aylesbury Local Plan and the made Haddenham Neighbourhood Plan (HNP). Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development which for decision taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the

application are out-of-date, granting permission unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 1.4 The development would make a significant contribution to the housing land supply which weighs in favour of the proposal. There would be economic benefits in terms of the construction of the development and those associated with the resultant increase in population on the site to which also weighs in favour of the proposal.
- 1.5 Harm resulting from the loss of a greenfield site, the loss of largely of best and most versatile agricultural land, and the localised adverse impacts comprising harm to the landscape character of the site and surroundings were evaluated at the outline stage and the principle of development of up to 273 residential dwellings on this site was considered acceptable, these matters are not to be revisited. The site is a housing allocation within the VALP. A landscape strategy including buffer areas and planting seeks to reduce the impact of this in the local and wider landscape.
- 1.6 Compliance with the VALP and objectives of the NPPF have been demonstrated in terms of making effective use of land, the achievement of well-designed places, residential amenities; trees and hedges, protecting and enhancing public footpaths and sustainable transport and highways impact, biodiversity, flood risk and promoting healthy communities. These matters do not represent benefits to the wider area but demonstrate an absence of harm.
- 1.7 Amendments to the proposed site layout and house types have been made during the application to better respond to the approved design code and the character of the existing settlement. It is considered that the details, subject to conditions, satisfactorily deal with the reserved matters of scale, appearance, layout and landscaping.
- 1.8 Special regard has been given to the statutory test of preserving the setting of listed buildings and Conservation Area under sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990, which is accepted is a higher duty. Given the distance between the intervening development and landscaping, it is considered that the setting of the listed buildings and the adjacent Conservation Area would be preserved in accordance with the Act. As such there would not be a conflict with the NPPF.
- 1.9 Weighing all the above factors and having regard to the NPPF as a whole it is considered that the proposal would accord with policies D-HAD007, H1, H6a, T6, T7, T8, BE1, BE2, BE3, BE4, NE1, NE4, NE8, C3, I4, and I5 of the VALP and SRL3 of the HNP, and there are no material considerations to indicate otherwise.
- 1.10 The recommendation before Members is that of APPROVAL, subject to the conditions listed in section 7 of this report.

2.0 Site Description and Proposed Development

- 2.1 The application site is situated on the north-western edge of the settlement of Haddenham, to the west of Churchway. The site comprises a rectangular piece of land covering an area of approximately 13.1ha. The site generally falls to the south-east, albeit the central and eastern field parcel fall towards the public footpath located between the two fields. The site is currently in use for arable farming, with hedgerows running through the site on

a south-east to north-west axis, which effectively divides the land into three fields, with hedgerows along the north-eastern boundary to Churchway and to the south-west.

- 2.2 Residential development adjoins the site to the south-east, contained within Rosemary Lane, Rudds Lane, Townsend, and Dollicott. Churchway traverses the full extent of the north-eastern site boundary, with open fields to the north-west. Haddenham Business Park adjoins the site to the south-west, along with the dwellings on the former airfield land.
- 2.3 The south-eastern boundary adjoins the Haddenham Conservation Area. There are several listed properties within Rosemary Lane and Rudds lane (to the south of the site) with curtilages that extend up to the site boundary. A public footpath (HAD/19/2) also extends through the eastern third of the site on a south-east to north-west alignment, effectively linking the village with the public rights of way network to the north-west of the site between Chearsley and Cuddington.
- 2.4 The 13.1ha site is divided by hedgerows into three elements that combine to form the wider site. This application relates to part of the site covering the eastern and central elements defined in part by the hedgerows.
- 2.5 The site is accessed via Churchway and a new junction has been approved as part of the Outline Planning Permission. The application seeks to address the Reserved Matters of Layout, Scale, Appearance and Landscape, with Access already having been approved as part of the Outline Planning Permission (Ref: 17/02280/AOP).
- 2.6 The application relates to Phase 1 of the development covering the eastern and central sections of the site defined by the existing features that separate the site into three elements. This application is for 153 dwellings within Phase 1. A future separate application is intended to be made for the remainder of the site.

During the application process, the layout has been amended to overcome officer concerns and to corollate with the revisions made to the design code document which has been approved under application ref: 17/A2280/DIS approved on 18 November 2021

3.0 Relevant Planning History

- Reference: 17/02280/AOP

Development: Outline application with access to be considered and all other matters reserved for the erection of 273 dwellings with access, parking, amenity space, landscaping, drainage works and play area.

Decision: Approved Decision Date: 9 October 2020

- Reference: 17/A2280/DIS

Development: Submission of details pursuant to Condition 8 (design Code) relating to Planning Permission 17/02280/AOP

Decision: Approved Decision Date: 18 November 2021

- Reference: 17/B2280/DIS

Development: Submission of details pursuant to Condition 21 (archaeological) relating to Planning Permission 17/02280/AOP

Decision: Approved Decision Date: 15 December 2021

- Reference: 17/C2280/DIS

Development: Application for approval of details subject to condition 18 (Construction Transport Management Plan CTMP) of planning approval ref: 17/02280/AOP

Decision: Pending Decision Date:

- Reference: 22/01557/APP

Development: Construction of a new temporary vehicular access from Churchway for construction phase works

Decision: Pending Decision Date:

- Reference: 17/E2280/DIS

Development: Application for approval of details subject to condition 13 (drainage) of planning approval ref: 17/02280/AOP

Decision: Pending Decision Date:

- Reference: 17/F2280/DIS

Development: Application for approval of details subject to condition 20 (ecology) of planning approval 17/02280/AOP

Decision: Approved Decision Date: 24 June 2022

- Reference: 17/G2280/DIS

Development: Application for approval of details subject to condition 22 (Noise impact assessment) of planning permission ref: 17/02280/AOP.

Decision: Pending Decision Date:

4.0 Policy Considerations and Evaluation

National Guidance

National Planning Policy Framework

National Planning Guidance

Development Plan

Vale of Aylesbury Local Plan Adopted September 2021 (VALP)

S1: Sustainable development for Aylesbury Vale

S2: Spatial strategy for growth

S3: Settlement hierarchy and cohesive development

D2: Housing Allocation HAD007

H1: Affordable Housing

H4: Custom/Self-build

H6a: Housing mix

H6b: Older people

H6c: Accessible

T1: Delivering the sustainable transport vision

T4: Capacity of the transport network to deliver development
T5: Delivering transport in new development
T6: Vehicle Parking
T7: Footpaths and Cycle Routes
T8: Electric Vehicle Parking
BE1: Heritage
BE2: Design of new development
BE3: Protection of the amenity of residents
BE4: Density of new development
NE1: Biodiversity and Geodiversity
NE4: Landscape character and locally important landscape
NE8 Trees, hedgerows and woodlands
C3: Renewable energy
I4: Flooding
I5: Water resources and wastewater infrastructure

Haddenham Neighbourhood Plan (HNP) – ‘made’ in 2015 but Chapter 6, relating to housing matters, was quashed by the High Court on 7th March 2016 following a legal challenge and cannot be given material weight in the determination of planning applications. However, those policies contained within the remaining chapters of the plan remain in force and attract full weighting:

TGA1: Car and cycle parking standards

SRL3: Enhancing, protecting and providing new natural environment habitats, trees and hedgerows

Principle of Development

- 4.1 The site is in a sustainable location, within walking distance of community facilities and services and with good public transport services located close by which provide transport links to neighbouring settlements.
- 4.2 The proposed development is acceptable in principle as outline planning permission for the proposed development has been granted under 17/02280/AOP, and the site is a Housing Allocation (D-HAD007) within the adopted VALP. This application seeks to approve the reserved matters. In this instance, the reserved matters are appearance, layout, scale and landscaping.
- 4.3 VALP policy HAD007 allocated this site for 273 homes, with an expected trajectory of 128 homes to be delivered 2020-2025 and 145 homes to be delivered from 2025-2033. Policy HAD007 sets out the following site-specific requirement for the site:
 - Provision of at least 273 dwellings at a density that takes account of the adjacent settlement character and identity, with lower density housing on the boundary with the adjacent countryside to the north-west.
 - The development shall be based on a design code to be prepared for the site because it is a large strategic site in a sensitive location on the edge of the settlement and it will become the first part of Haddenham experienced when approaching from Churchway.

- The site will be designed using a landscape-led approach. The development design and layout will be informed by a full detailed landscape and visual impact assessment (LVIA) to be submitted and agreed by the council. A landscape mitigation scheme will be required on the north-western boundaries of the site that reduces wider landscape and visual impact.
- The development will limit built form with no development beyond where the land rises to the north-west of the site, following a similar line of built form to that in the approved scheme on the adjacent airfield site.
- The existing trees and hedgerows should be retained.
- Landscape buffer to be provided between the existing dwellings and the new development, and on the new settlement boundary that will be created along the north-western edge of the development to provide a soft edge to the adjacent countryside.
- The development will be designed in a way that conserves or enhances heritage assets and their settings, in particular the adjoining conservation area and the listed buildings adjacent to the site.
- The site should be accessed via Churchway with the retention of the existing footpaths and further provision of pedestrian and cycle linkages through the site and into the village including along Churchway, to the train station and with connections with the adjoining approved airfield development (site HAD005 on the VALP Policies Map).
- The development should be in compliance with the relevant policies set out in the Haddenham Neighbourhood Plan.

4.4 The following sections of the report will consider the specific requirements of the allocation policy and the individual requirements of sustainable development to ensure that the factors weighed into the balance at outline stage are being delivered in this detailed application.

Housing Supply, Affordable Housing, and Housing Mix

VALP: HAD007, H1 Affordable Housing, H6a Housing Mix, H6b Older people, H6c Accessibility, H5 Custom/self-build

SPD: Affordable Housing Interim Position Statement (November 2019)

Housing Supply – General Position

4.5 The latest (April 2022) Five Year Housing Supply Position Statement for Aylesbury Vale area identifies that there is a 5-year supply of deliverable housing sites for the five-year period 2021-2026 and 5.2 years for the five-year period 2022-2027 (from 1 April 2022). This calculation is derived from the new standard methodology against the local housing need and definition of deliverable sites set out in the NPPF and NPPG. It also assesses the deliverability of sites against the new definition set out in the NPPF glossary. However, this site is included as one of the deliverable sites in that supply as part of the VALP allocation HAD007 with delivery of units within the 5-year period and beyond.

- 4.6 The site would therefore contribute to the five-year housing supply as well as the longer term and provide associated benefits in meeting the ongoing need for housing. There is no reason that the site could not be delivered in line with the identified trajectory period which would be a significant benefit.
- 4.7 Further benefits would arise as a result of the related construction jobs and in the longer term to the local economy through the increased population, which would contribute to the local economy, and this matter is afforded considerable weight.
- 4.8 Phase 1 of this proposed development would provide for 153 dwellings making a contribution to housing land supply which is a substantial benefit to which significant weight should be given. Overall, there would be a mix of types and sizes of housing across the phase which would accord with the provisions of the VALP and the NPPF and is considered acceptable.

