

PL/18/3577/FA

Case Officer: Laura Rheiter
 Date Received: 28.09.2018 Decide by Date: 14.01.2019
 Parish: Chalfont St Peter Ward: Austenwood
 App Type: Full Application
 Proposal: Redevelopment of site with 2 detached dwellings, with associated access, parking and landscaping following demolition of existing dwelling and surrounding equestrian buildings (Option 1).
 Location: Stable Farm
 Amersham Road
 Chalfont St Peter
 Buckinghamshire
 SL9 0PX
 Applicant: Daniel Family Homes

SITE CONSTRAINTS

Article 4 Direction
 Area Special Advertising Control
 Archaeological site
 Biodiversity Opportunity Areas
 Critical Drainage Area
 National Flood Zone 2
 National Flood Zone 3
 Within Green Belt other than GB4 GB5
 Heathrow Safeguard (over 45m)
 Mineral Consultation Area
 North South Line
 Denham Safeguard zone
 Northolt Safeguard zone
 Tree Preservation Order
 Colne Valley Park R15

CALL IN

Councillor Wertheim has requested that the application be referred to the Planning Committee if the officer recommendation is for approval.

SITE LOCATION

This site is located on the eastern side of Amersham Road (A413), Chalfont St Peter. The application site is accessed via a side road off Amersham Road and is within open Green Belt. The site comprises a dwelling and redundant equestrian buildings. Gerrards Cross Golf Club lies to the east, the adjoining land consists of (former) paddocks and a manege.

THE APPLICATION

Planning permission is sought for the erection of two detached dwellings following the demolition of the existing dwelling and buildings. The dwellings would be single storey above ground, flat roofed with a basement underground and would have a maximum width of 18.5 metres, a maximum depth of 11.5 metres

with a height of 3.5 metres (eaves height 3.0 metres) and an additional roof lantern with a height of 1m. The dwelling to the east would have a basement under the whole of the dwelling whilst the dwelling to the west would have a partial basement to ensure that tree roots are not affected. Access to the dwellings would be provided by creating a new gravel driveway using the existing access. Two barn type garage structures would be provided with parking for three vehicles in each. Landscaping would also be provided. The houses would be orientated such that the front elevations would face north-east and they would be situated next to each other. When entering the site (from the north-west) Plot 2 would sit behind Plot 1 with most of Plot 2 being screened by Plot 1.

Amended plans have been submitted whereby tree T12 is now correctly shown to be removed as per the Tree Report.

This application is one of two different schemes submitted for the redevelopment of the site, Option 2 forming application PL/18/3563/FA.

RELEVANT PLANNING HISTORY

PL/18/3563/FA - under consideration - Redevelopment of site with 2 detached dwellings, with associated access, parking and landscaping following demolition of existing dwelling and surrounding equestrian buildings (Option 2).

CH/2016/0047/FA - conditional permission - Replacement dwelling.

CH/2013/0235/FAE - conditional permission - Replacement single storey dwelling (extension to time limit of planning permission CH/2010/0370/FAE).

CH/2010/0370/FAE - conditional permission - Replacement single storey dwelling (extension to time limit of planning permission CH/2005/1107/FA).

CH/2005/1107/FA - conditional permission - Replacement single storey dwelling.

CH/2003/2145/EU - granted - Application for certificate of lawfulness for an existing use relating to the occupation as a separate self-contained dwelling.

PARISH COUNCIL

Object to inappropriate development in the green belt and flood plain. Unsuitable design for green belt. Believe floor area does not include garages and basements and their inclusion make this over development in green belt. If officers minded to approve would like to see condition that prevents further development of the site.

REPRESENTATIONS

One representation letter has been received which can be summarised as follows:

With reference to the above application we would like to draw attention to the fact that the site is within the Denham Aerodrome Traffic Zone. Denham is a long established Civil Aviation Authority Licensed Aerodrome providing facilities for business aviation and flying training for both fixed and rotary wing aircraft and may be available for use at any time. It is inevitable that any occupants in this location will both hear and see aircraft operations and it is important that all concerned are aware of the juxtaposition of the sites.

CONSULTATIONS

Highways Authority

No objections subject to condition - The Highway Officer comments as follows: The application site is located along Amersham Road which is classified as the A413 and is subject to the national speed limit, due to Amersham Road being a dual carriageway this is 70mph. Access to the property is taken via a private road which leads to a golf club.

