

Development Control Committee 24th February 2020 - addendum for Item 4:

**Application Number:** CC/0056/19  
**Title:** Application for Removal of Condition 6, Provision of cycleway to application CC/0013/19.  
**Site Location:** The Amersham School  
Stanley Hill  
Amersham

**Applicant:** Buckinghamshire County Council

Chiltern District Council:

The Council has considered the above application and raises the following objections:

The District Council notes the proposed removal of Condition 6 (provision of a cycleway) from planning application CC/0013/19 and wishes to object. The NPPF states in Paragraph 102 that opportunities to promote walking, cycling and public transport should be identified. Specifically, Paragraph 104 states that planning policies should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development and provide for high quality walking and cycling networks and supporting facilities such as cycle parking. In addition, Paragraph 110 states that within this context, applications for development should give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas.

The District Council's own Core Strategy in Policy CS25 requires that development proposals identify and safeguard planned public transport, walking, cycling and road improvement lines from other development whilst Policy CS26 expects development proposals to provide safe, convenient and attractive access on foot and by cycle, making suitable connections with existing footways, public footpaths, bridleways, restricted byways and cycle ways, local facilities and public transport so as to maximise opportunities to use these modes.

It is therefore clear that there is policy support for the provision of cycleways and the District Council does not necessarily agree that it is unreasonable for one to be provided as part of the development. The Applicant has stated in their supporting statement that the inclusion of this condition does not meet two of the six Planning Condition tests because its provision is unreasonable and the condition was imposed at a late stage in the application process. In contrast, the District Council does not consider the condition to be unreasonable, in that it is policy compliant and would also likely boost pupil numbers in terms of those who travel by bicycle, in line with sustainable transport objectives. The District Council cannot comment on the handling of the application by the County Council and whether or not the Applicant had adequate time to evaluate the proposed conditions,

but this in of itself is not considered to be satisfactory justification for the removal of the condition from the planning permission.

Officer comment: It is considered that the points raised including policies CS25 and CS26 of the Core Strategy for Chiltern District have been addressed in paragraphs 46 to 51 of the published committee report. The officer advice remains that the application should be approved as set out in the Recommendation to the published committee report.