

Committee Report: 8 October 2018

Application Number:	CC/0012/18
Title:	Section 73 Variation of Condition 2 (Approved Plans) and 23 (Landscape Mitigation) attached to Consent CC/65/16 for a New Relief Road between the A355 / Maxwell Road and Wilton Park
Site Location:	Land to the East of Beaconsfield
Applicant:	Buckinghamshire County Council
Author:	Head of Planning & Environment
Contact Officer:	Gemma Crossley dcplanning@buckscc.gov.uk
Contact Number:	01296 382092
Electoral divisions affected:	Gerrards Cross
Local Members:	Anita Cranmer

Summary Recommendation(s):

The Development Control Committee is invited to **APPROVE** application number CC/0012/18 for the proposed Section 73 Variation of Condition 2 (Approved Plans) and 23 (Landscape Mitigation) attached to Consent CC/65/16 for a New Relief Road between the A355 / Maxwell Road and Wilton Park on Land to the East of Beaconsfield, subject to conditions as set out in Appendix A.



INVESTOR IN PEOPLE



SUPPORTING INFORMATION

In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner based on seeking resolutions to problems arising in relation to dealing with the planning application by liaising with committees, respondents and applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirements of the NPPF as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Introduction

1. Application CC/0012/18 is submitted by Peter Brett Associates LLP on behalf of Buckinghamshire County Council. It was received on 29th January 2018. It was registered and sent out for consultation on 30th January 2018. It was advertised as a departure by newspaper advert, site notice and neighbour notification. Further information was submitted in response to consultee requests. The sixteen-week determination deadline was the 30th April 2018, although this has been extended to the 10th September 2017 with the agreement of the applicant. This development has been determined as EIA development and as such, is subject to the EIA Regulations.

Site Description

2. The application site is located to the east of the A355 Amersham Road, east of the town of Beaconsfield, in South Buckinghamshire District (see Appendix B for plans for the site). The A355 Amersham Road provides the main north-south transport connection from Amersham and the A413 in the north to Beaconsfield and the M40 at Junction 2 to the south. The development site is linear, running northwest – southeast from Maxwell Road in the north to Wilton Park in the south. It bisects agricultural land, a tree and hedgerow belt and a public right of way (no. BEA/15/2) which runs in a southeast-northwest orientation from the A355 near Ronald Road to the woodland surrounding Beaconsfield Golf Club.
3. The site is bordered to the east by agricultural land, woodland and the Beaconsfield Golf Club; to the north by agricultural land, and the Beaconsfield to Gerrards Cross railway line; to the west by the A355 and residential properties bordering the A355 Amersham Road; and to the south by Minerva Way and Wilton Park (old Ministry of Defence site now proposed for residential development).
4. The nearest residential receptors are located on Maxwell Road, Hyde Green, Waller Road and Alastair Mews at the north-western end and existing properties at Wilton Park.
5. Public Right of Way BEA/15/2 runs from the A355 opposite Ronald Road in a northeast direction, at the woodland it splits into two, PROW BEA/15/1 runs through the woodland and golf course in a north-easterly direction towards a footbridge crossing of the railway line and onwards to Longbottom Lane and Coleshill village, while PROW BEA/16/1 heads north along the edge of the woodland towards the railway line and Longbottom Lane.
6. The site is located within the Green Belt and lies approximately 500m south of the Chilterns Area of Outstanding Natural Beauty (AONB). Hodgemoor Wood Site of Special Scientific Interest (SSSI), which is designated as a broadleaved, mixed and yew lowland woodland, lies approximately 2.5km to the southwest.

7. The Mount, which is a Scheduled Ancient Monument lies approximately 300m to the east. It is a circular mound, circa 23m in diameter and 2.8m high overgrown with trees and scrub.
8. Some parts of the woodland around the western edge of the Golf course are designated as Ancient Woodland, including two areas either side of the railway line to the north of the development site and one part close to the southern section of the relief road and to the north of Wilton Park.
9. Beaconsfield Old Town is designated as a Conservation Area, which includes the London End roundabout, the bottom of the A355 Park Lane and western end of Minerva Way. It is located circa 470m to the southwest of the application site.
10. Wilton Park, which is a 37.5 hectare site located at the southern end of the development site, is designated as an Opportunity Area for residential and employment development by South Bucks District Council. This site was home to the Ministry of Defence (MOD) School of Languages, until it closed in 2014 and the site was sold to Inland Homes plc. It current contains housing and a building used by local Air Training Cadets, but the remaining buildings are unused.

Proposed Development

11. Application CC/0012/18, seeks planning permission for the variation of conditions 2 (Approved Plans) and 23 (Landscape Mitigation) attached to Consent CC/65/16 for a New Relief Road between the A355 / Maxwell Road and Wilton Park, on land to the east of Beaconsfield.
12. Application CC/65/16 for the New Relief Road to the east of Beaconsfield, was granted Planning Permission on 31st August 2017, with 25 conditions attached.
13. As a result of detailed design considerations, this application (CC/0012/18) has been made for two key reasons:
 - To amend the approved drainage strategy, in order to provide an area for reptile translocation, as well as reducing potential conflict with the ancient woodland and Network Rail corridor and providing pond features which are of greater benefit to great crested newts;
 - To make revisions to the approved number of trees to be removed and retained within the central tree belt, along the A355 and at Minerva Way, to facilitate development of the road and associated infrastructure.
14. The revised drainage strategy incorporates:
 - Removal of 2 of the 3 proposed smaller ponds south of the railway embankment, with upgrading of the third pond for ecological enhancement;
 - Upgrading of larger pond north of relief road to include a separate SUDS treatment basin feature;
 - Removal of proposed cut-off ditches between the existing Public Right of Way (PRoW) and Minerva Way, and shortening of proposed cut-off ditch along the proposed northern roundabout; and
 - Extension of the proposed drainage network to collect surface water opposite Hyde Green.

