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App No : 17/06691/REM App Type: Approval of Reserved Matters

Application for : Submission of details of appearance, landscaping, layout and scale for erection of 160 dwellings (6 x 5 bed dwellings, 42 x 4 bed dwellings, 66 x 3 bed dwellings, 36 x 2 bed dwellings & 10 x 1 bed apartments) with vehicle access from Boxer Road/Barn Road, pedestrian and cycle access from Walnut Tree Lane and Williams Way, parking, public open space with play facilities and landscaping pursuant to outline planning permission 14/06965/OUT

At OS Parcel 9166 Boxer Road & OS Parcel 6576 Walnut Tree Lane, Barn Road Longwick Buckinghamshire

Date Received : 23/06/17 Applicant : Bellway Homes

Target date for Decision 22/09/17

1. **Summary**

- 1.1. The principle of accommodating 160 dwellings and the points of access to the site has already been established. It is considered that the proposed layout, appearance, scale and landscaping (the reserved matters) would be acceptable because the scheme would:-
- Be of an appropriate design and layout which respects and provides connections to existing neighbouring development and the wider village
 - Provide an acceptable living environment
 - Safeguard the amenity of adjacent occupiers
 - Provide appropriate vehicle, cycle and pedestrian routes, servicing and parking arrangements
 - Provide an acceptable housing mix
 - Adequately deal with existing and potential flood risk
- 1.2. The development would accord with development plan policy, the Residential Design Guidance and Countywide Parking Standards. As such the application is recommended for approval subject to a number of planning conditions to ensure that a high quality development is delivered.

2. **The Application**

- 2.1. This is a reserved matters application for the approval of layout, appearance, landscaping and scale for 160 new dwellings. Outline planning permission was granted on appeal which established the quantum of development and means of access to the site. The vehicle access to the site is via Barn Road (as fixed by the outline planning permission) and the reserved matters application has to ensure a route through the site for pedestrians and cycles between Barn Road, Williams Way and Walnut Tree Lane.
- 2.2. The site is approximately 6.37 ha and is located on south western edge of the village of Longwick. The land is currently used as fields for horse grazing and a large area of scrub grassland. The south eastern and north western boundaries of the site sit adjacent to existing houses in Williams Way, Barn Road and Walnut Tree Lane along with the local school. The south west boundary is railway embankment of the Chiltern main line.

2.3. A public right of way crosses the centre of the site running under the railway embankment and linking to the recreation ground. The route of the right of way would continue through the new development and be set within an area of new public open space.

2.4. The scheme would comprise as follows:-

- 150 houses and 10 flats.
- All units would be two storey apart from a terrace of three houses (plots 46-48) located to the south of the site which would be two and a half storey with accommodation in the roof.
- A total of 464 parking spaces within garages, driveway parking, on-street, communal parking areas of both allocated spaces and visitor spaces. The parking provision would be as follows:-
 - 357 allocated parking spaces
 - 107 unallocated spaces
 - Across the whole site this would equate to an average of 2.9 spaces per dwelling.
- 40% of the bedspaces would be affordable.
- The site has been designed as three different character areas The Green Route, The Enclaves and The Lanes.
- External materials have been detailed within the application with houses being brick with tiled roofs and tile hanging is proposed on a handful of plots.
- The layout would include new provision of public open space including an equipped play area which would be located adjacent to the existing Longwick recreation ground.
- The existing right of way through the site would be retained and resurfaced.
- The housing mix would be as follows:

Unit size	Open market	Affordable	Total
1 bed flat	4	6	10
2 bed house	12	24	36
3 bed house	38	28	66
4 bed house	39	3	42
5 bed house	6	0	6

2.5. The application is accompanied by:

- a) Planning Statement
- b) Design and Access Statement
- c) Transport Assessment Addendum
- d) Flood Risk and Drainage Addendum
- e) Noise and vibration Impact Assessment
- f) Bird and bat habitat enhancements

2.6. Before the application was submitted, the applicant undertook pre-application discussions with officers. The applicant has provided amended plans in response to officer and consultee comments.

2.7. The original outline development has been screened under the Environmental Impact Assessment Regulations and the local planning authority has concluded that an environmental impact assessment will not be required in this case.

2.8. The applicant has carried out a community consultation exercise which has included leaflet drop to local residents and stakeholders and the creation of a

website. The Council has also consulted on the planning application and the responses are summarised in Appendix A of this report and are available in full on our web site.

3. Working with the applicant/agent

3.1. In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service,
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
- by adhering to the requirements of the Planning & Sustainability Customer Charter.