Affordable Housing

- 4.9 VALP Policy H1 states that a minimum of 25% of dwellings on sites of 11 dwellings or more should be affordable. It also sets out a number of additional criteria that will need to be met in relevant circumstances, including that such housing will need to take account of the Council's most up to date evidence of housing need and any available evidence regarding local market conditions.
- 4.10 HNP policy HD8: Affordable Homes sought for the provision of at least 35% affordable homes on sites of 15 or more dwellings. It is however important to understand that this policy is contained within Chapter 6 of the HNP which has been quashed and as such this policy cannot be given any weight, to do so would be unlawful.
- 4.11 The approved s106 secured at the outline stage requires that no less than 30% of the total Dwellings are to be provided as Affordable Dwellings. If the 273 dwellings allowed under the outline consent are achieved over the 2 phases of development at this site this would equate to a total provision of 82 affordable homes. 75% are to be for affordable rent and 25% for shared ownership (a total of 61/62 for affordable rent and 21/20 for shared ownership across the whole site). This application is for Phase 1, which proposes 153 dwellings, indicating the remaining 120 dwellings will follow in Phase 2.
- 4.12 30% of 153 dwellings equates to 45.9 dwellings. This application proposes 45 affordable houses and 108 open market homes. The remaining affordable homes are to be delivered on Phase 2 and the tenures and unit sizes be distributed such that the s106 requirements are adhered to across the scheme overall. As such it is considered that this phase of development is acceptable.
- 4.13 An Affordable Housing Plan has been provided which shows the tenure of each plot on this first Phase. This shows that there are a slightly higher percentage of shared ownership homes being proposed on this phase than the 25% expected overall; this approach would need to be rectified in the later phase in order to accord with the s106 obligation. Such an approach is considered acceptable and an objection on this point would not be sustainable if challenged. No objection has been raised by Affordable Housing colleagues with regard to this matter.
- 4.14 The affordable house types are different from those of the open market dwellings although the affordable units would not be distinguishable from the open market homes in terms of design and build quality and are therefore considered acceptable.

- 4.15 It should be noted that whilst the affordable houses in the south-west corner of the site do not exceed the clustering restriction of 15 as set out in the s106 and are therefore acceptable, this side of the site will in the future abut Phase 2, so particular care should be taken not to place more affordable dwellings on this edge of the adjacent phase 2 at that time to avoid unacceptable clustering. To do so would rise objections regarding S106 compliance.
- 4.16 The applicant has confirmed that the combined Phase 1 and 2 schemes are intended to satisfy the tenure breakdown set out in the s106 for the whole development with any adjustments needed to be made accommodated within the Phase 2.
- 4.17 The details contained in this reserved matters application demonstrate an acceptable provision of affordable dwellings within phase 1 in accordance with Policy H1 of the VALP and the obligation secured by the s106 at the outline stage. No objections are therefore raised.
- 4.18 Whilst VALP policy H6c requires that all development meet and maintain high standards of accessibility so all users can use them safely and easily, with 15% of the affordable housing units being Category 3 of Document M (M3) compliant wheelchair accessible housing and the remainder meeting category 2 (M2) - accessible/adaptable housing, this is not a requirement of the completed s106 and as such the developer cannot be required to meet this standard at this time. While this is regrettable, this matter has resulted because of timings of policy adoption rather than error, to insist on compliance now would be unlawful. On this basis, no objections are raised regarding VALP policy H6c.

Housing Mix

- 4.19 Local and national policy requires a mix of dwelling type and size to be delivered to ensure that it meets current demand and provides for inclusive and mixed communities. In addition, national policy states that local planning authorities should plan for the needs of people with disabilities and the PPG refers to households with specific needs. VALP policy H6a requires a mix of housing to be provided and H6c requires that all development meets and maintains high standard of accessibility.
- 4.20 In terms of the market housing mix, VALP policy H1 sets out that this should satisfy the most up to date evidence at the appropriate time; at this time these requirements are set out in the HEDNA. The following tables set out the proposed housing mix and compares that to the HEDNA percentage:

Market Housing	Number	Percentage	HEDNA %
1 x bed flat	0	0	4%
2 bed flat	0	0	4%
2 bed house	17	16	13%
3 bed house	47	44	52%
4 bed house	43	39	21%
5 bed house	1	1	6.5%
Total	108		

Affordable Housing	Number	Percentage	HEDNA %
1 x bed flat	0	0	9%
2 bed flat	0	0	6%
2 bed house	14	31	38%
3 bed house	27	60	38%
4 bed house	4	9	9%
5 bed house	0	0	0%
Total	45		

- 4.21 As shown in the tables above, the application provides a mix of dwelling types ranging from two to five bedroom dwellings that would reflect the percentage mix set out in the HEDNA. This mix of units would be distributed across the site to reflect the character and constraints of the different parts of the site.
- 4.22 It is considered that the proposed housing mix would broadly accord with VALP policy H6a, NPPF guidance and the HEDNA. While there is some variance with the HEDNA, the variance is not considered so significant as to warrant an objection on this matter. Officer opinion is that an objection on this point would not be sustainable if challenged. As such, the benefits are retained in these detailed proposals in terms of delivering a sustainable mix of market and affordable housing.

Custom/self-build

- 4.23 In respect of custom/self-build, VALP policy H5 expects developments proposing 100 dwellings and above to provide a percentage of custom/self-build plots. The VALP policy advises that the overall numbers/proportion of provision be determined on a site-by-site basis having regard to the evidence of demand and viability.
- 4.24 In this instance the site benefits from an extant outline planning permission which does not make provision for any custom/self-build plots. Again, this is as a result of timings of old policy and new policy adoption and this application's submission. As such it would not be appropriate to require this as part of this reserved matters proposal, and on this basis, there would be no conflict with VALP policy H5.

Housing for older people

- 4.25 This site is not one of the identified sites in VALP policy H6b relating to housing for older people. However, having regard to this and taking into account the mix of housing types to be secured it is considered that VALP policy H6b is adequately addressed in this regard.

Conclusions in respect of housing matters

- 4.26 Having regard to the above matters it is considered that the development would continue to make a significant contribution to housing supply and the provision of a policy compliant level of affordable housing.
- 4.27 Overall, it is concluded that the proposal would provide a good range of housing, with an appropriate percentage of affordable housing to contribute to meeting the needs of the community and overall housing supply of the district. On this basis the development would

accord with the Development Plan policy, in particular VALP policies H1, H5, H6a, D2, and HAD007, and the guidance set out in the NPPF. The benefits arising in this regard are to be accorded significant weight.

Raising the quality of place making and design

VALP: BE2 (Design of new development), BE4 (Density), NE4 (Landscape character and locally important landscape) and NE8 (Trees, hedgerows and woodlands)

Design Guide: New Houses in Town and Villages

Reserved Matter – Layout:

- 4.28 VALP policy HAD007 requires the provision of at least 273 dwellings, on the wider site, at a density that takes account of the adjacent settlement character and identity, with lower density housing on the boundary with the adjacent countryside to the north-west. The development will limit built form with no development beyond where the land rises to the north-west of the site, following a similar line of built form to that in the approved scheme on the adjacent airfield site.
- 4.29 The outline permission included an indicative layout which showed 273 dwellings within the wider site. Condition 7 of the outline planning permission requires the reserved matters to be broadly in accordance with the principles shown on drawing No. 1624/002N (Proposed site development – illustrative which was submitted as part of the outline consent).
- 4.30 The VALP policy HAD007 requires that the development shall be based on a design code, and condition 8 of the outline consent required the Design Code to be submitted to the LPA for approval. The Design Code was approved under application reference: 17/A2280/DIS approved on 18 November 2021.
- 4.31 The reserved matters proposals have been developed and revised in accordance with the approved Design Code and significant work has gone into this (both by the applicant design team and the Council's Urban Designer in order to create a design which follows good urban design principles with a narrow palette of materials and architectural features to allow the development to be read as one whole character area.
- 4.32 The whole site is accessed from the new junction on Churchway and via a new primary route running through the site linking all three sections of the development as well as the play area and open space. The secondary routes are provided as loops that wrap around the development parcels and provide connectivity throughout the scheme. This complies with Rules 1, 2, 10 and 11 of the Design Code.
- 4.33 In compliance with Design Code Rules 3 and 10 the primary route includes linear green spaces that extend along the route and create deep verges accommodating feature trees with the set back frontages that emulate the characteristics of both Rosemary and Rudd's Lanes.
- 4.34 The proposed dwellings are located within building parcels which have been populated with built form adopting the principles of the perimeter block with active frontages addressing all streets creating a strong definition between the public and private realms. The arrangement of dwellings along the northern edge comprises a mix of dwelling designs that are substantially wide fronted and have a range of gaps between. The proposed perimeter blocks also adopt natural flowing building lines as found within Haddenham and to comply with Rules 4 and 5 of the Design Code.

- 4.35 Private driveways have been included to areas of the site to serve small clusters of houses which are sited to establish the key frontages or where there is a small group of houses set within a larger development parcel. These serve up to 5 dwellings.
- 4.36 In compliance with Rule 6 of the Design Code the proposals include key buildings located at points on the site identified as addressing key vistas into the site from the public footpath to the north, the main road and the approach along Churchway plus the view across the site towards the site entrance off Churchway.
- 4.37 In addition, to comply with Rule 7, Key buildings have been identified within the site where they terminate views along the streets. The proposed layout demonstrates that these vistas have all been terminated by dwellings to positively address these aspects.
- 4.38 All the corner plots within the site are acknowledged with dedicated corner buildings that address both streets and with windows to habitable rooms to both aspects (Rule 15 of the Design Code).
- 4.39 In compliance with Rule 14 of the approved Design Code, dwellings addressing the proposed play area have been arranged to present active frontages with windows to habitable rooms and front entrances facing the play area. These houses have a varied width and gaps between them to aid variety.
- 4.40 A new Wychert Wall is proposed along the northern boundary of the site extending from Churchway right along to the bridleway to denote the new extent of the village on the approach into Haddenham. This new wall complies with Rule 8 of the Design Code. It will be visible upon the approach from the north and contributes towards this distinctive characteristic of the village. The new Wychert wall is intended to be constructed using traditional methods and local skilled labour to respect and reflect the traditional character of these walls within Haddenham and this is to be controlled by condition.
- 4.41 The comment made by the Parish Council with regards to the proposed Wychert wall along the northern boundary of the site and the request to consider removing this from the scheme is noted, however Rule 8 of the approved Design Code requires the provision of a Wychert wall along the northern boundary, and this detail is considered appropriate. To remove this element of the scheme would in the view of officers be a retrograde urban design change.
- 4.42 Also, along the northern boundary, in association with the new Wychert walling, is a landscape element extending from the bridleway eastwards to Churchway. This complies with Rules 6 and 8 of the Design Code and links with the copse proposed around the utilities to form a green edge to the site addressing the land to the north and the approach into the village along Churchway. The use of additional landscaping and planting along the site edge, signals a transition between the built-up area and the adjacent countryside. This is in accordance with the Council's Design Guide for New Houses in Towns and Villages and policy D-HAD007 of the VALP.
- 4.43 The foul water pumping station and the new sub-station are both located in the north-eastern corner of the site with a new copse area with planting providing visual screening of these elements. The utilities are sited away from existing dwellings and are positioned to respect the required offset distances to the new dwellings. This complies with Rule 28 of the Design Code.
- 4.44 In compliance with Rule 23 of the Design Code all space within the scheme is accounted for and is carefully planned to either form part of the private curtilage for the plots or forms part of the open space provision. Small areas of undesignated land have been avoided.

- 4.45 Overall, no objections are therefore raised regarding Layout, the proposed scheme accords with the adopted Design Code and represents high quality urban design planning.