The existing access drive meets the public highway at the A413 to the south of the site. From a recent site visit the access has been constructed to the appropriate construction and has adequate visibility.

The redevelopment of this site would increase vehicle trips associated with the site. The existing dwelling and agricultural uses would likely generate minimal vehicle trips; the proposed development would generate approximately 4-8 vehicle movements per dwelling. The Highway Authority does not consider this increase to be significantly detrimental in terms of its impact upon the existing highway network nor does it introduce unacceptable impacts relating to highway safety.

Within the limit of the site it is proposed for six parking spaces to serve the two new dwellings, The Local Planning Authority as the Parking Authority should make an informed decision on the quantum of parking required for this scale of development. The Highway Authority is satisfied that there is adequate turning and manoeuvring within the limits of the site.

Therefore taking the above into consideration the Highway Authority has no objections.

Ecology Officer

No objections subject to conditions - The Ecology Officer comments that she has reviewed the ecological assessment produced by All Ecology (August 2018) and overall is satisfied that the potential presence of protected species has been given due regard. The proposed development area on the whole largely comprises habitats of low ecological value. Safeguards are required to ensure off-site habitats such as the River Misbourne are protected during construction, along with enhancements to ensure a net gain in biodiversity is achieved.

The Ecology Officer therefore recommends that details of ecological enhancements such as native landscape planting, including species of known benefit to wildlife, and provision of artificial roost features, including bird and bat boxes shall be secured by condition. A Construction Environmental Management Plan is also required to protect species and habitats during the construction period, as well as a lighting design strategy to prevent disturbance to species. These have all been included as conditions attached to this application.

Tree Officer

No objection subject to condition - The Tree Officer comments as follows: The application includes a Report on the impact on trees of proposals for development, which includes a tree survey and tree protection proposals. The whole site is covered by Tree Preservation Order No 6 of 1951, which protects all the trees that were present when the Order was made in 1951.

Much of the site is enclosed by trees with lines of Leyland cypresses about 15m in height (H3) along the western and northern boundaries of the site around the northern corner of the site. There are similar lines of Leyland cypresses (H16) around the southern corner of the site. The gap between these lines consists of hedgerows and old trees largely associated with the path of an old water course.

There are two very large old London plane trees towards the front of the plot, which are over 30m in height and with diameters of about 2-3m. These are important veteran trees that appear to have been planted as part of the 18th century parkland landscape of Chalfont Park House. One of the trees has fire damage at the base but this does not seem to have had a significant effect on its health. There is an existing gravelled area in

the front part of the site but the Proposed Site Plan seems to show a reduced area of hardstanding with a new edge to the access drive. Any work in this vicinity should be carried out with care to avoid root damage to the London plane trees.

Option 1 consists of two different dwellings in line facing the north-eastern side of the site. Option 1 also includes two triple garages.

The plans propose the removal of most of the trees in the south-eastern half of the site opening it up significantly. This includes the removal of the lines of Leyland cypresses (H16), which are too young to be protected by the Tree Preservation Order and the report states have now grown too large to be reduced to a manageable hedge. Most of the old hedgerow trees are also shown for removal. The three large sycamores T11-13 are all in poor condition with damage, poor structures and decline with old age. The beech T14 has a dead top and has a dangerous decay fungus at its base. The hawthorns are all small trees that have grown up from the hedge. The plans show the retention of an ash T4 and the site plan shows the retention of sycamore T12 although the tree report shows it removed.

The tree report includes various precautionary procedures to avoid root damage during both the demolition and construction phases of the proposed project and these are considered to be appropriate.

The tree report also includes some landscaping proposals. These consist of hornbeam hedging around the boundary of the proposed rear gardens, a dawn redwood to the front of the house on Plot 2 and three holly trees in the rear gardens of the properties.

Overall the proposal involves significant tree loss opening up the site to public views but this would be justifiable based on the condition of the trees. Consequently I have no objections to the application provided there is adequate protection for the retained trees, particularly the two veteran London plane trees.

He also suggests a possible condition for protection of the trees.

Strategic Environment

No objection subject to conditions - The proposed development involves the redevelopment of site with 2 detached dwellings, with associated access, parking and landscaping following demolition of existing dwelling and surrounding equestrian buildings.

The Council's historical maps show a copse of trees on site during the 1874-1891 epoch. No changes are shown on the last historical map to which we have access (1960-1976). The site does not appear to have had a previous potentially contaminative use.