15. The arboricultural changes include the following:
- Additional tree removal within the central tree belt, to facilitate development of the road and associated infrastructure;
 - Revisions to the approved number of trees to be lost and retained along the A355;
 - Clarification regarding tree loss at Minerva Way (the trees in this location fall outside of the site boundary and will not be removed under this consent).
16. No changes are proposed to the design or alignment of the approved relief road.
17. As application CC/65/16 was deemed EIA development and as such was accompanied by an Environmental Statement, this application was supported by an Environmental Statement Addendum to assess any changes that may occur as a result of the proposed amendments. This focussed upon:
- Landscape and Visual Impact;
 - Nature Conservation and Ecology; and
 - Road Drainage and the Water Environment.
18. As such, the applicant seeks to vary conditions 2 and 23 as set out below.
19. Condition 2 (Approved Plans) currently reads as follows:

“The development hereby permitted shall not be carried out other than in complete accordance with the details submitted with the application dated 3rd October 2016; Planning Statement dated August 2016; accompanying Environmental Statement dated September 2016; additional information dated 6 April 2017, including Revised Flood Risk Assessment Revision A1 dated 31st March 2017 and Biodiversity Offsetting Assessment Revision A01 dated 6th April 2017; Archaeological Evaluation Report dated 26th April 2017; Landscape and Visual Impact Assessment Addendum Revision A01 dated 11th May 2017; Street Lighting Design Review: Design Progress Report 2 ref: 40662 – PBA-CIV-PR-2001-002 dated June 2017; Ecology Mitigation Addendum ref: 40662 – PBA-ECO-R-3001-R002 dated July 2017 and plans, as follows:

Drawing Title	Drawing Number
Location Plan	B12798C2/100/Eastern Relief Road/LP
General Arrangement Planning and Land Ownership Boundaries (Fig. 2.1)	B12798C2/100/Eastern Relief Road/GA2/Rev2
Construction Phases all (Fig. 2.2)	B12798C2/100/All Phases
Construction Site Layout After Phase 1B in complete (Fig. 2.3)	B12798C2/100/Construction Site Layout B/Rev 1
Landscape Mitigation Design Sheet 1 of 2	40662/PBA/DWG/2001/SK016
Landscape Mitigation Design Sheet 2 of 2	40662/PBA/DWG/2001/SK017

Landscape Mitigation Design (Fig. 7.5) Sheet 3 of 3	B12798C2/100/Landscape Design/sheet 3/Rev 2	
Contours Sheet 1 of 2	B12798C2/100/Eastern Road/CON1/Rev 2	Relief
Contours Sheet 2 of 2	B12798C2/100/Eastern Road/CON2/Rev 2	Relief
Pavement Design Sheet 1 of 2	B12798C2/100/Eastern Road/PAV1/Rev 1	Relief
Pavement Design Sheet 2 of 2	B12798C2/100/Eastern Road/PAV2/Rev 1	Relief
Plan & Profile East Arm Sheet 1 of 3	B12798C2/100/Eastern Road/PP1/Rev 2	Relief
Plan & Profile North & South Arm and Roundabout Sheet 2 of 3	B12798C2/100/Eastern Road/PP2/Rev 2	Relief
Plan & Profile Maxwell Road & Cycleway Sheet 3 of 3	B12798C2/100/Eastern Road/PP3/Rev 3	Relief
Drainage Strategy (Fig. 12.2) Sheet 1 of 2	B12798C2/100/Eastern Road/Drainage-01/Rev2	Relief
Drainage Strategy (Fig. 12.2) Sheet 2 of 2	B12798C2/100/Eastern Road/Drainage-02/Rev2	Relief

Reason: To define the development which has been permitted and so to control the operations and to comply with Policy EP3 of the South Bucks District Local Plan 1999.”

20. Condition 23 (Landscape Mitigation) currently reads as follows:

“Landscape mitigation measures shall be implemented in accordance with drawings Landscape Mitigation Design Sheet 1 of 2, dwg. no. 40662/PBA/DWG/2001/SK016 and Landscape Mitigation Design Sheet 2 of 2 dwg. No. 40662/PBA/DWG/2001/SK017.

Reason: To conserve and enhance the natural environment and in the interests of the visual amenities of the local area and to comply with Policy EP3 and EP4 of the South Bucks District Local Plan 1999 and Core Policy 8 of the South Bucks Core Strategy 2011.”

Relevant Planning History

21. In October 2014 planning permission ref: 14/01467/FUL was granted by SBDC for the demolition of existing residential and non-residential buildings, construction of a new road from the A40 Pyebush Roundabout to the northern boundary of the Wilton park site to provide access to Wilton Park. The Wilton Park site is proposed for mixed-use development including residential and employment uses. The new access road to the Wilton Park site forms Phase 1 of the Beaconsfield Eastern Relief Road, while the proposed application (CC/65/16) forms Phase 2.

22. Planning application CC/65/16 for a New Relief Road between the A355 / Maxwell Road and Wilton Park on land to the east of Beaconsfield was approved on 31st August 2017.

Planning Policy

23. Planning applications must be determined in accordance with the Development Plan, which should be considered as a whole, unless material considerations indicate otherwise (the Town and Country Planning (General Development Order) 1990). The Development Plan in this case consists of the following, with the most relevant policies to the proposed development listed below:

South Buckinghamshire District Local Plan (SBDLP) (adopted 1999)

24. The SBDLP was adopted in March 1999 as a statutory plan for the District. In 2007, 75 policies in the SBDLP were saved for continued use, while the remaining expired. The South Bucks Core Strategy (SBCS) replaced a further 22 policies and therefore only 53 policies of the saved SBDLP policies are in place. The relevant saved policies to this application are:

Policy EP3: The Use, Design and Layout of Development

Policy EP4: Landscaping

Policy EP6: Design to Reduce Crime

South Bucks Core Strategy (SBCS) (2011)

25. The Core Strategy is the key document in the South Bucks Local Development Framework, setting the long-term vision, objectives and broad strategy for accommodating future development in the District. The Core Strategy was adopted in February 2011. The relevant policies to the determination of this application include:

Core Policy 9: Natural Environment

Core Policy 13: Environmental and Resource Management

Other Policy and Guidance

Also to be taken into consideration are the National Planning Policy Framework, July 2018 (NPPF) and Planning Policy Guidance (NPPG).