Reserved Matter - Scale:

- 4.46 The proposal seeks reserved matters consent for Phase 1 of the site.
- 4.47 The density of the proposed scheme has been partly determined by the quantum of development already consented on the site plus this has been influenced by the approach to adopt a less dense scheme alongside the Conservation Area. The application area for Phase 1 is circa 8.2 hectares, which provides for a gross density of approximately 19 dwellings per hectare.
- 4.48 In accordance with the VALP policy the proposed density takes account of the adjacent settlement character and identity, with lower density housing on the boundary with the adjacent countryside to the north-west.
- 4.49 Building heights proposed are exclusively 2 storey dwellings. This approach is considered in keeping with the scale and character of the development in the vicinity and is appropriate in accordance with the approved Design Code.

Reserved Matter - Appearance:

- 4.50 The approved Design Code and the design and access statement submitted in support of this application recognises the varied character of development in the surrounding village in terms of the built form, scale and palette of materials.
- 4.51 The proposed materials for the walls and roofs of the new homes have been selected from those approved within the Design Code and applied to the development. Particular attention has been applied to addressing the key frontages to the northern boundary and to the homes fronting onto the Conservation Area.
- 4.52 The northern boundary includes a mix of rendered and red/orange brick homes with a bias towards rendered properties nearest Churchway and the bridleway with brickwork featuring between. Each end of the northern boundary are homes finished in stone as features at these key locations. The frontage addressing the Conservation Area strongly features rendered homes reflecting the prevalence of render within the existing properties to the south. Occasional brick finished houses punctuate the frontage ensuring that references to the existing brick dwellings is acknowledged and captured.
- 4.53 The proposed materials for the roofs reflect the existing palette with grey slate and plain clay finishes used across the development. These finishes are mixed and dispersed across the site with reference to the varied nature of the existing development to the south
- 4.54 The proposed materials would comply with Rule 25 of the Design Code and it is considered that the proposed material and building heights reflect the established historical character of Haddenham
- 4.55 There are a number of house types proposed which create a varied and interesting streetscene across this Phase of the wider site with adequate space around buildings. The range of proposed house types comprises a mix of sizes from 2 bedroom through to 5 bedroom dwellings. The appearance of the dwellings has been designed in accordance with the approved Design Code to reflect the characteristics of existing dwellings in the area. General principles have been incorporated in the house types to include local architectural features and characteristics, with dwellings incorporating a range roof profiles distinguished by the variety of roof pitches, use of hips or gabled ends, a range of chimneys

and also the use of raised eaves for key plots within the site. This results in a varied form across the site with street scenes adopting an undulating roofscape punctuated with features and variety, and would comply with Rules 9, 14 and 16 of the approved Design Code.

- 4.56 The garages are designed to be in keeping with existing garages found in the surrounding areas. Single garages have dual pitch roofs and are generally set back from the front building lines.
- 4.57 Overall the appearance will create a high quality development complementing the local and wider character of the area. The development is therefore considered to comply with policy and the adopted Design Code.

Reserved Matter - Landscaping:

- 4.58 VALP policy HAD007 requires the site to be designed using a landscape-led approach, with existing trees and hedgerows being retained, and a landscape mitigation scheme on the north-western boundaries of the site that reduces wider landscape and visual impact. A landscape buffer is to be provided between the existing dwellings and the new development, and on the new settlement boundary that will be created along the north-western edge of the development to provide a soft edge to the adjacent countryside.
- 4.59 The site has existing hedgerows that run north to south at either end of the site and across the body of the site effectively splitting the site into three. The hedgerow along Churchway is being replaced following the approved highway works and the hedgerow along the bridleway is to be retained and reinforced. The hedgerow to the west of Phase 1 has been removed with additional landscape focused along the important bridleway route.
- 4.60 The submission is supported by a detailed landscaping scheme which has been amended as a result of alterations to the original site layout and in response to a number of key issues identified during the process of the application.
- 4.61 The landscape principles defined by both the Outline Planning Permission and the Design Code have been fully adopted within the development. The scheme is led by the soft landscape with open space provided entirely around the development and alongside the retained and reinforced hedgerows within the site.
- 4.62 This green infrastructure is extended in various parts of the site in response to the need to sensitively respect existing features and ensure that these remain a visible part of the wider area. This includes a wider landscape buffer to the southern edge of the site adjoining the Conservation Area where new homes are set further away from the existing homes and additional open space is used to accommodate surface water features and further planting.
- 4.63 The additional width also offers increased appreciation of the existing Wychert wall on the southern boundary and offers the owners of this wall potential access to help maintain their walls. Thus helping to secure its long term retention.
- 4.64 The sweeping arrangement of the housing fronting Churchway also offers additional views across the site from the entrance to view the wall and the Conservation Area.
- 4.65 Elsewhere the retained hedgerow is set within a much wider green buffer to help preserve this hedgerow within the overall landscape and acknowledge the important link along the upgraded bridleway en-route to the play area. This serves to support the pedestrian connectivity and also a biodiversity framework to encourage local flora and fauna species to thrive.

- 4.66 New planting is also proposed along the northern boundary to establish a new field boundary along this edge and to provide a clear delineation of the site. The planting is also intended to provide some visual screening of the development similar to that already in place along Churchway when approaching the village.
- 4.67 Implementing the landscape led approach, a landscape zone encircles the site and links with the green open space in which the retained hedgerows sit. The landscape framework integrates the SuDs and retained landscape features. The green route along the proposed bridleway has been widened identifying this as key connector of the landscaped elements within the site. The proposal would comply with Rules 1 and 3 of the Design Code.
- 4.68 In compliance with Design Code Rule 10 landscape swathes adjacent to the primary route through the site create a widened street with houses substantially set back to make space for feature tree planting.
- 4.69 The landscaping proposal seeks to preserve existing trees and hedgerows and proposes new planting, with a buffer zone to the eastern boundary. The buffer will mitigate the impact of the proposed development and assist with its integration within the development. Furthermore, additional trees will be planted along the boundaries to soften the visual impact of the development when viewed from the existing dwellings.
- 4.70 Overall the landscaping scheme represents a high quality design and one that will ensure the development successfully respect its surrounds and wider landscape.

Public open space

VALP: I1 (Green Infrastructure), I2 (sports and recreation)

- 4.71 In accordance with the approved Design Code, and the s106 agreement which was signed as part of the outline planning permission, the application includes 1.39 hectares of public open space, which excludes any incidental open space and the attenuation basins.
- 4.72 The Outdoor Play Space provision included in this application exceeds the minimum required under the Council's Ready Reckoner and within the s106 legal agreement as the open space provision as submitted also includes some future provision for the separate phase of development to the west (Phase 2).
- 4.73 The Outdoor Play Space provision requirement for this Phase (Phase 1) is 0.73ha, however this application proposes the provision of 1.39 ha, which equates to a surplus provision of 0.66ha at this time. This surplus is provided as part of this application to allow the Play Area to be delivered under, and serve, this first Phase of development. The surplus will inevitably count towards the overall Outdoor Play Space requirement for the combined phases of development should Phase 2 come forward in the future, but the approach for delivery is welcomed and no objections are therefore raised.
- 4.74 A NEAP and LEAP are to be located to the north of the central section of the site. The proposals for the NEAP and LEAP comply with Rules 1 and 3 of the Design Code and include the provision of a wide range of equipment and landscaping which will facilitate both natural and structured play for the benefit of existing and future residents of Haddenham.
- 4.75 Haddenham Parish Council, are looking to adopt the open space land (including the combined LEAP & NEAP), and have expressed concerns about Caloo as the equipment provider and the overall combined LEAP and NEAP layout. They have requested to be involved in the LEAP/NEAP design through direct discussion with the applicant to achieve a design that they feel is more accessible and inclusive using one of their preferred suppliers. The Council's Parks and Recreation Officer is seeking a LEAP/NEAP design with

confirmed support from Haddenham PC that also scores a minimum of 'Good' for toddlers, juniors and teenagers against RoSPA's play value assessment rating sought within the s106. This can be achieved by imposing a condition which requires details of the proposed LEAP/NEAP to be submitted for approval. It must however be noted that the condition must be worded to ensure that the Parish Council are not given a ransom position on the adoption of equipment going forward to do so would be deemed unreasonable.

- 4.76 On this basis, subject to appropriate conditions, it is considered that the proposal would comply with the requirements of VALP Policies I1 and I2, the NPPF and the s106 agreement entered into as part of the outline application.

Conclusion on the reserved matters

- 4.77 Overall, it is considered that the reserved matters proposals will create a sympathetic development with an attractive street and landscaped frontages which will enrich this area of Haddenham with a variety of dwellings that will be both sustainable and attractive. The development responds sensitively and appropriately to the context and the needs of the local area
- 4.78 Subject to the imposition of appropriate conditions, the proposal overall is considered to accord with the requirements of the outline consent, the relevant VALP policies and to represent good design as required by the NPPF. This factor is afforded neutral weight in the planning balance.

Amenity of existing and future residents

VALP: BE3 (Protection of the amenity of residents)

- 4.79 The proposed layout provides for adequate spacing between existing neighbouring properties and the proposed new houses and no loss of light, privacy or outlook would result.
- 4.80 A limited number of correspondents have raised concerns regarding the proposed levels and that this could lead to ground floor rooms looking into neighbouring first floor accommodation, however given the separation distance (ranging from approximately 32m to 80m) between the proposed plots and the existing dwellings surrounding the site it is considered that there would be a satisfactory relationship with no adverse loss of privacy. An objection on this point would not be sustainable if challenged.
- 4.81 Further, details of finished floor levels have been submitted in accordance with condition 10 of the outline consent and are considered acceptable to mitigate any potential impact to neighbouring properties.
- 4.82 In terms of the development itself overall the layout and distances between properties for the scheme is considered acceptable and would provide a satisfactory level of residential amenity for future occupants. The proposed dwellings benefit from private amenity space, and it is considered that the gardens will provide an adequate level of amenity in terms of enjoyment and function.
- 4.83 There are satisfactory buffer distances between the proposed LEAP/NEAP to meet good practice guidelines.
- 4.84 Details of a noise impact assessment in relation to this phase of development (Phase 1) have been submitted and are pending consideration under planning application reference: 17/G2280/DIS. Although not part of this current application, it is anticipated that within the separate future phase of development (Phase 2) a noise buffer zone in the form of a

landscape buffer is to be provided with development to be arranged fronting the industrial estate as opposed to backing onto this noise source. This is to help mitigate any noise impact upon any of the new homes in that location. This is however subject to future RM applications to be submitted pursuant to the outline consent.

- 4.85 It is considered that the proposed development would not unduly harm the residential amenities of nearby properties in terms of their light, outlook or privacy nor in terms of the noise or disturbance caused by the access and provide a satisfactory level of amenity for the proposed residents. It is therefore considered the proposal would accord with policy BE3 of VALP and relevant advice in this regard contained in the NPPF. It is considered this lack of impact should be afforded neutral weight.