3.2. In this instance:

- The applicant entered into a Planning Performance Agreement for pre-application advice.
- The applicant was provided the opportunity to submit amendments to the scheme/address issues.
- The application was considered by the Planning Committee where the applicant/agent and local community had the opportunity to speak to the committee.

4. Relevant Planning History

4.1. 14/06965/OUT (Appeal ref APP/K0425/W/15/3018514) Outline application (Including details of access) for residential development of up to 160 dwellings with vehicle access from Boxer Road/Barn Road, pedestrian and cycle access to Walnut Tree Lane, parking, public open space with play facilities and landscaping, appeal against non-determination, appeal allowed May 2016.

4.2. The appeal established the principle of development on the site, that 160 homes was acceptable and that this level of development was acceptable in flooding/drainage, highway and sustainable travel terms.

5. Issues and Policy considerations

Principle and Location of Development

CSDPD: CS1 (Overarching principles - sustainable development), CS2 (Main principles for location of development), CS12 (Housing provision)

DSA: DM1 (Presumption in favour of sustainable development)

Publication Version New Local Plan: CP1 (Sustainable Development), CP3 (Settlement Hierarchy), CP4 (Delivering Homes)

Longwick-cum-Ilmer Parish Neighbourhood Plan (submission Version): L2 (Site Allocation of land at Boxer Road/ Barn Road Longwick village)

5.1. The principle of residential development and of accommodating 160 units on the site has already been established by the outline planning permission and appeal. As such the only matters that can be considered relate to the detail of the development in terms of its layout and building design.

5.2. Since the appeal decision, the Parish Council have submitted a Neighbourhood Plan for its parish area for formal consultation. The consultation ends on 9th October after which the plan shall be submitted for independent examination which is anticipated to take place later this year. As such the Neighbourhood

Plan has very limited if any weight for decision making at this point. The site is however, proposed to be allocated for housing within the Neighbourhood Plan.

Affordable Housing and Housing Mix

ALP: H9 (Creating balanced communities)

CSDPD: CS13 (Affordable housing and housing mix), CS21 (Contribution of development to community infrastructure)

Publication Version New Local Plan: DM22 (Housing Mix), DM24 (Affordable Housing)

Planning Obligations Supplementary Planning Document (POSPD)

- 5.3. The outline planning permission established that 40% of the total number of bedspaces within the development had to be in the form of affordable housing. This application would accord with this requirement. The scheme would include 61 affordable units of an appropriate tenure mix.
- 5.4. It is considered that the overall housing mix would be acceptable as it would reflect housing mix need evidence and provide a balanced new community.

Transport matters and parking

ALP: T2 (On – site parking and servicing), T4 (Pedestrian movement and provision), T5 and T6 (Cycling)

CSDPD: CS16 (Transport), CS21 (Contribution of development to community infrastructure)

DSA: DM2 (Transport requirements of development sites)

Publication Version New Local Plan: DM33 (Managing Carbon Emissions; Transport and energy generation)

- 5.5. The outline permission and the appeal decision established that the local highway network can accommodate the development and would not give rise to highway safety concerns. The principle of access to the site via Barn Road and the concept of a single access point has been established by the appeal decision. The outline permission is also subject to a planning condition requiring a Construction Method Statement to ensure that highway safety is maintained and inconvenience minimised whilst the site is built out.
- 5.6. The appropriateness of the internal road layout needs to be assessed as part of this application. The layout would ensure appropriate space for on-street parking and the manoeuvring of vehicles including refuse lorries.
- 5.7. The layout would also include the provision of a walking and cycling route through the site to link it with existing adjacent development which would accord with the requirements of the original outline planning permission. Off-road cycle and pedestrian routes would be created from both Williams Way and Barn Road which would provide routes through the site linking to Walnut Tree Lane. These routes would ensure that the new development connects and integrates with the surrounding neighbourhood and wider village, according with section 2 (connections and movement) of the Residential Design Guide.
- 5.8. The parking provision would accord with the Countywide Parking Standards. Although the layout would strictly speaking over-provide in relation to unallocated parking, a number of these spaces would be on the street so could be flexibly used. Appropriate cycle and bin storage provision would be incorporated into the development.
- 5.9. The Parish Council has highlighted a concern about street lighting and a wish to protect rural dark skies. It is considered that street lighting, particularly to the shared footway/cycleway is necessary for safety and crime prevention. As

such a planning condition is recommended to secure detail of street lighting design to ensure that any street lighting is suitable for both safety and protecting dark skies.