Wilton Park Development Brief SPD (2015)

26. The Wilton Park Development Brief was adopted in March 2015 and provides a guide for the preparation of detailed plans for the development of the Wilton Park Opportunity Site. It includes information on the history of the site; explains the community and stakeholder engagement that has been undertaken and the comments and feedback received; it sets out the policy framework; addresses constraints and opportunities; and how the scheme will be delivered.

Emerging Chiltern and South Bucks Local Plan (2014-2036)

27. Chiltern District Council and South Bucks District Council are preparing a new emerging joint Local Plan for Chiltern and South Bucks Districts. A consultation on the Issues and Option took place between January and March 2016, followed by consultation on the Preferred Green Belt Options between October and December 2016. Consultation on the Draft Local Plan was due in June/July 2018, however the

timetable set out in the Local Development Scheme will not be met due to the requirement for further modelling.

CONSULTATIONS

28. The **Local Member**, Cllr Anita Cranmer, is a member of the Development Control Committee and has not provided a response.
29. **South Bucks District Council** have not responded to this application, although they have raised no objection to the landscape details submitted pursuant to conditions 20, 21 and 22, which include the proposed changes under this application.
30. **Beaconsfield Town Council** have no comments to make.
31. The **Environment Agency** responded with no comment.
32. The **Sustainable Drainage Team** initially issued a holding objection due to concerns regarding the infiltration rates derived from on-site investigations and the supporting calculations. They note that the applicant proposes to amend the drainage scheme from attenuating surface water and discharging at a restricted rate, to using infiltration to dispose of surface water to ground. This has reduced the number of basins required.
33. Following further infiltration testing, which proves acceptable infiltration rates in the proposed locations of the ponds, the Sustainable Drainage Team are satisfied that the infiltration testing was carried out in line with BRE 365 and they therefore have no objection to the proposed changes, subject to the following conditions:

“The development permitted by this planning permission shall be carried out in accordance with the approved Surface Water Drainage Strategy as set out in:

 - Proposed SW Drainage Layout Sheet 1 of 6, drawing no. 40662/PBA/DWG/2001/500/001, dated 25.01.2018 prepared by Peter Brett Associates
 - Proposed SW Drainage Layout Sheet 2 of 6, drawing no. 40662/PBA/DWG/2001/500/002, dated 25.01.2018, prepared by Peter Brett Associates
 - Proposed SW Drainage Layout Sheet 3 of 6, drawing no. 40662/PBA/DWG/2001/500/003, dated 25.01.2018, Peter Brett Associates
 - Proposed SW Drainage Layout Sheet 4 of 6, drawing no. 40662/PBA/DWG/2001/500/001, dated 25.01.2018, Peter Brett Associates

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.”
34. The **Strategic Access Officer** states that the footpath remains unchanged through the site and it will be unaffected by this application.
35. **Network Rail** have commented that the applicant will need to “re-score the Vehicle Incursion Risk at this site” and provide a copy to them and the Council.
36. The **Ecology Adviser** has no objection to the proposed landscape changes.

37. The **Landscape Adviser** commented as follows:

“Whilst there is a modest increase in nett tree loss as a result of the proposed changes, this in itself would not materially change the nature or distribution of impacts on landscape fabric or landscape character reported within the original application (principally within the LVIA). The landscape restoration proposals submitted as part of the original application are considered to remain ‘fit for purpose’ to mitigate localised impacts (over a period of years) associated with the additional tree removal proposals.

The AIA sets out recommendations for tree protection. These follow industry standard guidelines and are therefore considered to be appropriate.”

Full consultee responses are available at:

<https://publicaccess.buckscc.gov.uk/online-applications/applicationDetails.do?activeTab=consulteeComments&keyVal=P3BN8KDS03F00&consulteeCommentsPager.page=1>

Representations

38. One representation has been made in response to this application, objecting to the application, stating that the first application did not reveal how badly wildlife and their habitats and foraging ground would be affected; that mitigation measures highlight the problem, are flawed and “plaster treatment”; that the road should not skirt the woodland, but go through the centre of the fields; that no proper assessments as to impact on wildlife are provided; that this road does not provide relief to wildlife and pedestrians or car users; that it will cause impact to the Green Belt; and that a zebra crossing is required for pedestrians.

DISCUSSION

39. Planning applications should be determined in accordance with the development plan unless there are other material considerations. The relevant policies of the development plan are set out above and discussed further below. The main issues for consideration in relation to application CC/0012/18 for the proposed variation of conditions 2 and 23, which relate to amendments to the drainage and landscape strategy for the east Beaconsfield relief road, are the potential impact to the water environment, potential impact to ecology, arboricultural impact and impact to the wider landscape.

Water Environment

40. The approved drainage strategy, as set out on drawings B12798C2/100/Eastern Relief Road/Drainage-01/Rev2 and B12798C2/100/Eastern Relief Road/Drainage-02/Rev2, provided within the PBA Flood Risk Assessment dated April 2017, included a series of drainage ponds to the north of the proposed new relief road and south of the railway line. This included a 1,058m³ detention basin, which was designed to attenuate surface water run-off, designed to hold the 100-year run-off from the new road. In addition and independent to the main pond, are three smaller attenuation ponds designed to attenuate the Greenfield run-off. Both systems are designed to restrict the outfall flows to the consented discharge rate (equal to the 2 year greenfield run-off).