Highways and Parking

VALP: D-HAD007, T1 (Delivering the sustainable transport vision), T4 (Capacity of the transport network to deliver development), T5 (Delivering transport in new development), T6 (Vehicle Parking), T7 (Footpaths and Cycle Routes) and T8 (Electric Vehicle Parking)

- 4.86 VALP policy HAD007 sets out that the site should be accessed via Churchway with the retention of the existing footpaths and further provision of pedestrian and cycle linkages through the site and into the village including along Churchway, to the train station and with connections with the adjoining approved airfield development.
- 4.87 A new vehicular access off Churchway has previously been approved as part of the Outline Planning Permission and the existing public footpath connections are being accommodated in the new development. Additionally, access connections to the adjoining development and through to the station are also being accommodated in the new scheme. The submitted scheme shows the full extent of the footpath link within the land controlled by the applicants (Redrow), although it is accepted that Redrow have no control over the footpath beyond the land they control that falls to adjacent landowners.
- 4.88 The main internal carriageways would be 6m wide which is acceptable to accommodate the vehicle movements associated with this development. A 2m wide footway is to be provided along both sides of the access carriageway and along both sides of the street at the south-west of the site which would be acceptable.
- 4.89 Also a 3m wide bridleway would be used as a pedestrian/cycle link through the middle of the site, this will provide connections to the housing estate south of the site along Rosemary Lane.
- 4.90 The internal lanes are shown to be 7.8m wide and appear to provide a shared surface for vehicles, cyclists and pedestrians. The street at the south-west of the site is 4.8m wide and the Highways Officer has confirmed that this is acceptable.
- 4.91 With regards to the parking layout; the regular parking spaces proposed are of adequate dimensions and benefit from an adequate level of manoeuvrability. The submitted plans submitted demonstrate that all properties benefit from at least two off-street parking spaces. A number of dwellings benefit from garages which meet the recommended minimum size criteria.
- 4.92 All driveway parking between houses is provided with a minimum of 3.0m width and sufficient length to accommodate two cars without encroaching onto the public highway. Space is also provided in front of garages to allow access to the garage door when cars are parked on the drive. Allocated parking spaces for the plots are all within the curtilage of

the plot with no reliance upon on street parking within the carriageway (Rules 1 and 20 of the Design Code).

- 4.93 Where forecourt parking serves small groups of houses, these are arranged in groups of six spaces or less, and is broken up with landscaped areas that are broadly equivalent to a car parking space or larger (Rule 19 of the Design Code)
- 4.94 Unallocated, or visitor parking spaces have been carefully integrated into the layout and dispersed across the site to serve the users of the site. All the unallocated spaces have been provided as parallel parking bays set off-line from the main carriageway of the street to minimise any impact upon the use of the street for movement (Rule 18 of the Design Code).
- 4.95 Policy T8 of the VALP requires provision of electric vehicle charging infrastructure; one charging point for electric vehicles per house with a driveway in the proposed development will be secured by condition.
- 4.96 Vehicle tracking of a 11.2m long refuse vehicle has been demonstrated and the Highways Officer is content that refuse vehicles could safely manoeuvre throughout the site without going over footways or kerbs, and that the refuse vehicles will be able to turn safely in the turning heads at the end of the cul-de-sacs.
- 4.97 All dwellings have provision for the separate storage of recyclable and non-recyclable waste. All dwellings have space within the curtilage of the dwelling to store waste with convenient access to collection points. Collection points for properties are adjacent or close to adoptable highways which will ensure convenient collection by refuse crews. However, the bin drag distances for both occupiers or waste collectors appear to be excessive at some plots and for those areas an alternative waste management proposal without increasing refuse vehicle reversing should be provided by condition.
- 4.98 All plots have dedicated cycle storage either within the garage associated with the house or a separate shed located within the rear garden, in compliance with Rule 17 of the Design Code.
- 4.99 VALP Policy T7 states that development proposals must provide for direct, convenient and safe pedestrian movement and routes, connected where appropriate to the existing pedestrian network and alongside strategic routes. In deciding planning applications, the Council will use planning conditions or legal agreements to secure the provision of new footpaths and the improvement of existing routes. Networks of pedestrian and cycle routes must be provided to give easy access into and through new developments and to adjacent areas, and also to public transport services.
- 4.100 Following the alignment of the existing public footpath route across the site, a new bridleway is being formed between the site's northern and southern boundaries. This is in compliance with Rule 13a of the Design Code.
- 4.101 The application has been amended to include the cycle link to the station running along the northern boundary within a landscape buffer. The link connects with the wider movement network within the site and to the village via the bridleway route and via the boardwalk link to Churchway. This is in compliance with Rule 13b of the Design Code.
- 4.102 The Highways Officer and the Strategic Access Officer indicate that the bridleway from at least south-east of the main link road crossing of the mature hedge line and the proposed cycle link have a bitumen surface due to the high pedestrian footfall of people walking to and from the Train Station – this could be controlled by condition.

- 4.103 A pedestrian boardwalk would connect to Churchway which is to have a footway provided that links into the village to the south. The footway will reflect the scheme submitted as part of the Outline Planning Application and the approved access.
- 4.104 A pumping station and a sub-station are proposed at the south-east of the site. A new access is proposed onto Churchway to allow vehicles to gain access to these stations. The Highways Officer is content that this access has an acceptable level of visibility in both directions and that as a turning head is included this would allow for vehicles to turn and leave the site in a forward gear.
- 4.105 In this regard the proposal is considered to comply with the requirements of VALP Policies T6, T7 and T8, and the guidance set out in the NPPF. This factor is afforded neutral weight in the planning balance.

Flooding and drainage

VALP: I4 (Flooding) and I5 (water resources and wastewater infrastructure)

- 4.106 The site is within Flood Zone 1, an area in which flood risk is low.
- 4.107 The application explains that on site surface water attenuation features will be sited at the lowest parts of the site to allow for the natural gravitational fall of the water from the higher parts of the site. These are located along the southern boundary and towards Churchway. These details comply with Rule 24 of the Design Code.
- 4.108 Surface water would be attenuated to manage the existing surface water run-off rate on the site through the use of a variety of sustainable drainage solutions. The drainage for the site has been designed in accordance with the approved FRA, Sewers for Adoption 6th Edition standards, current Building Regulations and drainage design best practice. Storage will be contained in the infiltration and attenuation basins. Due to the current and proposed topography, storms in excess of the design storm will allow surface water flows to fall in a direction towards the south of the site and into the infiltration and attenuation basin areas and thus be beyond the location of dwellings.
- 4.109 Surface water is not to be discharged to the public network and as such Thames Water has no objection.
- 4.110 The Lead Local Flood Authority (LLFA) has reviewed the additional information provided with the application and during the application they removed their initial objection as the LLFAs concerns regarding the interaction between the cut-off ditch and the proposed surface water drainage system have now been fully addressed to their satisfaction. The updated plans (190498-RGL-ZZ-XX-DR-D-120-0004 S2-P02 and 190498-RGL-ZZ-XX-DR-D-120-0005 S2-P02) show that these systems will remain separate as requested, and this is to be controlled by an appropriate planning condition.
- 4.111 Information relating to surface water drainage will be reviewed under a discharge of conditions application, therefore the LLFA will provide a full review of the surface water drainage once that information has been submitted. This is a standard approach, and no objection is therefore raised.
- 4.112 All dwellings will have connections into the existing adopted foul water sewer. The development requires a foul water pumping station to be provided on site which is proposed to be located in the north east corner. The pumping station is sited to ensure the buffer zone around it avoids impacting upon the curtilages of the adjoining properties and that the enclosure can be visually screened by new landscape to minimise any visual impact. The pumping station can be accessed direct from Churchway using the emergency

access to avoid the need for any unnecessary additional roadway running through the site to ensure that the landscape can be prioritised

- 4.113 With the information provided, Thames Water has been unable to determine the Foul water infrastructure needs of this application. Thames Water has contacted the developer to obtain this information and agree a position for foul water drainage but have been unable to do so in the time available and as such, Thames Water request that details be secure by an appropriate condition. While this is regrettable that there has not been a solution agreed to date, it would in the view of officers be unsustainable to raise objection on this point. A condition as per Thames Water suggestion is considered to the appropriate way forward.
- 4.114 Overall, subject to conditions, the development has potential to be acceptable in accordance with VALP policies HAD007, I4 and I5, and with the guidance set out in the NPPF. This matter is afforded neutral weight.

Ecology

VALP: NE1 (Biodiversity and geodiversity)

HNP: SRL3 (Enhancing, protecting and providing new natural environment habitats, trees and hedgerows)

- 4.115 Condition 20 of the outline permission required the submission of an ecological mitigation and enhancement plan (EMEP) prior to the commencement of development on site (including vegetation removal). These details (an Ecological Mitigation & Enhancement Plan from the consultant ecologist CSA Ecology dated April 2022) have been submitted and recently approved under planning application reference: 17/F2280/DIS.
- 4.116 In addition, a financial contribution towards Farmland Bird Conservation to offset the impacts to the species identified on site was secured through a s106 agreement at the outline consent stage.
- 4.117 Tree planting and new shrub planting will be selected to encourage wildlife and will be designed into the scheme to offer seasonal variety and improve the ecological value of the site.
- 4.118 The proposal therefore accords with the aims of VALP Policy NE1, HNP policy SRL3, and the NPPF to deliver a net gain for biodiversity, and in this regard is afforded neutral weight.

Historic environment

VALP: BE1 (Heritage Assets)

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.119 VALP policy HAD007 sets out that the development will be designed in a way that conserves or enhances heritage assets and their settings, in particular the adjoining conservation area and the listed buildings adjacent to the site.
- 4.120 In keeping with the Illustrative Outline Masterplan, the proposed layout includes a significant curved area of landscape, reinforced by the sweeping building line creating a respectful set back from the Conservation Area and the existing homes. The profile of the landscape offers views of the existing Wychert wall and accommodates one of the key surface water attenuation features. This would comply with Rule 9 of the approved Design Code.

- 4.121 The layout has an open entrance to the scheme and provides a landscape gateway to the village and the setting of the conservation area. This landscape character flows around the northern boundary of the conservation area and provides a significant buffer for the setting of the heritage assets affected.
- 4.122 The building line that would form the outer edge of the settlement also has a sinuous organic form and is not a suburban layout. It also has more of an open organic feel. The Heritage Officer is pleased to see a new Wytchert wall along much of the northern boundary of this site to reflect these characteristic walls which are a feature of the conservation area in Haddenham. This new wall will need careful detailing and a condition is proposed to secure this.
- 4.123 By opening up the frontage of the site the scheme would have only a minimal impact on the setting of Haddenham Conservation Area and would maintain the prominence of much of the existing witchert wall to the settlement, which is an important characteristic of the conservation area. It is considered that this would help unify the village from its rural context.
- 4.124 At the current time no boundary treatment is shown along the gateway frontage (the western boundary wrapping round to the southern boundary of the site) and a condition is proposed to ensure this details is approved. In addition, timber door surrounds and porches should be conditioned in order to reinforce the traditional design of the proposed house types.
- 4.125 With regard to the existing wychert wall the applicants have put in place temporary measures to address the surface water flow of the rainwater across their site towards this existing wall in order to protect the wall from damage. These temporary works will be replaced in due course by more permanent measures once approved.
- 4.126 In summary, there is not considered to be a conflict with the NPPF in respect of heritage assets and the development would accord with policy BE1 of the VALP.
- 4.127 Subject to appropriate conditions it is considered that the proposed development would not result in any harm to the significance of the heritage assets in the surrounding area.

Archaeology

- 4.128 Condition 21 of Outline consent required an archaeological evaluation in the form of a geophysical survey and trial trenching to be undertaken in accordance with a written scheme of investigation. Archaeological evaluation has been undertaken and no significant archaeological features or finds were reported.
- 4.129 The Council Archaeology Officer therefore has no objection to the reserved matters application and does not consider it necessary to apply any further conditions to safeguard archaeological interest. The application is therefore considered acceptable in these terms which should be afforded neutral weight.

Building sustainability

VALP: C3 (Renewable Energy) and T8 (EV Parking)

- 4.130 The development would be required to be constructed using sustainable methods of construction and the applicants have committed to delivering energy efficient homes that do not rely upon renewables to achieve the targets set by Government. This also allows householders the advantage of adding their own energy generation solutions where they wish in the future.

