



## Corrigendum to Central Buckinghamshire Area Planning Committee

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<b>Application Number:</b>	21/00215/ADP
<b>Proposal:</b>	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)
<b>Site Location:</b>	Land West Of Churchway Haddenham Buckinghamshire
<b>Applicant:</b>	Redrow Homes Limited (Thames Valley)
<b>Case Officer:</b>	Mrs Nina Hewitt-Jones
<b>Ward(s) affected:</b>	BERNWOOD
<b>Parish-Town Council:</b>	HADDENHAM
<b>Date valid application received:</b>	19 January 2021
<b>Statutory determination date:</b>	20 April 2021 (Extension agreed until 5 August 2022)
<b>Recommendation</b>	Approval

### Corrigendum

#### Updated Planning History in Section 3.0

17/G2280/DIS - Application for approval of details subject to condition 22 (Noise impact assessment) of planning permission ref: 17/02280/AOP.

Decision: ~~Pending~~ **Discharged** Decision Date: **02/08/2022**

#### Amended Paragraph in Section 4.0

Delete the final sentence of paragraph 4.97 as the refuse strategy details provided on plan number 18174 (D) 083 D are considered acceptable.

- 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.~~

#### Amended conditions in Section 7.0

- Updated drawing numbers listed in condition 1 (deletions shown below in ~~strikethrough~~ text and

amendments in ***bold italics***).

- Delete condition 2 (shown below in ~~striketrough~~ text) as the refuse strategy shown on approved drawing 18174 (D) 083 D is considered acceptable and is listed as an approved drawing in condition 1.
- Minor changes to the proposed wording of the conditions and informatives (deletions shown below in ~~striketrough~~ text and amendments in ***bold italics***)
- Renumbering of the conditions as a result of the deletion of the previous condition 2.

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~~

***080D Proposed Materials Strategy – Walls***

***081C Proposed Materials Strategy – Roofs***

082 E Proposed Boundary Treatment

083 D Proposed Refuse Strategy

084 D Proposed Parking Strategy

~~085 Affordable Housing Plan~~

***085A 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~~  
**0001 S2-P03 Proposed Finished Floor Levels**  
**0002 S2-P03 Proposed Finished Floor Levels**  
**0003 S2-P03 Proposed Finished Floor Levels**  
**0004 S2-P03 Proposed Finished Floor Levels**  
**0005 S2-P03 Proposed Finished Floor Levels**  
**0006 S2-P03 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~~  
**0001 S2-P03 Proposed vehicle tracking**  
**0002 S2-P03 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~~  
**0004 S2-P04 Proposed Cut Off Ditch Drainage**  
**0005 S2-P04 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.~~

2. 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.

3. 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 **prior to the occupation of no more than 50% of the dwellings hereby permitted in Phase 1** 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.

4. **Notwithstanding the details submitted with this application**, 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.

5. 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.

**6.** 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.

**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: 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.

**8.** 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 (**TW**) underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read **the TW** ~~our~~ guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if ~~you're~~ **the developer is** considering working above or near ~~our~~ **TW** 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~~ **the** development. Thames Water (**TW**) do NOT permit the building over or construction within 3m of water mains. If ~~you're~~ **the developer is planning** significant works near ~~our~~ **TW** mains (within 3m) **TW will** ~~we'll~~ need to check that ~~you're~~ **the** development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services **TW** ~~we~~ provide in any other way. The applicant is advised to read **the TW** ~~our~~ guide 'working near or diverting our pipes'.

#### Late items

A public representation has been received since the publication of the report which raises concerns contrary to the developers response around backfill of the excavation, with particular concern around the buried rubbish and that statements around a more sustainable solution are misleading. This impacts the geology and hydrology of the ground and needs to be considered. Also, the temporary bund measures have recently been removed in areas, therefore no longer providing protection to the existing properties located to the south.

Case officer: Mrs Nina Hewitt-Jones EMAIL ADDRESS: Nina.Hewitt-Jones@buckinghamshire.gov.uk