41. Amendments to the strategy include the following:

- Removal of the three smaller ponds and replacement with one larger pond in the position of the most southerly of the three small ponds.
- Upgrading of larger pond north of relief road to include a separate SUDS treatment basin feature;
- Removal of proposed cut-off ditches between the existing Public Right of Way (PRoW) and Minerva Way, and shortening of proposed cut-off ditch along the proposed northern roundabout; and
- Extension of the proposed drainage network to collect surface water opposite Hyde Green.

42. These changes came about due to:

- The need to provide alternative areas for reptile relocation, which is now proposed to be provided where the norther smaller ponds where to be located.
- The results of infiltration testing allowing for the re-design of the drainage strategy to mitigate flood risk impacts by infiltration rather than attenuation.

43. These changes were considered by the Council's Sustainable Drainage Team, who requested further evidence of the infiltration test rates and that the testing had been carried out fully in accordance with the BRE 365, including being present during some of the testing. Following the provision of the required additional evidence, the Sustainable Drainage Team confirmed that the testing was sufficient to prove that infiltration rates in the proposed locations of the ponds would be acceptable to meet the BRE 365 requirements. Therefore, they raise no objection to the propose changes, subject to the conditions set out in Appendix A below.

44. South Bucks Core Strategy Core Policy 13: Environmental and Resource Management, states that all new development must incorporate Sustainable Drainage Systems (SuDS). The proposed infiltration system meets this requirement and therefore it is considered to comply with this policy.

45. It is also considered that the development accords with the NPPF in making provision for climate change impacts and minimising flood risk.

Ecology

46. In addition to the drainage changes described above, the application includes the following Arboricultural changes:

- Central tree belt – increasing the number of trees to be removed to facilitate the full footprint of the scheme, including support infrastructure and drainage.
- Existing A355 – Design changes led to some trees being lost and others retained.
- Minerva Way – Decreasing the consented tree loss.

47. The proposed changes would result in a net reduction in the total area of habitat loss during construction. Therefore the applicant concludes that there would be no significant residual effects on Great Crested Newts as a result of the proposed changes.

48. In terms of reptiles, some of which are also a protected species, the proposed changes reduce the area of land from which reptiles need to be translocated (and therefore the likely number affected) and provide a receptor area with connectivity to

off-site habitats. Therefore, there are no significant residual effects upon the reptile population.

49. The proposed changes will result in a greater number of trees within the central tree belt being lost, however none of these trees have potential to support roosting bats. Retained trees with potential to support roosting bats will be protected from damage during construction and will not be directly illuminated.
50. In order to mitigate any potential impact upon roosting bats, retained trees will be protected during construction; the tree belt will be maintained as a dark corridor during construction; and bat boxes will be located away from proposed lighting, on trees not at risk of damage from maintenance and on southerly to south westerly elevations.
51. The increased number of trees proposed to be removed would marginally increased the impact of severance on foraging or commuting bats. Tree protection measures and avoidance of illumination during construction will mitigate any further impacts.
52. The additional tree removal will include the clearance of understorey vegetation, which carried a risk of damage or destruction of nests. To mitigate such impacts, the clearance will take place outside of the bird nesting season (September to February inclusive). If this is not possible, then an ecologist will carry out a survey in advance of clearance.
53. The proposed changes are not anticipated to result in impacts to badger, albeit the already proposed mitigation measures will be implemented.
54. The Ecology Officer was consulted on the proposed changes and found them to be satisfactory.
55. An objection has been received in relation to ecology, Green Belt and pedestrian matters. The ecology objections relate to the impacts on wildlife and their habitats and foraging ground and the relevant mitigation measures. These have been addressed within the consideration of the original A355 relief road application (ref: CC/65/16); where relevant these matters have been considered in relation to this application; and the Ecology Officer has been consulted accordingly.

Arboriculture and the Wider Landscape

56. The arboricultural changes include the following:
 - Additional tree removal within the central tree belt, to facilitate development of the road and associated infrastructure;
 - Revisions to the approved number of trees to be lost and retained along the A355;
 - Clarification regarding tree loss at Minerva Way (the trees in this location fall outside of the site boundary and will not be removed under this consent).
57. The proposed changes will increase the distance between excavation and an ancient woodland, therefore removing potential impacts upon it. Some planting is proposed within 15m of the ancient woodland, but not within the root protection zone.
58. The proposed changes to the drainage ponds will result in fewer earthworks in the northern arm of the scheme. There will be no further impacts upon the landform or wider landscape as a result of these changes.
59. Policy EP4 of the SBDC Local Plan relates to landscaping, requiring developments to

“take account of, and retain, existing landscape planting and features, which are or may become important elements in the character and appearance of the site or the wider area”. Whilst the proposed changes remove additional trees from the original proposal, these are small in number, do not support bat roosts and appropriate mitigation measures are proposed in order to minimise any potential landscape and ecology impacts.

60. The landscape adviser comments that the original landscape restoration proposals remain “fit for purpose” to mitigate local effects and that the recommended tree protection measures are considered appropriate.

Other Matters

61. The objection raised in relation to Green Belt impacts, need and the pedestrian crossing were addressed during the consideration of application CC/65/16 and are therefore not considered further here.

CONCLUSION

62. Application CC/0012/18, seeks planning permission for the variation of conditions 2 (Approved Plans) and 23 (Landscape Mitigation) attached to Consent CC/65/16 for a New Relief Road between the A355 / Maxwell Road and Wilton Park, on land to the east of Beaconsfield.
63. These changes include amendments to the drainage scheme and to the number of trees being retained and lost as part of the development. They are not deemed to result in significant impacts and comply with appropriate policy.
64. The development is considered to meet the requirements of the relevant policies of the Development Plan and is considered to accord with the Development Plan as a whole and therefore it is recommended that planning application CC/0012/18 be approved, subject to the updating of existing conditions attached to consent CC/65/16 and the addition of that recommended by the Sustainable Drainage Team as set out in paragraph 33 above.