- 4.131 The proposed parking scheme would include electric charging points and this would be secured by condition.
- 4.132 As such that the development would accord with policies C3 and T8 of the VALP and with the NPPF in this regard, and these factors are afforded neutral weight in the planning balance.

Infrastructure and Developer Contributions

VALP: I2 (sports and recreation), I3 (Providing community facilities)

SPD: Sport and Recreation and Ready Reckoner

- 4.133 A detailed s106 agreement was signed as part of the outline permission and this applies to all phases of the subsequent development.
- 4.134 The completed s106 agreement secures the following:
- Affordable Housing;
 - Public Open Space and Amenity Space, including a NEAP/LEAP
 - Education Contribution
 - Bus Shelter Contribution
 - Farmland Bird Conservation Contribution
 - Churchway Feasibility Study Contribution
 - Haddenham – Aylesbury Cycleway Contribution
 - Haddenham and Thame Parkway (Parking) Contribution
 - Sport and Leisure contribution
 - Stanbridge Road/ Woodway Signage Contribution
 - Travel Plan
 - Sustainable Urban Drainage
- 4.135 In addition, the s106 includes provision for securing the future maintenance of the areas of open space and to provide for a whole-life maintenance for SUDs.
- 4.136 Monitoring for compliance with the provisions of the s106 and submission of information is ongoing. These provisions would not be altered as part of the current reserved matters application.

Other Matters

Works on site in advance of approval

- 4.137 Several letters have been submitted which raise concerns that work has already started on site in advance of approval. The developer was approached for a response. It has been confirmed that the works taking place on site are the S278 works only, as agreed by the Highway Authority. These are underway to ensure they are completed ahead of development on site. The works fully accord with the Outline approval and submitted details for the Reserved Matters, but are ultimately controlled by the Highway Authority and S278 process. The highway authority is aware of the works. The developer has

explained that the rationale for completing these works now is so that they are completed ahead of construction, to minimise any impact on residents with vehicle movements.

- 4.138 The works are to ensure preparations are completed to minimise disruption in line with the committee's earlier approval of the access and the principle of residential development on the site.
- 4.139 To complete the S278 works some additional compactable material was required to build up the junction roadway. After some investigations it appeared that the sub-ground material on site could be used, therefore avoiding the need to import material to site. This represents a more sustainable approach, both in resource usage and carbon emissions. The hole on site will be backfilled with surplus soil from the site that will arise as a result of the ground works and foundations once development commences, again a more sustainable approach than carting away off site.
- 4.140 In addition, there is a Wychert wall running along the boundary of the site within the ownership of neighbouring properties. Several of the neighbours have approached the developers to request some material from the excavation to help repair local Wychert walls (local residents and the Baptist Church), as it is the right local material construction. As a gesture of good will, the developer is providing material free of charge to the residents to utilise in repairing their walls. It is the view of officers that the justification provided is acceptable and does not impact upon the Committee making a decision on this application.

Consideration of conditions with reference to outline permission 17/02280/AOP

- 4.141 A number of conditions (8, 9, 10, 12, 17, 19 and 25) set out further details to be submitted with this (or any) reserved matters application. Other conditions (13, 18, 20, 21 and 24) require further details to be approved prior to the commencement of development but which can be submitted independently of any reserved matters application.
- 4.142 **Condition 1** – details of the appearance, landscaping, layout and scale of the site ('the reserved matters') - by virtue of this application this condition is satisfied
- 4.143 **Condition 2** – plans and particulars relating to 'the reserved matters' - by virtue of this application this condition is satisfied
- 4.144 **Condition 3** – this reserved matters application was made within two years from the date of the outline permission - by virtue of this application this condition is satisfied
- 4.145 **Condition 4** – this is a compliance condition which requires the reserved matters relating to any subsequent phase of the development to be made to the LPA before the expiry of 5 years from the date of the outline consent.
- 4.146 **Condition 5** – this is a compliance condition which requires the development to be begun within 1 year of the approval of the reserved matters relating to each phase.
- 4.147 **Condition 6** – this is an approved plan condition.
- 4.148 **Condition 7** – this is a compliance condition which requires the reserved matters to be broadly in accordance with the principles shown on drawing No. 1624/002N (Proposed site development – illustrative which was submitted as part of the outline consent.
- 4.149 **Condition 8** – a detailed Design Code document was submitted and approved under planning application reference: 17/A2280/DIS. This condition has been satisfied in so far as it relates to the submission of details.

- 4.150 **Condition 9** – this condition requires specific details to be submitted in support of any reserved matters application - by virtue of this application this condition is satisfied
- 4.151 **Condition 10** – this condition requires specific details of finished floor levels to be submitted in support of any reserved matters application - by virtue of this application this condition is satisfied
- 4.152 **Condition 11** – this is a compliance condition relation to the implementation of the approved landscape scheme.
- 4.153 **Condition 12** – this condition requires specific details to be submitted in support of any reserved matters application - by virtue of this application this condition is satisfied
- 4.154 **Condition 13:** Details relating to surface water drainage have been submitted under planning application reference 17/E2280/DIS. At this time this condition remains unsatisfied in so far as it relates to the submission of details relating to the phase 1 and would need to be agreed prior to the commencement of development on site.
- 4.155 **Condition 14:** Off-site highways works – this is an approved plans compliance condition and does not require discharging.
- 4.156 **Condition 15:** Construction of the new access onto Churchway – this is a compliance condition and does not require discharging.
- 4.157 **Condition 16:** Visibility splays – this is a compliance condition and does not require discharging.
- 4.158 **Condition 17:** New estate roads – this is a compliance condition and does not require discharging.
- 4.159 **Condition 18:** Details of a Construction Transport Management Plan have been submitted and are pending consideration under planning application reference: 17/C2280/DIS. At this time this condition remains unsatisfied in so far as it relates to the submission of details relating to the phase 1 and additional information would need to be agreed prior to the commencement of development.
- 4.160 **Condition 19** – this condition requires specific details to be submitted in support of any reserved matters application - by virtue of this application this condition is satisfied
- 4.161 **Condition 20:** Details of an Ecological Mitigation and Enhancement Plan (EMEP) were submitted and approved under planning application reference: 17/F2280/DIS. This condition has been satisfied in so far as it relates to the submission of details relating to the phase 1
- 4.162 **Condition 21:** Details of the archaeological evaluation were submitted and approved under planning application reference: 17/B2280/DIS. This condition has been satisfied in so far as it relates to the submission of details relating to the phase 1.
- 4.163 **Condition 22:** Details of the noise impact assessment have been submitted and are pending consideration under planning application reference: 17/G2280/DIS. At this time this condition remains unsatisfied in so far as it relates to the submission of details relating to the phase 1 and would need to be agreed prior to the first occupation of any of the dwellings.
- 4.164 **Condition 23** – this is a compliance condition which requires the existing public footpath to be upgraded prior to the occupation of any of the dwellings.

- 4.165 **Condition 24** – this condition requires details of measures to facilitate the availability of a high speed broadband connection to the occupants of any phase of the development to be approved prior to the occupation of the dwellings.
- 4.166 **Condition 25:** a scheme of parking, garaging and manoeuvring has been submitted as part of this reserved matters application.

5.0 Weighing and balancing of issues / Overall Assessment

- 5.1 This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 5.2 In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:
- a. Provision of the development plan insofar as they are material,
 - b. Any local finance considerations, so far as they are material to the application (such as CIL if applicable), and,
 - c. Any other material considerations
- 5.3 The application has been evaluated against the extant development plan, comprising of relevant policies within the adopted Vale of Aylesbury Local Plan, the Haddenham Neighbourhood Development Plan and the advice within the National Planning Policy Framework as a whole. Paragraph 11 of the NPPF advises that for decision taking means approving development proposals that accord with an up-to-date development plan without delay. There are no considerations that indicate a decision otherwise than in accordance with the development plan.
- 5.4 The application seeks the Local Planning Authority's determination on the reserved matters of appearance, landscaping, layout and scale. Matters, such as the principle and access arrangements, were determined under the outline permission and not included within the scope of the current application.
- 5.5 The details put forward in this application for approval of reserved matters are considered to be substantially in accordance with the outline permission. It is considered that the current application gives rise to no effects that were not identifiable at the outline stage. It is also considered that there has been no significant change in circumstances since the initial outline permission was granted other than has been identified in this report.
- 5.6 Special regard has been given to the statutory test of preserving the setting of listed buildings and Conservation Area under sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990, which is accepted is a higher duty. Given the distance between the intervening development and landscaping, it is considered that the setting of the listed buildings and the adjacent Conservation Area would be preserved in accordance with the Act. As such there would not be a conflict with the NPPF.
- 5.7 No significant adverse impact has been identified related to the details submitted. The submission accords with the parameters and restrictions of the outline permission. It therefore follows that the reserved matters should be approved without delay.

Human Rights Act 1998

- 5.8 There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.

6.0 Working with the applicant / agent

- 6.1 In accordance with paragraphs 38 and 39 of the NPPF (2021) the Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments.
- 6.2 The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
- 6.3 In this instance, the agent was given the opportunity to submit amendments, which overcame the concerns raised by the Local Planning Authority, and as such the application has been recommended for approval.

7.0 Recommendation

- 7.1 That the reserved matters be **APPROVED** subject to the conditions listed below:

1. The development hereby permitted shall only be carried out in accordance with the following approved plans and documents:

All the below drawings are prefixed 18174 (D):