The aerial photograph of the area shows a group of buildings that appear to have corrugated cement sheets on roofs. There is a manege to the north east and a mound to the south east. This may be a manure pile. There are some vehicles parked on site.

Consideration should be given to the possibility that the roofing sheets may contain asbestos fibres. Other activities such as the parking of road vehicles may have given rise to contamination on the site. The proposed development will result in a sensitive end use.

Based on this, the standard Land Quality Condition is required on this and any subsequent applications for the site.

Waste team

No objection - The Waste Officer comments that both properties will have to present their refuse & recycling on Amersham Road. Crews will not access the gravel drive.

Building Control

No objections - The Building Control Officer comments that they have no objections to fire brigade access and that disabled access should be in accordance with building regulations which is to be determined via a Building Regulation application in due course.

POLICIES

National Planning Policy Framework - July 2018

Core Strategy for Chiltern District - Adopted November 2011: Policies CS4, CS20 and CS24.

The Chiltern Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 & November 2011: Saved Policies GC1, GC3, GB2, GB7, H12, TR2, TR3, TR11 and TR16.

Chalfont St Peter Neighbourhood Plan - November 2016

Sustainable Construction and Renewable Energy Supplementary Planning Document (SPD) - Adopted 25 February 2015.

EVALUATION

Principle of Development

1. The site is located in the open Green Belt where, in accordance with Chapter 9 of the NPPF, most development is considered to be inappropriate development. Paragraph 143 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should only be approved in very special circumstances. Nonetheless, paragraph 145 of the NPPF lists some forms of development which are not considered to be inappropriate, including the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development.

2. There are 10 buildings on the site including one residential unit which has planning permission for a replacement dwelling. There are no commercial equestrian activities carried out on the site. The remainder of the buildings on site are former stables and other outbuildings.

3. The application proposes the removal of all buildings. The floor area of the existing buildings is a total of 732.38 m² with a maximum height of 4.5 metres. The proposed dwellings would have a floor area (above ground) of 529.54 m² with a proposed maximum height of 3.5 / 3.3 metres (plot 1 / plot 2) and a maximum height of 3.3 metres (eaves height of 3.0 metres). An additional roof lantern with a maximum height of 1.0 metres is situated on the roof. As a consequence the floorspace of the proposed dwellings has a reduced floorspace of 202.84 m² (27.7%) compared with the floorspace of the existing buildings. Given that the proposal would reduce the number of buildings and the dwellings would be of a modest size and scale it is considered that they would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

4. As discussed above, paragraph 145 of the NPPF accepts that the complete redevelopment of a site is acceptable provided that it would not have a greater impact on the openness of the Green Belt. The proposed dwellings would result in a reduction of the total floorspace and the overall height would be lower than the highest existing building and have a low eaves height of 3.0 metres and a flat roof. It is therefore considered that the proposal would cumulatively improve the openness of the Green Belt when compared to the existing situation.

Design/character & appearance

5. The dwellings would be located in the centre of the site with the dwellings broadly in the same location as the existing dwelling and cabin. The dwellings would be partly screened by new hedging to the south, east and north, in addition existing trees would be retained to the north, north-west and north-east. In particular

the most significant trees including two large London plane trees are located along the road frontage and would screen the dwellings from the road. A small number of native trees would also be planted to west, east and south of the dwellings. The dwellings would be modest in scale and height and the level of existing hardstanding would be reduced and the area would be landscaped with new landscaped curtilages to each dwelling. The visual appearance would be improved by removing the unsightly and semi-derelict buildings and hardstanding and replacing them with modern designed dwellings and car ports with landscaped front and rear gardens and driveway. The dwellings would be located on large plots and the design would be contemporary incorporating rendered walls and timber cladding for the dwellings and the garage/barn structures would have a traditional design with brick plinth and timber framed walls. The contemporary design of the dwellings would be supported by the NPPF. It is therefore considered that the proposal would not adversely affect the character and appearance of the locality. Therefore no objections are raised with regard to Local Plan policy GC1 and Core Strategy policy CS20.