BACKGROUND PAPERS

Planning Application CC/0012/18

Consent CC/65/16

Consultee responses and representations received between February and August 2016

South Buckinghamshire District Local Plan (SBDLP) (adopted 1999)

South Bucks Core Strategy (SBCS) (2011)

Wilton Park Development Brief SPD (2015)

Emerging Chiltern and South Bucks Local Plan (2014-2036)

National Planning Policy Framework (NPPF), July 2018

National Planning Policy Guidance (NPPG)

APPENDIX A: DRAFT CONDITIONS

1. The development to which this permission relates must be begun before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of unimplemented planning permissions, to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall not be carried out other than in complete accordance with the details submitted with the application dated 11th December 2017; Environmental Statement Addendum dated December 2017; Arboricultural Impact Assessment dated 11th December 2017; Flood Risk Assessment dated April 2017 and the original application (CC/65/16) dated 3rd October 2016 including Planning Statement dated August 2016; accompanying Environmental Statement dated September 2016; additional information dated 6 April 2017, including Biodiversity Offsetting Assessment Revision A01 dated 6th April 2017; Archaeological Evaluation Report dated 26th April 2017; Landscape and Visual Impact Assessment Addendum Revision A01 dated 11th May 2017; Street Lighting Design Review: Design Progress Report 2 ref: 40662 – PBA-CIV-PR-2001-002 dated June 2017; Ecology Mitigation Addendum ref: 40662 – PBA-ECO-R-3001-R002 dated July 2017 and plans, as follows:

Drawing Title	Drawing Number
Location Plan	B12798C2/100/Eastern Relief Road/LP
General Arrangement Planning and Land Ownership Boundaries (Fig. 2.1)	B12798C2/100/Eastern Relief Road/GA2/Rev2
Construction Phases all (Fig. 2.2)	B12798C2/100/All Phases
Construction Site Layout After Phase 1B in complete (Fig. 2.3)	B12798C2/100/Construction Site Layout B/Rev 1
Landscape Layout Sheet 1 of 2	40662/PBA/LSC/DWG/2001/3100/011
Landscape Layout Sheet 2 of 2	40662/PBA/LSC/DWG/2001/3100/012
Landscape Mitigation Design (Fig. 7.5) Sheet 3 of 3	B12798C2/100/Landscape Design/sheet 3/Rev 2
Contours Sheet 1 of 2	B12798C2/100/Eastern Relief Road/CON1/Rev 2
Contours Sheet 2 of 2	B12798C2/100/Eastern Relief Road/CON2/Rev 2
Pavement Design Sheet 1 of 2	B12798C2/100/Eastern Relief Road/PAV1/Rev 1

Pavement Design Sheet 2 of 2	B12798C2/100/Eastern Road/PAV2/Rev 1	Relief
Plan & Profile East Arm Sheet 1 of 3	B12798C2/100/Eastern Road/PP1/Rev 2	Relief
Plan & Profile North & South Arm and Roundabout Sheet 2 of 3	B12798C2/100/Eastern Road/PP2/Rev 2	Relief
Plan & Profile Maxwell Road & Cycleway Sheet 3 of 3	B12798C2/100/Eastern Road/PP3/Rev 3	Relief
Proposed Drainage Schematics Design	40662/PBA/DWG/2001/SK046 Rev B	

Reason: To define the development which has been permitted and so to control the operations and to comply with Policy EP3 of the South Bucks District Local Plan 1999.

Construction

Construction Management Plan

3. The development hereby approved shall be carried out in accordance with the approved Construction Management Plan (CMP) dated 23rd March 2018, entitled Construction Phase Plan, Balfour Beatty ref: PRM-TF-0001b, dated 9th March 2018; Contaminated Land document ref: ENV-RM-0036c; Visits, Inspection, Tours and Observations document ref: HSES-RM-0009; People Vehicle and Plant Interface document ref: HSF-PR-0047; and People Vehicle and Plant Management Plan document ref: HSF-SF-0047a.

Reason: In the interests of highway safety, the amenities of the local area, to ensure that risks from land contamination are minimised and to comply with Policies EP3 and TR5 of the South Bucks District Local Plan 1999.

Hours of Construction

4. Notwithstanding the details submitted and approved pursuant to condition 3, the construction works shall not be carried out other than within the following hours:

07:00 to 18:00 Monday to Friday;

No working on Saturdays, Sundays and Bank Holidays.

Any proposed works outside of those hours to be approved by LPA and specific mitigation measures proposed.

Reason: In the interests of local amenity and to comply with Policy EP3 of the South Bucks District Local Plan 1999.

Submission of Details

5. The noise barrier shall be installed prior to the operational use of the development and constructed and thereafter maintained in accordance with the approved details dated 15th March 2018, including:
- Cover letter from Peter Brett Associates dated 15th March 2018
 - Noise Barrier Foundation Detail – 40662/2001/3000/SD01
 - Noise Barrier Location Plan – 40662/PBA/DWG/2001/3000/001-A

- Noise Barrier Foundation Calculations
- Fencing Report, Balfour Beatty, January 2018 – 40662/2001
- Jackons Fencing Jakoustic Highway Fencing System J701047
- Indicative Photographs of Example Noise Barrier, Gramm 1 and Gramm 3

Reason: To ensure the development is carried out in accordance with the approved details and to comply with Policy EP3 of the South Bucks District Local Plan 1999.

6. The development hereby permitted shall be carried out in accordance with the approved Arboricultural Impact Assessment, Treework Environmental Practise, ref: 171208-1.4-BRR-AIA-LF, dated 11th December 2017.

Reason: To ensure the development is carried out in accordance with the approved details and that no veteran or ancient trees will be destroyed and to comply with Policies EP3 and EP4 of the South Bucks District Local Plan 1999.