Raising the quality of place making and design

ALP: G3 (General design policy), G7 (Development in relation to topography), G8 (Detailed Design Guidance and Local Amenity), G10 (Landscaping), G11 (Trees), G26 (Designing for safer communities),

CSDPD: CS17 (Environmental Assets), CS19 (Raising the quality of place shaping and design)

DSA: DM11 (Green networks and infrastructure), DM16 (Open space in new development)

Housing intensification SPD

Publication Version New Local Plan: CP9 (Sense of place), DM34 (Delivering green infrastructure and biodiversity in development), DM35 (Placemaking and design quality)

Residential Design Guide

- 5.10. The structure and layout of the development has been subject to extensive discussion and the location of public open space, housing parcels and street layout is considered to be acceptable and the best response that has taken account of site constraints.
- 5.11. The layout would follow a perimeter block structure which would be efficient, provide good connectivity and legibility. It would also provide a clear distinction between public and private areas by creating active fronts to new streets and private backs. As such a good living environment would be created for residents in that they would have protected private back gardens that are secure and attractive.
- 5.12. The applicant has responded to comments from the Crime Prevention Design Advisor by:-
 - Minimising black gable end walls.
 - Ensuring that where possible cars are parked within view of the dwelling they serve and/or are provided with natural surveillance.
 - Landscaping has been used to provide defensible space to properties.
 - Designing planting to ensure that it does not reduce natural surveillance.
- 5.13. Overall it is considered that the development has been designed for safer communities in accordance with local plan policy G26 and the Residential Design Guide.
- 5.14. The application proposes that a section of the watercourse which runs through the site adjacent to the right of way will be de-culverted. This is welcomed as it will serve to create an interesting distinctive natural feature within the development and enhance biodiversity. The existing public right of way would be well integrated into new public open space. New public open space within the development would be integrated, overlooked and create a distinctive and attractive sense of place.
- 5.15. The layout has regard to existing hedgerows and the landscaping scheme would serve to maintain and supplement these. New soft landscaping would be integrated into the layout to achieve a high quality residential environment and enhance biodiversity. Suitable hard landscaping materials are proposed that would create a distinction on the ground between public and private areas. The development would not be dominated by tarmac as there would be

extensive use of block paving with tarmac only utilised for the main street. Boundary treatments are appropriate with brick walls being used where boundaries face public areas. Planning condition(s) are necessary and recommended to ensure the implementation of the hard and soft landscaping scheme.

- 5.16. The development would be of an appropriate design and appearance reflecting the rural location. The elevational treatment, detailing and portions of openings to walling is balanced and acceptable. A range of brick and roof tiles are proposed that would assist in distinguishing between the three character areas within the site. A planning condition is considered necessary to secure appropriate high quality materials.

Amenity of existing and future residents

ALP: G8 (Detailed design guidance and local amenity), H19 (Residents amenity space and gardens)

CSDPD: CS19 (Raising the quality of place shaping and design)

Publication Version New Local Plan: DM35 (Placemaking and design quality)

Residential Design Guide

- 5.17. All of the houses and flats would be provided with appropriate private and communal amenity space. Garden sizes would be sufficient relative to the size and type of house and intended use.
- 5.18. There would be suitable separation distances between new properties to ensure that undue overlooking does not occur. The new dwellings would also safeguard the privacy of existing neighbouring properties by virtue of their design, layout and separation distances.

Environmental issues

ALP: G15 (Noise), G16 (Light pollution)

CSDPD: CS18 (Waste, natural resources and pollution)

- 5.19. A planning condition of the outline planning permission required that the reserved matters application provided for noise mitigation from the railway line. The layout of the development has achieved this by:-
- Providing a buffer between the railway line and new properties.
 - Locating gardens so that they are protected from railway noise.
- 5.20. Measures such as acoustic double glazing will ensure acceptable internal noise protection. The Environmental Health Officer is satisfied with the development from a noise mitigation perspective.

Flooding and drainage

CSDPD: CS1 (Overarching principles - sustainable development), CS18 (Waste, natural resources and pollution)

DSA: DM17 (Planning for flood risk management)

Publication Version New Local Plan: DM39 (Managing flood risk and sustainable drainage systems)

- 5.21. The principle of the site being developed in flood risk terms has been established by the outline planning permission. A planning condition on the outline planning permission requires the approval of a detailed drainage scheme for both surface and foul water. The layout has included the provision of SuDs features. This includes an attenuation basin which has been designed so as not to be over engineered and will be integrated into the development. The applicant has provided a revised surface water drainage scheme in order

to address comments made by consultees. It is anticipated that the detail is acceptable however at the time of writing, confirmation from the County Lead Local Flood Authority is pending.