Residential amenity

6. Policy GC3 of the local plan seeks to protect the amenities of existing residents and ensure good standards of amenities for future occupiers. There are no immediate neighbours and the proposal would be a considerable distance away from other dwellings in the area. There is ample amenity space for each of the dwellings, rear gardens have a maximum depth of 15 metres (plot 2) and 20 metres (plot 1). There are also garden areas proposed to the front and side of the dwellings. Native hedge planting and trees are proposed and the landscaping of the site will be greatly enhanced and improve the amenity for residents. It is considered that adequate amenity space for future occupiers of the development would be provided. The proposed development would be in accordance with policies GC2, GC3 and H12 of the Local Plan.

Parking/Highway implications

7. The new dwellings would have a floor area of more than 120 square metres. The parking standard is three parking spaces for each dwelling. There are two car ports proposed to the side and front of the dwellings providing parking space for six cars. It is proposed to use the existing access to the site and a gravel driveway would be created, which allows for vehicles to enter and exit the site in forward gear. The Highways Officer confirms that, from a recent site visit, the access has been constructed to the appropriate construction and has adequate visibility. There would be a small increase in vehicle movements and the Highway Authority does not consider this increase to be significantly detrimental in terms of its impact upon the existing highway network nor does it introduce unacceptable impacts relating to highway safety. It is noted that Buckinghamshire County Highways Authority have no objections to the proposals. As such, it is considered that the proposal adheres to policies TR2, TR3 and TR11 and TR16.

Trees and Landscaping

8. The proposal involves significant tree loss opening up the site to public views but this would be justifiable based on the condition of the trees. Adequate protection for the retained trees, particularly the two veteran London plane trees is proposed. A Tree Report, including a Tree Retention Plan and a Tree Protection Measures Plan for the construction phase, has been submitted by the applicant which is found to be satisfactory with the Tree Officer. A condition has been attached to comply with these plans to ensure protection of the trees. It is noted that the Tree Officer has no objection to the proposals. The Tree Report also includes proposed landscaping and in collaboration with the Tree Officer it is proposed that new hedging should also be included to the south-east and north-east of Plot 2 so that it continues all the way around both dwellings. This would be secured through a landscaping scheme that would have to be submitted as described in condition 3.

Ecology

9. The Ecological Assessment submitted by the applicant shows that the potential presence of protected species has been given due regard. The proposed development area on the whole largely comprises habitats

of low ecological value. Safeguards are required to ensure off-site habitats such as the River Misbourne are protected during construction, along with enhancements within the site to ensure a net gain in biodiversity is achieved. These can be secured by conditions which have been attached to the application. It is noted that the Ecology Officer raises no objections.

Other issues

10. Waste collection/bin stores - The Waste Team have no objections and bins need to be presented on the public highway.

11. Flooding - The site lies within Flood Zone 1 and therefore there is no requirement for a flood risk assessment. The site is not within the 8 metres buffer zone of the River Misbourne and there is no requirement for a flood risk permit from the Environment Agency.

12. Aerodrome - The site is within Northolt Safeguard Zone, within the Denham Aerodrome Traffic Zone and under the flight path. The site is for residential development and there is already a residential dwelling on the site.

Pre-commencement conditions

13. The agent has agreed to all suggested pre-commencement conditions.

Working with the applicant

14. In accordance with section 4 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant / Agent and has focused on seeking solutions to the issues arising from the development proposal. Chiltern District Council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service,
- updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

In this case, Chiltern District Council has considered the details as submitted which were considered acceptable.

Human Rights

15. The following recommendation is made having regard to the above and also to the content of the Human Rights Act 1998.

RECOMMENDATION: Conditional Permission

Subject to the following conditions:-

1 C108A General Time Limit

2 Before any construction above ground level commences, details of the materials to be used for the external construction of the development hereby permitted, including the surface materials for the new access road, parking and turning areas, shall be made available to and approved in writing by the Local Planning Authority. The development shall only be carried out in the approved materials.

Reason: To ensure that the external appearance of the development is not detrimental to the character of the locality, in accordance with Policies GC1 and H3 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011, and policy CS20 of the Core Strategy for Chiltern District (Adopted November 2011).

3 No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping at a scale of not less than 1:500 which shall include indications of all existing trees and hedgerows on the land, with details of those to be retained, those to be felled being clearly specified, and full details of those to be planted. This shall include full details of the locations, size and species of all trees, hedgerows and shrubs to be planted, removed and retained and should include the installation of bat and/or bird bricks and/or boxes.

Reason: In order to maintain, as far as possible, the character of the locality and to ensure biodiversity enhancements and a good quality of amenity for future occupiers of the dwellings hereby permitted, in accordance with policies GC1, GC4 and H3 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011, and policy CS20 and CS24 of the Core Strategy for Chiltern District (Adopted November 2011).