7. The development hereby permitted shall be carried out in accordance with the tree and root protection measures detailed within the Arboricultural Impact Assessment, Treework Environmental Practise, ref: 171208-1.4-BRR-AIA-LF, dated 11th December 2017. Particular care shall be taken within close proximity of the ancient woodland located adjacent to the northern arm of the development.

Reason: To ensure the development is carried out in accordance with the approved details and that no veteran or ancient trees will be destroyed and to comply with Policies EP3 and EP4 of the South Bucks District Local Plan 1999.

Highways

8. The adoptable roads and footways shall be laid out and constructed in accordance with the approved details dated 9th February 2018 and comprising the following:

- Designer's Response to Road Safety Audit Stage 1;
- Designer's Response to Road Safety Audit Stage 2;
- Stage 2 Road Safety Audit, Alpha Consultants, dated November 2017;
- Beaconsfield Eastern Relief Road – Specifications for pavement survey works, PBA, ref: 40662-PBA-CIV-TN-2001-008 A, dated 30th August 2017;
- 40662_2001_700_SD01 Kerbs & Footway Construction Details;
- 40662_2001_700_SD02_A Pedestrian Island Refuge Detail;
- 40662_2001_700_SD03_A Pavement Construction Details;
- 40662_2001_700_SD04 Concrete Access Construction Joint;
- 40662_PBA_DWG_2001_700_001_B Fencing, Pavement, Kerbs, Footways and Paved Areas (1 of 7);
- 40662_PBA_DWG_2001_700_002_A Fencing, Pavement, Kerbs, Footways and Paved Areas (2 of 7);
- 40662_PBA_DWG_2001_700_003_A Fencing, Pavement, Kerbs, Footways and Paved Areas (3 of 7);
- 40662_PBA_DWG_2001_700_004_A Fencing, Pavement, Kerbs, Footways and Paved Areas (4 of 7);
- 40662_PBA_DWG_2001_700_005_A Fencing, Pavement, Kerbs, Footways and Paved Areas (5 of 7);
- 40662_PBA_DWG_2001_700_006_A Fencing, Pavement, Kerbs, Footways and Paved Areas (6 of 7);
- 40662_PBA_DWG_2001_700_007_A Fencing, Pavement, Kerbs, Footways and Paved Areas (6 of 7);
- 40662_PBA_DWG_2001_700_008_A Surfacing Works (1 of 6);

- 40662_PBA_DWG_2001_700_009_A Surfacing Works (2 of 6);
- 40662_PBA_DWG_2001_700_010_A Surfacing Works (3 of 6);
- 40662_PBA_DWG_2001_700_011_A Surfacing Works (4 of 6);
- 40662_PBA_DWG_2001_700_012_A Surfacing Works (5 of 6);
- 40662_PBA_DWG_2001_700_013_A Surfacing Works (6 of 6);
- 40662_PBA_DWG_2001_700_100 String Labels and Longitudinal Sections;
- 40662_PBA_DWG_2001_700_101 North Arm Cross Sections;
- 40662_PBA_DWG_2001_700_102 String Labels and Longitudinal Sections;
- 40662_PBA_DWG_2001_700_103 South Arm Cross Sections;
- 40662_PBA_DWG_2001_700_104 String Labels and Longitudinal Sections;
- 40662_PBA_DWG_2001_700_105 Northern Roundabout Cross Sections 1 & 2,
- 40662_PBA_DWG_2001_700_106 Northern Roundabout Cross Sections 3 & 4;
- 40662_PBA_DWG_2001_700_107 String Labels and Longitudinal Sections;
- 40662_PBA_DWG_2001_700_108 Maxwell Road Cross Sections;
- 40662_PBA_DWG_2001_700_109 String Labels and Longitudinal Sections;
- 40662_PBA_DWG_2001_700_110 Cross Sections;
- 40662_PBA_DWG_2001_700_201 Proposed Contours (1 of 6);
- 40662_PBA_DWG_2001_700_202 Proposed Contours (2 of 6);
- 40662_PBA_DWG_2001_700_203 Proposed Contours (3 of 6);
- 40662_PBA_DWG_2001_700_204 Proposed Contours (4 of 6);
- 40662_PBA_DWG_2001_700_205 Proposed Contours (5 of 6);
- 40662_PBA_DWG_2001_700_206 Proposed Contours (6 of 6);

Reason: To ensure the development is carried out in accordance with the approved details and to comply with Policies EP3 and TR5 of the South Bucks District Local Plan 1999 and Core Policy 7 of the South Bucks Core Strategy 2011.

9. The development hereby permitted shall be constructed and maintained in accordance with the approved details for the connection between the proposed development and the permitted Wilton Park access road (southern section of the relief road) as set out on the following approved drawings:
- Beaconsfield Eastern Relief Road Provisional Layout Tie-In with Wilton Park Development - drawing no. 40662/PBA//DWG/2001/SK/011 Rev A, dated 25th October 2017
 - Beaconsfield Eastern Relief Road Provisional Layout Tie-In with Wilton Park Development Proposed Longitudinal and Cross-Sections - drawing no. 40662/PBA//DWG/2001/SK/050 Rev A, dated 23rd October 2017
 - PBA Technical Note, prepared by Olivier Baron dated 31st October 2017, ref: 40662-PBA-CIV-TN-2001-009-B
 - Wilton Park Access Road and Roundabouts General Arrangement drawing no. INL/E4042/300 B, dated January 2015.

Reason: To ensure the development is carried out in accordance with the approved details and to comply with Policies EP3 and TR5 of the South Bucks District Local Plan 1999 and Core Policy 7 and 14 of the South Bucks Core Strategy 2011.