001 A Location plan

002 V Site layout part 1

003 U Site layout part 2

011 I Site layout - coloured

013 A CGI View 1

014 CGI View 4

080 C Proposed Materials Strategy Walls

081 A Proposed Materials Strategy Roofs

082 E Proposed Boundary Treatment

083 D Proposed Refuse Strategy

084 D Proposed Parking Strategy

085 Affordable Housing Plan

090 D Proposed Phase 1 Street Scenes

12000 C Tavy - floor plans

12002 B Tavy - elevations Render

12003 C Tavy - elevations Gabled Brick

12004 B Tavy - elevations Gabled Render

12005 Tavy Elevations (Hipped, Brick)

13000 A Dart - floor plans Semi-detached

13001 B Dart - floor plans 3 terrace

13002 A Dart - floor plans 4 terrace

13003 A Dart - elevations semi hipped Brick

13005 A Dart - elevations semi gabled Brick

13007 C Dart - elevations 3 hipped Render

13008 B Dart - elevations 3 hipped Half Render

13010 A Dart - elevations 4 hipped Half Render

13011 A Dart - elevations Gabled Brick Chimney Raised Ridge

13020 Warwick - floor plans

13021 C Warwick - Elevations hipped Brick

13022 C Warwick - Elevations hipped Render

13023 B Warwick - Elevations gabled Brick

13029 C Warwick - floor plans (Lifestyle)

13060 C Oxford - floor plans (Lifestyle)

13061 C Oxford - elevations hipped Brick

13063 A Oxford - elevations gabled Brick

14000 B Tweed - floor plans semi-detached

14003 Tweed Elevations (Gabled, Half Render)

14021 C Harlech - elevations hipped Brick

14022 C Harlech - elevations hipped Render

14024 B Harlech - elevations gabled Render

14026 C Harlech - elevations gabled raised Render

14027 B Harlech - elevations hipped raised Render

14029 B Harlech - elevations gabled Stone

14030 B Harlech - floor plans (Home Office)

14040 C Cambridge - floor plans

14041 B Cambridge - elevations hipped Brick

14043 B Cambridge - elevations gabled Brick

14044 A Cambridge - elevations gabled Render

14045 B Cambridge - elevations gabled Brick chimney

14046 B Cambridge - elevations gabled Render chimney

14047 A Cambridge - elevations (Gabled, Render) chimney low ridge

14060 B Shaftesbury - floor plans

14062 B Shaftesbury - elevations hipped Render

14064 Shaftesbury - elevations gabled Render

14067 Shaftesbury Elevations (Gabled, Stone) Central Chimney

14068 Shaftesbury Floor Plan (HO) Gabled

14080 D Harrogate- floor plans

14083 A Harrogate - elevations gabled Brick

14084 D Harrogate - elevations gabled Render

14085 C Harrogate - elevations low ridge Brick

14086 C Harrogate - elevations low ridge Render

14087 C Harrogate - elevations hipped Brick

14088 A Harrogate - elevations hipped Render

14089 E Harrogate - elevations raised Brick

14090 D Harrogate - elevations raised Render

14091 E Harrogate - elevations raised eaves TC Ren

14092 C Harrogate- floor plans (lifestyle)

14093 A Harrogate - elevations Gabled Render Tall Chimney

14094 A Harrogate - elevations Gabled Brick Low Ridge

14095 A Harrogate - elevations Gabled Render Tall Chimney Low Ridge

14096 Harrogate - elevations Hipped Brick

14097 A Harrogate - elevations Gabled Brick Short Chimney Raised Eaves

14098 Harrogate Elevations (Gabled, Render) Tall Chimney, Raised Eaves

14100 C Sunningdale - floor plans

14101 B Sunningdale - elevations hipped Brick

14102 B Sunningdale - elevations hipped Render

14103 B Sunningdale - elevations gabled Brick

14104 B Sunningdale - elevations gabled Render

14105 Sunningdale Elevations (Gabled, Render)

14120 B Henley - floor plans
14121 B Henley - elevations hipped Brick
14123 B Henley - elevations gabled Brick
14125 B Henley - elevations Gabled Brick
14126 B Henley Elevations Gabled Render
14140 B Richmond - floor plans
14141 B Richmond - elevations hipped Brick
14142 B Richmond - elevations hipped Render
14144 B Richmond - elevations gabled Render
14160 D Letchworth - floor plans
14162 D Letchworth - elevations rendered gable
14163 B Letchworth - elevations gabled render central chimney
14164 B Letchworth - floor plans (Home Office)
14170 B Leamington - floor plans (lifestyle)
14171 C Leamington hipped elevations Brick
14172 A Leamington hipped elevations Render
14181 C Stratford elevations
14182 D Stratford - floor plans (lifestyle)
15000 C Blenheim - floor plans
15002 C Blenheim - elevations gabled Stone

All the below drawings are prefixed L20007:

8 E Soft Landscape

9 E Soft Landscape

All the below drawings are prefixed 190498-RGL-ZZ-XX-DR-D-101:

0001 S2-P02 Proposed Finished Floor Levels

0002 S2-P02 Proposed Finished Floor Levels

0003 S2-P02 Proposed Finished Floor Levels

0004 S2-P02 Proposed Finished Floor Levels

0005 S2-P02 Proposed Finished Floor Levels

0006 S2-P02 Proposed Finished Floor Levels

All the below drawings are prefixed 190498-RGL-ZZ-XX-DR-D-10:

0001 S2-P02 Proposed vehicle tracking

0002 S2-P02 Proposed vehicle tracking

All the below drawings are prefixed 190498-RGL-ZZ-XX-DR-D-120:

0004 S2-P02 Proposed Cut Off Ditch Drainage

0005 S2-P02 Proposed Cut Off Ditch Drainage

All the below drawings are prefixed 190498-RGL-ZZ-XX-RP-C:

0001 2.0 Surface Water Drainage Technical

and in accordance with any other condition imposed by this planning permission.

Reason: For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority and to comply with the National Planning Policy Framework 2021.

2. Notwithstanding the details shown on the approved drawings, prior to the occupation of the dwellings hereby approved on Plots 84-88, Plots 89-93 and Plots 120-126, full details of a waste and recycling storage and collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of the dwellings to which they relate and thereafter retained for such purposes.

Reason: To ensure a satisfactory waste and recycling collection can be achieved without adverse impact upon highway safety and to accord with policy T5 of the Vale of Aylesbury Local Plan (Adopted) 2021 and the National Planning Policy Framework.

3. Prior to occupation of the dwellings hereby approved, details of the provision of 7.4 kW 32A or higher Type 2 Electric Vehicle Charging Point for each of the dwellings with a garage or driveway shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to first occupation of the dwellings to which they relate and retained as such thereafter.

Reason: In order to reduce greenhouse gas emissions and to provide and promote the provision of sustainable travel options to accord with policy T8 of the Vale of Aylesbury Local Plan (Adopted) 2021 and the National Planning Policy Framework.

4. Notwithstanding the submitted proposals for the play equipment and the LEAP/NEAP play areas, full details of the play areas and play equipment are to be submitted to the local planning authority for approval in writing prior to the occupation of any of the dwellings hereby permitted, for clarity, the Parish Council will be consulted in the assessment of details. The development shall be carried out in accordance with the approved details and thereafter retained for such purposes.

Reason: To ensure the details of the scheme are acceptable to the LPA and to comply with policies I1 and I2 of the Vale of Aylesbury Local Plan (Adopted) 2021 and the National Planning Policy Framework 2021.

5. Prior to the commencement of construction above damp proof course of any of the dwellings hereby permitted, full details of the proposed boundary treatment of the western

boundary wrapping round to the southern boundary of the site shall be submitted to the Local Planning Authority for approval in writing. The development shall be carried out in accordance with the approved details prior to the occupation of the dwellings hereby permitted and thereafter be retained as such.

Reason: To ensure the details of the scheme are acceptable to the LPA and to comply with policies BE1 and BE2 of the Vale of Aylesbury Local Plan (Adopted) 2021 and the National Planning Policy Framework 2021.

6. Prior to the commencement of construction above damp proof course of any of the dwellings hereby permitted, full details of the proposed timber door surrounds and porches, and a detailed Method Statement including the construction and specification of the proposed Wychert wall to the northern boundary of the site shall be submitted to the Local Planning Authority for approval in writing. The development shall be carried out in accordance with the approved details prior to the occupation of the dwellings to which it relates in relation to the timber door and porch details, and the northern boundary wychert wall shall be fully constructed in accordance with the approved method statement prior to the occupation of no more than 50% of the dwellings hereby approved in phase 1. The details shall thereafter be retained as such.

Reason: To ensure the details of the scheme are acceptable to the LPA and to comply with policies BE1 and BE2 of the Vale of Aylesbury Local Plan (Adopted) 2021 and the National Planning Policy Framework 2021.

7. No dwelling hereby permitted shall be occupied until confirmation has been provided to and approved in writing by the Local Planning Authority that either:

1. Foul water Capacity exists off site to serve the development, or
2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or
3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

The development shall be carried out in accordance with the approved details and thereafter retained for such purposes.

Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. To comply with policies I4 and I5 of the VALP and the guidance set out in the NPPF.

8. No dwelling hereby permitted shall be occupied until confirmation has been provided to and approved in writing by the Local Planning Authority that either: all water network upgrades required to accommodate the additional demand to serve the development have been completed; or a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and

infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development and to comply with policy I5 of the VALP and the guidance set out in the NPPF.

9. Notwithstanding the details shown on the approved drawings, prior to the occupation of the dwellings hereby approved full details of the bitumen surface of the bridleway from at least south-east of the main link road crossing of the mature hedge line and the proposed cycle link shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of the dwellings hereby permitted and shall thereafter be retained as such.

Reason: To ensure the details of the scheme are acceptable to the LPA and to comply with policies T7 and BE2 of the Vale of Aylesbury Local Plan (Adopted) 2021 and the National Planning Policy Framework 2021.

Informatives:

1. Land Drainage Informative: Under the terms of the Land Drainage Act 1991 and the Floods and Water Management Act 2010, the prior consent of the Lead Local Flood Authority is required for any proposed works or structures in the watercourse. After planning permission has been granted by the LPA, the applicant must apply for Land Drainage Consent from the LLFA, information and application form can be found on our website. Please be aware that this process can take up to two months.

2. Legal Agreement: The applicant/developer is reminded that this reserved matters approval is to be read alongside the outline approval and the legal agreement under S106 of the Town and Country Planning Act 1990, pursuant to that outline permission (17/02280/AOP).

3. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

4. There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

Appendix A: Consultation Responses and Representations

Appendix B: Site Location plan

APPENDIX A: Consultation Responses and Representations

Councillor Comments

Councillor Mrs Brandis and Council Foster requested that this application be called in to committee.

Parish/Town Council Comments

Haddenham Parish Council –

Feb 2021 comments:

The Parish Council objects. The application is difficult to assess because several documents required under the outline permission conditions and in the S106 agreement are not present. Some of the submitted documents provide limited information. The Planning Statement and The Design & Access Statement (DAS) do not cohere and contain errors suggesting a lack of care at odds with the “Redrow 8” principles on their web-site. The arboricultural survey when opened in the browser is headed “Langdon Hills Golf & Country Club”. Para 9.5 in the DAS about the pumping station simply does not make sense.

The developer’s first action on taking ownership of the site was to remove the hedge and a tree on the Churchway boundary, notwithstanding in their DAS quoting AVDC’s planning brief stating that all existing hedgerows and trees are to be retained; and indeed are shown as retained on the drawings and photographs presented. Moreover, the S.106 legal agreement includes an undertaking not to carry out any work in advance of planning permission (the outline permission having covered only access and quantum of homes).

Commenting is hindered because of the division of the overall site into phases with no details about Phase 2 except the statement that density will be higher because of the alleged “over-provision” of open space in Phase 1. Key issues for this site are overall layout, surface water drainage, connectivity and noise impact. Resolution of any of these could have a material impact on the planning of both phases, with inevitable knock-on problems if Phase 1 is fixed and approved without reference to Phase 2. The site should be considered as a whole, even if construction proceeds in phases. Pre-Meeting with the Developer

The Planning Statement refers at para 3.7 to a pre-meeting with Parish Council (PC) in November 2020 and states that various questions raised by PC have been incorporated in the submission. This is not the case. At the meeting the PC raised the following matters:

- *Concern was raised by the PC at outline stage about noise problems from the adjoining factory being experienced by new residents at Platers Road, and in the surrounding area generally, and the PC proposed that a landscape buffer be provided on the western boundary between the factory and the new development, which could include the play area. The developer advised that an acoustic assessment would be carried out: see below.*
- *Concern was expressed by the PC at outline stage about the inappropriate design, density and car-dominated housing layout with blocks of flats in the south-west corner 2 of full site. AVDC’s Strategic Development Control Committee on 8th January 2020 undertook that this matter would be looked*

at again at reserved matters stage. The developer advised that this would be addressed, but this area is now in Phase 2.