4 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In order to maintain, as far as possible, the character of the locality.

5 The development hereby approved shall be implemented in accordance with the tree and hedge protection measures described in the Report on the impact on trees of proposals for development Ref 1-38-4639/OPT 1 dated 17th September 2018, the Tree Retention and Tree Protection Measures (Site Preparation Phase) plan Ref 1-38-4639/OPT1/P2v3 dated 17-Sep-18 and the Tree Retention and Tree Protection Measures (Construction Phase) plan Ref 1-38-4639/OP1/P3v2 dated 17-Sep-18 by John Cromar's Arboricultural Company Limited. This shall include the use of tree protection fencing and the use of appropriate measures for the removal of existing hard surfaces, for no-dig construction and for foundations for the triple garage.

Reason: To ensure that the existing established trees and hedgerows in and around the site that are to be retained, including their roots, do not suffer significant damage during building operations, in accordance with Policy GC4 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 and November 2011.

6 Prior to occupation of the development space shall be laid out within the site for parking for six cars, cycles, loading and manoeuvring, in accordance with the approved plans. This area shall be permanently maintained for this purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway, in accordance with Policies TR2, TR3, TR11 and TR16 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011 and Policies CS25 and CS26 of the Core Strategy for Chiltern District, adopted November 2011.

7 Prior to the commencement of development above ground level approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- i) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors

- potentially unacceptable risks arising from contamination at the site.

ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.

iii) The site investigation results and the detailed risk assessment (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (iii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

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.

8 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.

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.

The above must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

9 Reporting of Unexpected Contamination: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 7, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 7, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 7.

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.

10 Prior to the commencement of development above ground level, full details of the proposed boundary treatments for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall then be erected/constructed prior to the occupation of

the dwellings hereby permitted and thereafter retained in situ, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect, as far as possible, the character of the locality and the amenities of the adjoining properties and approved dwellings, in accordance with policies GC1, GC3 and H3 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011, and policies CS20 and CS22 of the Core Strategy for Chiltern District (Adopted November 2011).

11 Prior to the commencement of development above ground level, details of ecological enhancements shall be submitted to and approved by the Local Planning Authority. The scheme will include details of native landscape planting, including species of known benefit to wildlife, and provision of artificial roost features, including bird and bat boxes.

Reason: In the interests of improving biodiversity in accordance with NPPF and policy 24 of the Chiltern District Core Strategy and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.

12 Prior to occupation, a "lighting design strategy for biodiversity" for buildings, features or areas to be lit shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for wildlife and that are likely to cause disturbance in or around breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: The prevention of disturbance to species within the site during operation in accordance with policy 24 of the Chiltern District Core Strategy.

13 No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

a) Risk assessment of potentially damaging construction activities;

b) Identification of "biodiversity protection zones" including off-site receptors;

c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);

d) The location and timing of sensitive works to avoid harm to biodiversity features;

e) The times during construction when specialist ecologists need to be present on site to oversee works;

f) Responsible persons and lines of communication;

g) The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person; and

h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: The prevention of harm to species and habitats within and outside the site during construction in accordance with Core Strategy Policy 24: Biodiversity of the Chiltern District Core Strategy.

14 Notwithstanding the provisions of Article 3(1) of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no development falling within Classes A, B & E of Part 1 of Schedule 2 to the said Order shall be erected, constructed, or placed within the application site unless planning permission is first granted by the Local Planning Authority.

Reason: the site is located within the Metropolitan Green Belt wherein strict control over development is necessary to maintain the openness of the Green Belt and to ensure a satisfactory development in accordance with policies GB2 and GB7 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011.

15 AP01 Approved Plans

INFORMATIVES

1 INFORMATIVE: The applicant is advised that information and guidance documents on land quality for developers can be found online at http://www.southbucks.gov.uk/information_for_developers
<http://www.chiltern.gov.uk/article/2054/Information-for-Developers>

2 INFORMATIVE: The applicant is advised that, in accordance with section 4 of the NPPF, Chiltern District Council take a positive and proactive approach to development proposals focused on solutions. Chiltern District Council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

3 INFORMATIVE: For clarity, the applicant is advised that a landscaping scheme required to be submitted as per condition 3 would override the proposed planting shown on any drawings in the Tree Report.