Ecology

CSDPD: CS17 (Environmental assets)

DSA: DM14 (Biodiversity in development)

5.22. A planning condition on the outline permission requires that the reserved matters application incorporates features suitable for use by breeding birds and roosting bats. The application has made provision bird and bat boxes and a planning condition is recommended to ensure that the development is carried out in accordance with these details.

5.23. The soft landscaping scheme will include appropriate features such as species rich grass, native hedging, tree & bulb planting to enhance the biodiversity of the site. A planning condition is recommended to ensure the implementation of proposed landscaping scheme.

Building sustainability

CSDPD: CS18 (Waste, natural resources and pollution)

DSA: DM18 (Carbon reduction and water efficiency)

Publication Version New Local Plan: DM39 (Optional technical standards for Building Regulation approval)

5.24. Aspects of building sustainability were covered by the outline planning permission which requires appropriate renewable energy features within the development.

Public open space

CSDPD: CS21 (Contribution of development to community infrastructure)

DSA: DM16 (Open space in new development), DM19 (Infrastructure and delivery)

Publication Version New Local Plan: CP7 (Delivering the infrastructure to support growth)

5.25. The development would accord with the outline planning permission in that it would provide appropriate provision for public open space to serve new residents.

Infrastructure and Developer Contributions

CSDPD: CS21 (Contribution of development to community infrastructure)

DSA: DM19 (Infrastructure and delivery)

Publication Version New Local Plan: CP7 (Delivering the infrastructure to support growth)

5.26. This reserved matters application would not give rise to any requirements for infrastructure as these have all been established and secured by the outline planning permission. The outline planning permission and associated legal agreement have already secured the following:-

- Affordable housing provision.
- A bus service and bus shelter financial contribution.
- Public open space provision including an equipped play area.
- Provision of and ongoing management & maintenance of sustainable urban drainage.
- Primary school education financial contribution.
- A Travel Plan.

5.27. This reserved matters application would accord with these requirements.

Recommendation: Application Permitted

1 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers:

081603-BEL-NL-01 Rev D 081603-BEL-NL-02 Rev D 081603-BEL-NL-03 Rev D 081603-BEL-NL-04 Rev D 081603-BEL-NL-05 Rev D 081603-BEL-NL-07 Rev D 081603-BEL-NL-08 Rev D	081603-H324-E1 Rev A 081603-H324-P1 Rev A 081603-H324-E2 Rev A 081603-H324-P2 081603-H324-H-E1 Rev A 081603-H324-H-E2 Rev A 081603-H324-H-P1 081603-H324-H-E3 Rev A 081603-H324-H-P2 Rev A
081603-SS01 REV B 081603-SS02 REV B 081603-SS03 REV B 081603-SS04 REV A 081603-SS05 REV B 081603-H222-E1 Rev A 081603-H222-P1 081603-H222-E2 Rev A 081603-H222-P2 Rev A 081603-H222-E3 081603-H222-P3 081603-H222-H-E1 Rev A 081603-H222-H-P1 081603-H222-H-E2 Rev A 081603-H222-H-P2 Rev A 081603-H222-H-E3 081603-H222-H-P3	081603-H422-E1 Rev A 081603-H422-P1 081603-H422-H-E1 Rev A 081603-H422-H-P1 081603-H424-1-E1 Rev C 081603-H424-1-P1 Rev C 081603-H424-1-H-E1Rev C 081603-H424-1-H-P1Rev C
081603-H322-E1 Rev A 081603-H322-P1 081603-H322-H-E2 Rev B 081603-H322-H-P1 Rev A 081603-H322-H-E3 081603-H322-H-P2	081603-H424-2-E1 Rev A 081603-H424-2-P1 Rev A 081603-H424-2-E3 Rev A 081603-H424-2-P3 Rev A 081603-H424-2-H-E1Rev A 081603-H424-2-H-P1 081603-H424-2-H-E2Rev B 081603-H424-2-H-P2Rev A
081603-H323-E1 Rev B 081603-H323-P1 Rev A 081603-H323-E2 Rev B 081603-H323-P2 Rev B 081603-H323-H-E1 Rev B 081603-H323-H-P1 Rev A	081603-H431-E1 Rev A 081603-H431-P1 081603-H431-H-E1 Rev A 081603-H431-H-P1