10. No other part of the development shall be occupied until a new means of agricultural access has been sited and laid out in accordance with the approved drawings, listed below, and constructed in accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access Within Highway Limits" 2013.
- 40662_PBA_DWG_2001_700_002_A Fencing, Pavement, Kerbs, Footways and Paved Areas (2 of 7);
 - 40662_PBA_DWG_2001_700_005_A Fencing, Pavement, Kerbs, Footways and Paved Areas (5 of 7);
 - 40662_PBA_DWG_2001_700_007_A Fencing, Pavement, Kerbs, Footways and Paved Areas (6 of 7);
 - 40662_PBA_DWG_2001_700_009_A Surfacing Works (2 of 6);
 - 40662_PBA_DWG_2001_700_011_A Surfacing Works (4 of 6);
 - 40662_PBA_DWG_2001_700_012_A Surfacing Works (5 of 6);
 - 40662_PBA_DWG_2001_700_013_A Surfacing Works (6 of 6);
 - 40662_PBA_DWG_2001_700_104 String Labels and Longitudinal Sections;
 - 40662_PBA_DWG_2001_700_105 Northern Roundabout Cross Sections 1 & 2,
 - 40662_PBA_DWG_2001_700_106 Northern Roundabout Cross Sections 3 & 4;
 - 40662_PBA_DWG_2001_700_109 String Labels and Longitudinal Sections;
 - 40662_PBA_DWG_2001_700_110 Cross Sections;
 - 40662_PBA_DWG_2001_700_202 Proposed Contours (2 of 6);
 - 40662_PBA_DWG_2001_700_205 Proposed Contours (5 of 6);
 - 40662_PBA_DWG_2001_700_206 Proposed Contours (6 of 6);

Reason: In order to minimise danger, obstruction and inconvenience to users of the public footpath and of the development and to ensure the development is carried out in accordance with the approved details and to comply with Policies EP3 and TR5 of the South Bucks District Local Plan 1999 and Core Policy 7 and 14 of the South Bucks Core Strategy 2011.

Public Rights of Way

11. Prior to the operational use of the development hereby permitted the footpath / cycleway shall be constructed and thereafter maintained in accordance with the details approved on 9th August 2018 as listed within condition 8 above.

Reason: To ensure the development is carried out in accordance with the approved details and to comply with Policy EP3 of the South Bucks District Local Plan 1999 and Core Policy 7 and 14 of the South Bucks Core Strategy 2011.

12. Prior to the first use of the development, a scheme for the resurfacing, upgrade and provision of Footpath BEA/15/2 running through the site, from the relief road crossing point to the A355 Amersham Road and a method statement of its construction, shall be first submitted to and approved in writing by the LPA. The footpath shall be resurfaced, upgraded and provided in accordance with the approved details prior to the opening of the relief road hereby approved.

Reason: To ensure Public Footpath BEA/15/2 is provided in a suitable condition to accommodate safe access by pedestrians and cyclists into Beaconsfield from the new relief road and to comply with Policy EP3 of the South Bucks District Local Plan 1999 and Core Policy 7 and 14 of the South Bucks Core Strategy 2011.

13. The public footpath crossing the relief road site shall be diverted/deleted and a new path shall be constructed in accordance with a scheme to be submitted to and approved in writing by the local planning authority. The scheme shall include details of approach ramps and surfacing. The diverted footpath shall be constructed in accordance with the approved details prior to the first use of the development hereby permitted.

Reason: In order to minimise danger, obstruction and inconvenience to users of the public footpath and of the development and to comply with Policy EP3 of the South Bucks District Local Plan 1999 and Core Policy 7 and 14 of the South Bucks Core Strategy 2011.

Environmental Controls

Noise

14. The development shall not be carried out other than in accordance with the approved Noise and Vibration Mitigation and Management Plan, ref: 40662/001, Rev AA, dated July 2018.

Reason: To safeguard the amenity of the occupiers of nearby residential properties and to comply with Policy EP3 of the South Bucks District Local Plan 1999.

Dust

15. The development shall not be carried out other than in accordance with the approved Dust Mitigation and Management Plan, Peter Brett Associates, dated January 2018, ref: 40662/3010.

Reason: In order to safeguard the amenities of neighbouring properties and to comply with Policy EP3 of the South Bucks District Local Plan 1999.

Flood Risk and Drainage

16. The development hereby permitted shall not be carried out other than in accordance with the approved Surface Water Drainage Scheme dated 13th March 2018, as set out in the following:
- Proposed SW Drainage Layout Sheet 1 of 6, PBA drawing no. 40662/PBA/DWG/2001/500/001/A, dated 25.01.2018
 - Proposed SW Drainage Layout Sheet 2 of 6, PBA drawing no. 40662/PBA/DWG/2001/500/002/A, dated 25.01.2018
 - Proposed SW Drainage Layout Sheet 3 of 6, PBA drawing no. 40662/PBA/DWG/2001/500/003/A, dated 25.01.2018
 - Proposed SW Drainage Layout Sheet 4 of 6, PBA drawing no. 40662/PBA/DWG/2001/500/001/B, dated 25.01.2018
 - Proposed SW Drainage Layout Sheet 5 of 6, PBA drawing no. 40662/PBA/DWG/2001/500/005/A, dated 02.01.2018
 - Proposed SW Drainage Layout Sheet 6 of 6, PBA drawing no. 40662/PBA/DWG/2001/500/006/A, dated 02.01.2018
 - Earthworks Sheet 1 of 4, PBA dwg no. 40662/PBA/DWG/2001/600/001/A, dated 02.01.18
 - Earthworks Sheet 2 of 4, PBA dwg no. 40662/PBA/DWG/2001/600/002/A, dated 02.01.18
 - Earthworks Sheet 3 of 4, PBA dwg no. 40662/PBA/DWG/2001/600/003/A, dated 02.01.18

- Earthworks Sheet 4 of 4, PBA dwg no. 40662/PBA/DWG/2001/600/004/A, dated 02.01.18
- Proposed Drainage Pond 1 &3, PBA dwg no. 40662/PBA/DWG/2001/600/005/A, dated 05.01.18
- Proposed Drainage Pond 2, PBA dwg no. 40662/PBA/DWG/2001/600/006/A, dated 05.01.18
- Drainage and Service Ducts Report
- Relief Road Drainage Design Results Notes
- Catchment Areas
- Ground Model
- Catchment Drainage Model Details. Micro Drainage. February 2018.
- Drainage Model Plan. PBA.
- Ground Investigation Report
- Site Investigation Report
- Technical Note: Comments on Infiltration Tests. PBA. Ref: 40662-PBA- CIV- TN-2001-013, dated 08/05/2018.
- Soakaway Design. Concept Site Investigations. Ref: 17/302, dated 12/07/2018 and 13/07/2018.

