

Contact: Toby Cowell DDI No. 01494 421695
App No : 17/05769/FUL App Type : FUL
Application for : Demolition of existing two dwellings and garages and erection of 2 x 6 bed detached dwellings with detached double garages
At The Spinney, Upper Icknield Way, Whiteleaf, Buckinghamshire, HP27 0LY
Date Received : 21/03/17 Applicant : Mr & Mrs S Ruck
Target date for decision: 16/05/17

1. **Summary**

- 1.1. Planning permission is sought for the demolition of the existing residential building and garages on site and erection of 2 x 6 bedroom detached dwellings with detached double garages.
- 1.2. The proposal constitutes inappropriate development in the Green Belt, however very special circumstances exist that mean the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. These considerations are that the proposed dwellings would amount to a lesser degree of harm to the openness of the Green Belt than the resultant level of lawful built development which could be achieved at the site.
- 1.3. Moreover, the proposal constitutes an acceptable development in the Chilterns AONB whilst preserving neighbouring amenity and providing an acceptable living environment for future occupants. In addition, the proposal would be unlikely to result in a demonstrable level of harm to an adjacent heritage asset (provided archaeological investigations and recordings be undertaken prior to the commencement of development). Likewise, no issues relating to highways or parking are apparent in this case.
- 1.4. The application is recommended for approval.

2. **The Application**

- 2.1. The application site consists of a detached building and a number of ancillary outbuildings situated within a fairly substantial plot to the immediate rear of the neighbouring property of Long Fortin. Access to the site is provided either side of Long Fortin's curtilage off Upper Icknield Way. The site is located to the north of Whiteleaf village centre within the Metropolitan Green Belt and the Chilterns Area of Outstanding Natural Beauty, together with being sited adjacent to an Archaeological Notification Site to the north, south and east. The site adjoins Whiteleaf Golf Course to the immediate north and east.
- 2.2. The application is accompanied by:
 - Existing site survey;
 - Proposed elevations and floor plans;
 - Proposed site plan;
 - Site location plan;
 - Planning Support Statement.
- 2.3. Amended plans were received on 30/10/2017. These plans reduced the footprint of the proposed dwellings.
- 2.4. From 16 October 2017 the emerging policies of the Wycombe District Local Plan (Regulation 19) Publication Version will also be material. The weight to be given to individual policies will be assessed in accordance with paragraph 216 of the NPPF.

- 2.5. Weight is of course a matter for the decision maker but the NPPF says at Para 216. 'From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:
- a) the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
 - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - c) the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).'

3. Working with the applicant/agent

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 agent was informed/ advised how the proposal did not accord with the development plan, that no material considerations were apparent to outweigh these matters and provided the opportunity to amend the application. The application is considered acceptable based on the amended plans submitted and is therefore recommended for approval. An extension of time for determination was agreed.

4. Relevant Planning History

- 4.1. 94/07004/FUL – Demolition of existing double garage and erection of new double garage – Permitted
- 4.2. 15/06439/CLP - Certificate of lawfulness for proposed construction of 2 x front porches, 1 x rear porch, a single storey rear extension and a detached outbuilding comprising a swimming pool, gym, sauna and associated changing room – Certificate granted and under implementation.
- 4.3. 15/07759/FUL - Householder application for construction of part single storey, part two storey side extension, fenestration & external alterations to existing building and alterations to existing ground levels to provide new terrace area to rear – Permitted
- 4.4. 16/05513/FUL - Construction of part single storey, part two storey side extension, fenestration & external alterations to existing building & alterations to ground levels to provide new terraced area to the rear and internally divide existing dwelling to provide 1 x 6 bed and 1 x 2 bed dwellings, parking and access – Permitted

5. Issues and Policy considerations

Principle of the development in the Green Belt and impact on the character and appearance of the Chilterns AONB

Adopted Local Plan (ALP): G3, H8, H9, GB2, GB5, GB7, L1;
Core Strategy Development Planning Document (CSDPD): CS2, CS3, CS9, CS17, CS19;
Housing Intensification Supplementary Planning Document (HISPD)
Residential Design Guidance Supplementary Planning Document;
Emerging Local Plan (Regulation 19) Publication Version: Policies CP1 (Sustainable Development), CP3 (Settlement Hierarchy), CP8 (Protecting the Green Belt), CP9 (Sense of Place), CP10 (Green Infrastructure and the Natural Environment), CP11 (Historic Environment), DM20 (Matters to be determined in accordance with the NPPF), DM30 (The Chilterns Area of Outstanding Natural Beauty), DM31 (Development Affecting the Historic

Environment), DM35 (Placemaking and Design Quality), DM42 (Managing Development in the Green Belt), DM43 (The Replacement or Extension of Dwellings in the Green Belt),