- *Concern that the proposed footpath/cycle link to the airfield site shown at outline as exiting at the north-west corner of the site does not match up with the reserved path line shown on the approved drawings for Plot N of the Business Park (19/01084/ADP), so re-alignment of the HAD007 will be needed. This has not been addressed: see below.*

- *Concern that the footpath link to Platers Rd will join non-adopted highway which may require discussion with Bucks Council. This has not been addressed.*

- *Concern about the condition of the witchert walls which will form the southern boundary of the site. The PC proposed that a specialist contractor be approached to work with the home-owners responsible for the walls about a repair scheme with a possible funding contribution from the developer to safeguard these heritage assets. Interest was expressed in the idea but is not mentioned in the plans now submitted; see below.*

- *Concern about future proofing the energy needs of the new homes to meet Zero Carbon objectives of the PC, Bucks Council, and the Government. The PC was informed that the new homes would have gas central heating: see below.*

Condition 8 requires a Design Code and sets out 11 specific matters to be covered. This condition has not been met. This is a surprising omission in view of the findings of the “Building Better, Building Beautiful” Commission, MHCLG’s recent publication of the new National Model Design Code, and proposed follow-on changes to NPPF. These introduce a new test that development should be well-designed (paragraph 133), stating that “development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes”.

What we do have is an “anywhere” development populated by a volume of house-builder’s standard house types, with only black and white elevations of each individual type, grouped into clusters and given local names. The overall layout is a significant departure from that approved at outline stage, which itself was amended four times before approval; and the architects have since changed. This layout is largely rectilinear and lacking interest. There is a lot of red brick, no rendered witchert-style walls, and little use of render on elevations to reflect Haddenham’s best known building style. The view when approaching the site from the north is a hard-edged straight building line. The view from Churchway into the Conservation Area and its historic witchert walls will be obscured by a new pumping station not in the outline application, and for which there are no drawings. The PC strongly supports the comments of the Heritage Officer in relation to layout and materials.

Specifically, on heritage, when the PC met the developer in November 2020, we proposed that the developer consider approaching the residents responsible for the witchert walls on the southern boundary of the site about offering a contribution towards a specialist contractor repairing and restoring them in order to: safeguard this heritage asset; enhance their landscape contribution to the scheme; and foster relations with existing residents. There appeared to be interest in doing this at the meeting, and the PC regrets that no proposal is included.

In relation to the requirements of the Design Code, the PC notes:

- *There are no coloured street elevations or visuals showing how this proposal will look in terms of streetscapes.*
- *There is no lighting plan, which we would expect to be appropriate to a rural edge of a village with low level output, minimal light pollution and capable of automatic dimming at night. The PC would not entirely support TVP's observations in this rural location; in particular, bollard lighting in car park areas works well in other developments in the village.*
- *There is no information on surfacing materials.*
- *There is no cycling provision apart from a reference to storage in back gardens which is self-evident. D-rings at the playground would be particularly welcome; see also Connectivity below.*
- *The NEAP/LEAP drawing shows a tarmac kick-about area by the NEAP/LEAP and informal green open space by the fitness trail; the site layout plan shows the latter space as a kick-about area.*
- *There is no information on bio-diversity as required in Condition 8.*
- *There is nothing acknowledging the zero carbon and climate change agendas of the Government, Buckinghamshire Council or Haddenham Parish Council. There is no reference to the desirability, if only in marketing terms, of future-proofing in relation to future energy needs. The proposals are silent about: electric vehicle charge points, sustainable design & construction, or the ending of gas boilers in 2025. The opportunity should be taken to install ground and air source heat pumps and pv/solar panels from the outset rather than obliging residents to retro-fit well within the lifetime of these homes, and of most of their occupiers. The passing references to water butts and homes being aligned for (but not provided with) solar panels are not sufficient.*
- *Insufficient information has been provided regarding the open space and play provision: the PC supports the comments by Parks & Recreation.*
- *There is an incorrect number of affordable units, with a clustered rather than dispersed distribution of property sizes.*
- *A small verge area does not constitute a community orchard.*

In relation to the layout the PC notes:

- *Plots 78 and 79 are essentially back-land development, requiring disproportionate road space, and surrounded and overlooked by neighbouring gardens. We suggest these plots be omitted and incorporated within the adjoining gardens with a tree belt.*
- *Several plots have small gardens not much larger than a back yard; several plots have Lshaped or similarly awkward gardens (eg Plots 95 and 96).*
- *The PC would prefer a more even distribution of house sizes rather than the uniformity suggested by the cluster in the south-western corner, which also raises concerns about how the higher density adjoining Phase 2 will look.*

Condition 13 and the S.106 agreement contain detailed requirements for a detailed surface water drainage scheme. This has not been provided. This is particularly unfortunate given the recent

(January 21) episode of rainwater saturation of the site and flooding affecting properties at The Clays, together with the collapse of two sections of witchert walls. Residents in the area, and of the new homes, require confidence that these issues will be effectively addressed, but no such confidence will come from failing to provide the necessary details. Perhaps the biggest future risk will be displacement of waterlogging to the proposed dwellings on the northern edge of the site which will form the new boundary with 4 open fields. The PC notes the objections of both the LLFA and Thames Water; neither response gives any comfort to villagers.

The PC has a particular concern that mitigation includes run-off via an existing drain into Rudds Pond, and thence down the north-south watercourse (main river) through Haddenham to Banks Pond and on to Manor Farm. The PC has assumed default responsibility for the publicly accessible Rudds and Banks Ponds; however, parts of the watercourse are culverted and inaccessible; other parts run within private gardens, including the inaccessible Tacks Pond; yet other sections run between properties, are choked with weeds, and with no obvious riparian responsibilities for maintenance. The PC regularly clears Banks Pond of accumulated vegetation to prevent water build-up at Rudds Pond. Use of this watercourse is not a satisfactory mitigation strategy. The PC requests an urgent meeting with the LLFA team to discuss.

Condition 19 requires details of the pedestrian/cycleway links to Platers Road and to the airfield development. These have not been provided. At the VALP public inquiry AVDC assured the Inspector that a link would be provided from HAD007 to the airfield development. The PC intervened with the planning application for Plot N on the Business Park (19/01084/ADP) to ensure that a path line would be reserved connecting HAD007 with Plot N, and thence to Pegasus Way. The outcome is that a path line has been reserved in the transfer deeds of Plot N, but the connection point is some metres to the south of the northwest corner of HAD007 as shown in the outline approval and as shown on the "Landscape Strategy" drawing L20007.07.0. The PC appreciates that this will now be in Phase 2, but there is an implication for the Phase 2 site layout. Furthermore, this link should be made available to Phase 1 residents prior to first occupation to provide an easy pedestrian link to the station without the need to take the car.

The PC notes that the link to Platers Road also falls within Phase 2, but draws Bucks Council's attention to the point that the link enters Platers Road at a place where it is un-adopted and under a management company. Does this present any problem? This link, which provides a pedestrian route to Banks Park shops, should also be made available to Phase 1 residents prior to first occupation.

The PC is unsure whether Bucks Council will provide a footpath link from the south-east corner of HAD007 to Rosemary Lane southwards along the western side of Churchway; currently there are narrow grass verges, possibly privately owned. Is this an omission, and if so, will a footpath link be provided?

Condition 22 requires a full acoustic assessment before occupation of any phase of the development. A partial report has been submitted saying that more will follow. For several years the PC has repeatedly objected to siting residential developments in this area next to general (B2) industry which, by definition, is likely to cause problems. At outline stage, the PC proposed a landscape buffer on the western part of the overall site, including a tree belt and the play areas, but was ignored.

Pre-Covid, the PC and Environmental Health, received several complaints from Platers Road residents and from the wider area about noise from the GGR factory. We note that no measurements have been taken on the Phase 1 part of the site. We also note Spectrum's 5 comment that "When present, industrial activity dominates the acoustic environment in the western part of the development". There is also a brief reference to possible mitigation like triple glazing. This all raises concerns:

- surely acoustic assessments should be done across the entire site (both phases)?*
- does this imply an expectation that Phase 2 properties won't be able to open their windows or enjoy their gardens free of noise?*
- potentially this issue impacts on the layout, design and density of Phase 2, and may, therefore, potentially change the approach to Phase1, so reinforcing the need to look at the site as a whole.*

The proposal introduces a sewerage pumping station in the south-east corner immediately adjacent to Downley Lodge. Besides interrupting the view into the Conservation Area from Churchway (see above), an impact assessment should be carried out on the potential for noise and smells from this pumping station, and whether this could affect the amenity and "quiet enjoyment" rights of the adjoining neighbour.

Condition 20 requires an Ecological Mitigation and Enhancement Plan (EMEP). None has been submitted.

Condition 18 requires a Construction Transport Management Plan. None has been submitted.

The S.106 agreement requires a Travel Plan, also not submitted. This should refer to the possibility of walking/cycling to the railway station, the new Co-op and nursery via Plot N and Pegasus Way, and of walking to Banks Park shops and schools via Platers Road and/or Rosemary Lane and/or Churchway, so these links all need to be provided before first occupation.

May 2021 comments:

I am writing on behalf of the Parish Council regarding the above Reserved Matters and its proposed landscaping and design. As part of the submission there is small area which has been designated by Redrow as an Orchard. This area is relatively small and the Parish Council believe the planting of a blossom orchard would be more appropriate. Information on a blossom orchard can be found on: <https://www.nationaltrust.org.uk/features/helping-communities-blossom>. The Parish Council would support the formation of an additional more traditional fruit orchard and would suggest that Redrow reconsider their landscaping to incorporate this. The Reserve Matters highlights the proposed recreation provision within the development - with the inclusion of a LEAP, NEAP, trim trail and outside gym. It is the intention for the Parish Council to adopt these play facilities once the development has been completed (and had its allocated maintenance period). The Parish Council has extensive experience of constructing and maintaining playgrounds and we would ask that Redrow only use one of our preferred suppliers – Sutcliffe Play, Wicksteed or Proludic. All these organisations are members of Association of Play Industries (API) and have demonstrated excellent products and installation. There are a number of playgrounds in Haddenham and the Parish Council has worked with suppliers to ensure that each one has its own 'identity' to maximise variety within

the village. The Parish Council would ask Redrow to give particular attention to natural and imaginative play elements and incorporate this into all of the play/recreation schemes.

Feb 2022 Comments:

1. The Parish Council (PC) has reviewed the further 30 drawings posted on 2nd February. These are essentially minor amended plans. The PC does not have the resources to check in detail and has no further comments save one on the boundary treatment set out below.

2. The PC has also reviewed the applicants letter dated 18th January 2022, and two Redrow representatives attended the PCs Planning Committee on 21st January the first contact with the PC since November 2020. Unfortunately, we have not received answers from the applicant or from Buckinghamshire Council to the concerns expressed in the PCs response posted on 22nd December 2021, so the latter still stands as our formal response.

3. In relation to the plans posted in February the PC does have a comment concerning the boundary treatment drawing no 082. This shows a witchert wall on the sites northern boundary from Churchway to the Public Open Space, and thereafter a 1.1 metre post and rail fence. The PC has concerns about both sections.

4. Firstly, post & rail looks shabby (frequently just scaffold poles on timber struts), has a limited life, and is a poor boundary protection to prevent children or dogs gaining access to the open farmland beyond. The PC suggests this be replaced by a traditional hedgerow.

5. Secondly, the PC doubts that the proposed wall will be traditional witchert. Witchert is in short supply and has become difficult to find. Where sources are found, the first priority should be for heritage restoration. It is expensive to lay traditionally, requiring hand application and waiting periods between the application of the berries (layers). This is unlikely to sit within the skillset or cost regime of a volume housebuilder. Our experience with all other new build developments is that this will be a blockwork wall on a reinforced concrete base with render (usually including at least some cement) over decorative stones topped with modern clay tiles. It is likely to be entirely regular along its length, lacking the uneven character of true witchert (eg the present northern boundary to Rosemary Lane), and may indeed look rather prison-like viewed on the southwards approach along Churchway. In the future it will also pose maintenance challenges being in the public realm. On balance the PC would prefer the approach on other estates (eg Sheerstock, Spicers Yard/Printers Piece) of using rendered boundary walls at key junctions and elevations, and instead of the various walls currently shown on the drawing as brick. The PC therefore suggests a full hedgerow all along the northern boundary, and a condition that any witchert found on site be set aside for use in heritage restoration in Haddenham.