081603-H323-H-E2 Rev B 081603-H323-H-P2 Rev B	
081603-H593-E1 Rev A 081603-H593-P1 081603-H593-H-E1 Rev A 081603-H593-H-P1	081603-H432-E1 Rev A 081603-H432-P1 Rev A 081603-H432-H-E2 Rev A 081603-H432-H-E3 Rev A 081603-H432-H-P2 Rev A
081603-L-E1 Rev B 081603-L-P1 Rev A 081603-L-E2 Rev B 081603-L-P2 Rev A 081603-L-H-E2 Rev A 081603-L-H-P2	081603-GAR01 081603-GAR02 081603-GAR03 081603-GAR04 081603-GAR05
081603-20-E1 Rev A 081603-20-P1 Rev A 081603-20-H-E1 Rev B 081603-20-H-P1 Rev B 081603-20-H-E2 Rev A 081603-20-H-P2	081603-GAR06 081603-SP01 081603-CP02 081603-BS01 081603-BS02 081603-CS01 081603-SUB01 081603-PS01
081603-30+E1 Rev A 081603-30+E2 Rev A 081603-30+P1 Rev A 081603-30+E3 Rev A 081603-30+E4 Rev A 081603-30+P2	ASA-532-DR-001 Rev D ASA-532-DR-002 Rev D ASA-532-DR-003 Rev B ASA-532-DR-004 Rev B
081603-30+-H-E1 Rev A 081603-30+-H-E2 Rev A 081603-30+-H-P1 Rev A 081603-30+-H-E3 Rev A 081603-30+-H-E4 Rev A 081603-30+-H-P2 Rev A	081603-40-E1 Rev A 081603-40-P1 Rev A 081603-40-H-E1 Rev A 081603-40-H-P1 Rev A
081603-B1-E1 081603-B1-E2 081603-B1-P1 081603-B1-P2 081603-B2-E1 081603-B2-E2 081603-B2-E3 081603-B2-P1 081603-B2-P2 081603-B3-E1 Rev A 081603-B3-P1 Rev A	

unless the Local Planning Authority otherwise first agrees in writing.

Reason: In the interest of proper planning and to ensure a satisfactory development of the site.

- 2 A schedule and/or samples of the facing materials for the development, informed by approved external materials drawing 081603-BEL-NL-07 Rev D, shall be submitted to and approved in writing by the Local Planning Authority before any external finishing takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.
Reason: To secure a satisfactory external appearance.
- 3 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees, plants or areas of turfing or seeding which, within a period of 3 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 first gives written consent to any variation.
Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.
- 4 The development shall be carried out in accordance with the approved hard and soft landscaping scheme illustrated on approved drawings ASA-532-DR-001 REV D, ASA-532-DR-002 REV D, ASA-532-DR-003 REV B, ASA-532-DR-004 REV B, unless otherwise first agreed in writing by the Local Planning Authority.
Reason: In the interests of amenity, biodiversity and to secure a satisfactory standard of landscaping.
- 5 The development shall be carried out in accordance with the approved boundary treatments illustrated on approved drawings 081603-BEL-NL-07 Rev D and ASA-532-DR-003 REV B, unless otherwise first agreed in writing by the Local Planning Authority.
Reason: To ensure that the development does not adversely affect the privacy and visual amenities enjoyed by adjacent occupiers and to ensure a satisfactory living environment within the development.
- 6 The development shall be carried out in accordance with the bird nesting and bat roosting features set out within the approved Bird Nesting and Bat Roosting Enhancements Report dated 21 August 2017 by GS Ecology. The features shall be installed prior to first occupation of each property and retained as such thereafter.
Reason: To ensure appropriate protection and enhancement of biodiversity and ecological potential.
- 7 The finished ground and floor levels after the completion of the development shall accord with the approved details illustrated on drawings 162801-003 Rev B and 162801-004 Rev B or shall accord with any alternative details that are first submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that the proposal is constructed at an acceptable level with regards to the surrounding area and does not increase flood risk.

- 8 The garage car spaces hereby permitted shall be kept available for the parking of motor vehicles at all times. The garages shall be solely for the benefit of the occupants of the dwelling of which it forms part and their visitors and for no other purpose and permanently retained as such thereafter.
Reason: To ensure that the development has adequate car parking facilities.
- 9 The scheme for parking, garaging and manoeuvring proposed for individual dwellings indicated on the approved plans shall be laid out prior to the initial occupation of the relevant dwelling and that area shall not thereafter be used for any other 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.
- 10 No street lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting which is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.
Reason: In the interest of visual amenity.

INFORMATIVE(S)

- 1 In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by;
- offering a pre-application advice service,
 - as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
 - by adhering to the requirements of the Planning & Sustainability Customer Charter.

In this instance the application was acceptable as submitted and no further assistance was required. The application was determined without delay.