Reason: The reason for this pre-start condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in order to ensure that there is a satisfactory solution to managing flood risk.

17. The development hereby approved shall not be carried out other than in accordance with the approved “whole-life” maintenance plan for the site, Maintenance Management Plan – Drainage Assets, PBA document ref: 40662-PBA-CIV-PR-2001-011, dated 9th March 2018.

Reason: The reason for this being a pre-start condition is to ensure that maintenance arrangements have been arranged and agreed before any works commence on site that might otherwise be left unaccounted for.

Contaminated Land

18. The development hereby permitted shall not be carried out other than in accordance with the approved Preliminary Sources Study Report (PSSR), dated June 2017, PBA document ref: 40622/3501/R00; Ground Investigation Report, dated February 2018, PBA document ref: 40662/3501 Rev a; and the Concept Factual Report.

If sources of contamination are identified during the construction of the development, then further site investigation will be required and a remediation strategy submitted to and approved in writing by the Country Planning Authority prior to further works taking place.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Archaeology

19. No development shall take place until the applicant, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with the approved Written Scheme of Investigation for Archaeological Excavation, Oxford Archaeology, April 2018.

Reason: To ensure the protection of archaeological remains and where necessary the recording and preservation and to comply with Core Policy 8 of the South Bucks Core Strategy 2011.

Landscape and Ecology

20. The off-site ecological mitigation and landscaping works shall be implemented in accordance with the approved Landscape and Ecology Mitigation, Management and Enhancement Plan (LEMMEP), PBA, ref: 40662/001 rev 2, dated April 2018.

Reason: To conserve and enhance the natural environment and in the interests of the visual amenities of the local area and to comply with Policy EP3 and EP4 of the South Bucks District Local Plan 1999 and Core Policy 8 of the South Bucks Core Strategy 2011.

21. The Landscape Management Plan and Ecological Enhancement Strategy shall be implemented in accordance with the approved accordance with the approved Landscape and Ecology Mitigation, Management and Enhancement Plan (LEMMEP), PBA, ref: 40662/001 rev 2, dated April 2018. It shall be implemented in the first planting season following the completion of the development and maintained in accordance with the approved scheme for the duration of the development.

Reason: To conserve and enhance the natural environment and in the interests of the visual amenities of the local area and to comply with Policy EP3 and EP4 of the South Bucks District Local Plan 1999 and Core Policy 8 of the South Bucks Core Strategy 2011.

22. The development hereby permitted shall not be carried out other than in accordance with the Landscape and Biodiversity Aftercare, Management and Monitoring Plan, as set out within the approved Landscape and Ecology Mitigation, Management and Enhancement Plan (LEMMEP), PBA, ref: 40662/001 rev 2, dated April 2018. The approved scheme shall be implemented in accordance with the approved details for a period of 15 years (providing for a five year aftercare period, five year monitoring of mitigation (great crested newts and bats), and a further ten year period for landscape management) from the completion of the landscape and ecological works as required by conditions 20 and 21.

Reason: To conserve and enhance the natural environment and in the interests of the visual amenities of the local area and to comply with Policy EP3 and EP4 of the South Bucks District Local Plan 1999 and Core Policy 8 of the South Bucks Core Strategy 2011.

23. Landscape mitigation measures shall be implemented in accordance with approved drawings: Landscape Layout Sheet 1 of 2, dwg. no. 40662/PBA/LSC/DWG/2001/3100/011 and Landscape Layout Sheet 2 of 2 dwg. No. 40662/PBA/LSC/DWG/2001/3100/012.

Reason: To conserve and enhance the natural environment and in the interests of the visual amenities of the local area and to comply with Policy EP3 and EP4 of the South Bucks District Local Plan 1999 and Core Policy 8 of the South Bucks Core Strategy 2011.

Lighting

24. Prior to the commencement of the development hereby permitted, a construction lighting scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include locations, types and orientations of luminaires and shall only be used in accordance with the hours of construction as set out in condition 4. Lighting must not be sited so as to cause nuisance to adjacent residential properties, traffic or identified ecology zones.

The approved scheme shall be implemented in accordance with the approved details and thereafter maintained for the duration of the construction period.

Reason: In the interests of the visual amenities of the area and to protect the ecological interests of the site and local area and to comply with Policy EP3 of the South Bucks District Local Plan 1999 and Core Policy 9 of the South Bucks Core Strategy 2011.

25. Prior to the installation of operational lighting, a scheme shall be submitted to and approved in writing by the County Planning Authority, to show luminaire layouts, orientation and types. Areas of potential sensitivity to obtrusive light are to be identified. Calculations showing compliance with road classes shall be submitted alongside calculations of horizontal and vertical overspill. Measures used to mitigate obtrusive light shall be detailed along with residual impacts on identified receptors after mitigation.

The approved scheme shall be implemented in accordance with the approved details and thereafter maintained for the duration of the development.

Reason: In the interests of the visual amenities of the area and to protect the ecological interests of the site and local area and to comply with Policy EP3 of the South Bucks District Local Plan 1999 and Core Policy 9 of the South Bucks Core Strategy 2011.