Consultation Responses (Summarised)

Education –

no comment

Archaeology –

no objection to the proposal and do not consider it necessary to apply a condition to safeguard archaeological interest.

Environment Agency –

do not wish to be consulted

Strategic Access –

1. Soft Landscape Features

I appreciate confirmation of the three surface types on the soft landscape plan. No further comments are necessary on those items. The fourth enquiry included the cycleway along the northern boundary, which, while not a right of way, connected to the bridleway. The surface didn't appear to have been confirmed in the original submissions or the more recent updates. Nevertheless, I support Highways Development Management's request the cycleway should be constructed of bitumen.

2. Bridleway surface

The proposed new bridleway is shown with a 3m wide formal surface and 1m wide grass verges either side to provide an attractive 5-m wide corridor alongside the existing hedge line [for example, Proposed Phase Site Layout plan 1 of 2; & Proposed Phase Site Layout plan 2 of 2].

The agent's letter confirms the bridleway will be surfaced with bitumen [Item 11, p.10; and Item 1, p.15] and I assume the construction detail can be addressed later when applying to discharge Condition 24. With that in mind, I trust the principle of the statement at paragraphs 11 and 1 above, which therefore may not need to be illustrated on a hard landscape plan. The annotations on the soft landscape plan, showing the bridleway as 'crushed stone / hogin', are also assumed to have been superseded as they are unamended.

3. Desire line Links

The agent's letter confirms the additional pedestrian links [Item 7, p.10; and Item 2, p.15].

The letter confirms direct links [for example, from Plot 142 and Plot 27] can't be provided due to the location of the surface water attenuation features.

4. Off-site surfacing

Regarding the short, 21m length off-site to Rosemary Lane, this can be surfaced with bitumen as part of the final s278 Agreement in order to provide a continuous experience for users

CPDA –

no further comments

Parks and Recreation –

A LEAP/NEAP design is sought which has confirmed support from Haddenham PC that also scores a minimum of 'Good' for toddlers, juniors and teenagers against RoSPA's play value assessment rating sought within the s106. This can be achieved by imposing a condition which requires details of the proposed LEAP/NEAP to be submitted for approval.

Affordable Housing –

No less than 30% of the total Dwellings are to be provided as Affordable Dwellings. If the 273 dwellings are achieved this would equate to 82 affordable homes. 75% are to be for affordable rent and 25% for shared ownership, a total of 61/62 for affordable rent and 21/20 for shared ownership. This application is for 153 dwellings, to be delivered in Phase 1, indicating the remaining dwellings will follow in Phase 2.

30% of 153 dwellings equates to 45.9 dwellings. This application shows only 45 affordable houses and 108 open market. The remaining affordable homes are to be delivered on Phase 2 and the tenures and unit sizes be distributed such that the s106 requirements are adhered to across the scheme overall.

An Affordable Housing Plan has been provided which shows the tenure of each plot on this Phase. This shows that there are a slightly higher percentage of shared ownership homes being proposed on this phase than the 25% expected overall. If this approach is accepted, this will need to be rectified in the later phase.

The affordable house types appear to be different from those of the open market although the affordable would not be distinguishable from the open market homes in terms of design and build quality.

It should be noted that whilst the affordable houses in the south-west corner of the site do not exceed the clustering restriction of 15 in the s106, this side of the site will abut Phase 2, so particular care should be taken not to place more affordable dwellings on this edge of the adjacent phase 2 if the affordable on phase 1 remain as shown.

The s106, in reference to the scheme as a whole, states no more than 50% of private units are to be occupied until 50% of the affordable units have been completed and transferred to a Registered Provider. Thereafter no more than 75% private units are to be occupied until 100% of the affordable units have been completed and transferred to a Registered Provider.

Thames Water –

Waste Comments:

The application indicates that SURFACE WATER will NOT be discharged to the public network and as such Thames Water has no objection, however approval should be sought from the Lead Local Flood Authority. Should the applicant subsequently seek a connection to discharge surface water into the public network in the future then we would consider this to be a material change to the proposal, which would require an amendment to the application at which point we would need to review our position. With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow guidance under sections 167 & 168 in the National Planning Policy Framework. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

With the information provided, Thames Water has been unable to determine the Foul water infrastructure needs of this application. Thames Water has contacted the developer in an attempt to obtain this information and agree a position for FOUL WATER drainage, but have been unable to do so in the time available and as such, Thames Water request that the following condition be added to any planning permission:

"No development shall be occupied until confirmation has been provided that either:

1. Foul water Capacity exists off site to serve the development, or

2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or

3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning.

Water Comments:

Following initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. Thames Water have contacted the developer in an attempt to agree a position on water networks but have been unable to do so in the time available and as such Thames Water request that the following condition be added to any planning permission:

No development shall be occupied until confirmation has been provided that either: all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development" The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning.

The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted:

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

LLFA –

Buckinghamshire Council as the Lead Local Flood Authority has reviewed the information provided in the following documents:

- Surface Water Drainage Technical Note (190498-RGL-ZZ-XX-C-0001 Revision 2.0, 21.12.2021, Rolton Group)
- Proposed Cut Off Ditch – Drainage Layout – Sheet 1 (190498-RGL-ZZ-XX-DR-D-120-0004 S2-P02, 21.12.2021, Rolton Group)
- Proposed Cut Off Ditch – Drainage Layout – Sheet 2 (190498-RGL-ZZ-XX-DR-D-120-0005 S2-P02, 20.12.2021, Rolton Group)

The LLFA removes their objection to the proposed development subject to the following planning condition listed below being placed on any planning approval. As previously stated, from the information submitted on the planning portal it is assumed that information relating to surface water drainage will be reviewed under a discharge of conditions application, therefore the LLFA will provide a full review of the surface water drainage when we are consulted. The LLFA's concerns regarding the interaction between the cut-off ditch and the proposed surface water drainage system have been addressed. The updated plans (190498-RGL-ZZ-XX-DR-D-120-0004 S2-P02 and 190498-RGL-ZZ-XX-DR-D-120-0005 S2-P02) show that these systems will remain separate as requested.

The development permitted by this planning permission shall be carried out in accordance with the approved Drainage Layouts:

- Proposed Cut Off Ditch – Drainage Layout – Sheet 1 (190498-RGL-ZZ-XX-DR-D-120-0004 S2-P02, 21.12.2021, Rolton Group)
- Proposed Cut Off Ditch – Drainage Layout – Sheet 2 (190498-RGL-ZZ-XX-DR-D-120-0005 S2-P02, 20.12.2021, Rolton Group)

Reason: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to ensure that surface water is managed in a sustainable manner, in accordance with Paragraph 167 of the National Planning Policy Framework Advice to the Applicant Land Drainage Consent Informative Under the terms of the Land Drainage Act 1991 and the Floods and Water Management Act 2010, the prior consent of the Lead Local Flood Authority is required for any proposed works or structures in the watercourse. After planning permission has been granted by the LPA, the applicant must apply for Land Drainage Consent from the LLFA, information and the application form can be found on our website. Please be aware that this process can take up to two months.

Recycling and Waste –

Whilst the access by and maneuverability without reversing of a 26tonne waste collection vehicle is generally very good, bin drag distances for both occupiers or waste collectors appear to be excessive at some Plots. An alternative waste management proposal without increasing refuse vehicle reversing should be provided.

Heritage –

The primary heritage issues which are the most important are set out below:

- Boundary treatment of the western boundary wrapping round to the southern boundary of the site
- Method Statement including the construction and specification of the proposed Wychert boundary wall - for this wall if you are minded to approve this planning application, please

can we condition a trigger point for the construction of the wall (I'd suggest wall to be fully constructed by 50% occupation of phase 1)

- Timber door surrounds, and porches (in order to reinforce the tradition design of house types).

Highways –

satisfied that the proposed development would not have a detrimental impact on the operation and safety of the highway network.

Ecology –

Ecology conditions and obligations were secured in respect of the farmland bird compensation requirements and the ecological mitigation and enhancements required for this proposal.

Environmental Health –

no comments in relation to this phase of the development

Representations

Public Comment:

Environmental health

Noise, vibrations and odours from the pumping station/sub station

Ecology

Removal of a large tree and hedgerow on site which goes against the design and access statement. habitat lost should be mitigated with built in features.

Area is used by variety of wildlife including amber and red listed birds

Residential amenity

High density of houses close to neighbouring properties.

Changes in land levels will lead to some houses having grown floor views into neighbouring bedrooms.

Loss of privacy and outlook for neighbouring properties and light pollution from housing, roads and car parks.

Visual impact and heritage

Design of houses do not complement nor blend to the existing housing and is out of character with the village.

Southern boundary has much less screening than the North and Western boundary.

Boundary treatments will take a long time to grow in.

The wychert wall which can be seen entering the village and will be invisible following the development

Adverse impact on Wychert Wall and listed building

Generic design which could be anywhere with no link to the village

Flooding and drainage

High flood risk land which should have a second party to check risk calculations

Flooding has occurred in the past on the site which has not been brought up, the design and access statement misses the ditches to manage the risk

Ponds will be inadequate to prevent flooding

Sewage and surface water will cause a problem further down the village and the risk management strategies are totally inadequate.

Drainage and sewage is already at peak capacity and cannot deal with additional dwellings

Public right of way

Removal of a well used walkway to Cuddington and Chearsley

Parish council requests that any approval has a condition to keep the public footpath open as much as possible during construction

Highways

Will increase demand on the roads through the village impacting pedestrians and cyclists.

Access is onto a busy road (A418) at a dangerous junction

Lack of construction transport plan with some roads inadequate for HGVs

Access

No pedestrian/cycle link to the village which is a requirement

No direct access to the train station and airfield site

Affordable housing

Uneven distribution of affordable housing with 16 units in the South west corner

Other matters

security issues around the car park for 16 units and boundary giving surveillance from the public realm

Can the council comment on the extent of discussions that have taken place before appointing a developer who has made losses and cuts. This could impact build quality if more cuts are made.

Large differences to outline permission.

No external lighting, Electric vehicle charges, cycle storage, disabled access

Proposal is not sustainable development

Lacks green energy ie no heat pumps or pv panels

Lack of open and green space within the development

Questions raised over the ability of schools and other local services to accommodate additional residents

reduction to South Buffer Zone is unacceptable

Phase 2 of the development is unclear and the proposal should consist of a single phase

Platers Road is a private road and rights of way may not be secured

No yellow site notices were erected around the site.

Comments relating to the amended plans -

Design is still modern 'stick and paste' housing out of character with the village

The transport link to the village is unclear

The flood issues remain even with the movement of the pump station. There is a lack of detail regarding the effectiveness of the proposed defences and drainage

Replacement of the hedgerow will take years

Materials and design is not in keeping to the character and appearance of the village

Phase 2 density is too high

There is a failure to address the impact on the Wychert walls and listed buildings and adjacent conservation area

Insufficient open space

Issues surrounding the footpath and prowl still exist

Traffic issues remain

Still no EV charges, ground heat pumps and cycle storage

Noise issues during and after construction

APPENDIX B: Site Location Plan