- 5.1. Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. In the case of this application, the site is located within Whiteleaf, a small village comprising linear development located in the Metropolitan Green Belt and Chilterns AONB.
- 5.2. As a consequence, such development for new housing must accord with Policies GB2 and GB5 of the Adopted Local Plan which sets out the Council's position for built development within the Green Belt. Policy GB5, which specifically relates to replacement dwellings, states that such proposals will not be permitted where the floorspace of the replacement dwelling would exceed that of the original dwelling by 50% or 120sqm, whichever is the smaller. Where the floorspace of the dwelling being replaced has already been extended by 50% or more, than the floorspace of the replacement dwelling must not exceed that of the existing dwelling.
- 5.3. The Council's definition of an 'original dwelling' is that which existed at the site on 1st July 1948 or, if the site was not developed at this time, the first building to be built on the site after this date. This is also consistent with the NPPF's definition of an 'original dwelling'.
- 5.4. However, Paragraph 89 of the NPPF states that local planning authorities should regard the construction of new dwellings in the Green Belt as inappropriate aside from a number of exceptions; one of which includes 'the replacement of a building, provided the building is in the same use and not materially larger than the one it replaces'.
- 5.5. Whilst it is noted that there is some discrepancy between Policy GB5 and the NPPF, it is considered that the policy is generally consistent with the aspirations of the NPPF and as a result it would still be reasonable to largely apply Policy GB5 in this case given that the dwelling had not previously been extended and the NPPF does allow for 'proportionate' additions to an original building in the Green Belt.
- 5.6. It would therefore seem reasonable to allow for a 50%, or 120sqm, increase in floorspace over and above the floorspace of the existing dwelling on site when considering proposals for replacement dwelling(s).
- 5.7. The agent has confirmed that the total floorspace of the existing dwelling on site, together with the outbuildings, comprises a total floorspace of 413.8sqm. It is also noted that permission was granted under Ref: 16/05513/FUL to extend and subdivide the dwelling into two properties which has been partially implemented. Following discussions with the Council, it has been concluded that the principle of constructing two dwellings would be considered acceptable in principle as they would replace two dwellings at the site.
- 5.8. Contrary to the agent's position, the Council has not previously accepted that the floorspace of outbuildings should be included within the floorspace of the original dwelling. Whilst it is noted that case law (Sevenoaks DC v SoS Dawe 1997) has indicated that outbuildings can be considered part of the floorspace of the dwelling, this does specify that outbuildings should be included within the floorspace of dwellings for every subsequent application. The onus is therefore upon the decision maker to determine whether it is reasonable to include outbuildings as part of the floorspace of a dwelling. In the case of this application, the substantial separation distance between the dwelling present on the site and the outbuildings would, in the Council's opinion, dictate that the outbuildings should not reasonably be considered as part of the dwellings existing floorspace.
- 5.9. With regards to the current application, the total floorspace of the proposed dwellings together with the outbuildings has been calculated to be 795.16sqm. This is significantly greater than the 413.8sqm of the existing dwelling on site (including the outbuildings), and even greater than the 339.6sqm of the existing dwelling in

isolation.

- 5.10. Whilst the Council is mindful that a 50% allowance applied to this figure would result in 509.4sqm which has the propensity to be deemed acceptable (albeit a greater increase than 120sqm), this would still be significantly less than the 696.16sqm (outbuildings excluded) proposed for the two new dwellings.
- 5.11. As a consequence, it is considered that the proposed development would be contrary to Policies GB2 and GB5 of the Adopted Local Plan together with Paragraph 89 of the NPPF by reason of constituting replacement buildings which are materially larger than those currently present on site.
- 5.12. Notwithstanding this however, it is accepted that arguing the outbuildings did not have an impact on the openness of the Green Belt and therefore should not be considered as part of this application would be flawed. Moreover, it is also noted that a Certificate of Lawfulness for a Proposed Development was granted in 2015 for various extensions together with a further outbuilding comprising a swimming pool and gym, which would further significantly increase the built form on site. Furthermore, planning permission was granted for additional extensions to the existing dwelling in 2015 which, if implemented, would have a further substantial impact on openness.
- 5.13. The total floorspace of the approved extensions to the existing dwelling on site comprises 188.7sqm with the total floorspace of the consented permitted development additions and outbuildings comprising 334sqm. Such a cumulative level of development spread across a greater extent of the site would, in the Council's opinion, have the propensity to constitute a greater impact upon the openness of the Green Belt than the current proposals which would be concentrated in a smaller portion of the application site.
- 5.14. Furthermore, the granting of consent in this case would allow for restrictive conditions to be imposed which would remove permitted development rights; thereby preventing the future occupants from constructing any further additions or outbuildings without the benefit of express planning permission.
- 5.15. Paragraph 87 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 88 continues by specifying that when considering planning applications, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations'.
- 5.16. In the case of this particular application, it is considered that the granting of consent for the two detached dwellings and outbuildings together with removing permitted development rights by way of condition would likely have a comparable, if not less harmful, impact upon the openness of the Green Belt than the level of built development which currently exists or which could be achieved at the site.
- 5.17. It is therefore considered that 'very special circumstances' are evident in this particular case which would render the proposed development acceptable from a Green Belt perspective as the other considerations would outweigh the harm.
- 5.18. It is also recognised that the site is located within the Chilterns AONB, the purpose of which is to conserve the natural beauty of the landscape. Policy CS17 of the Core Strategy, in addition to Policy L1 of the Local Plan both seek to provide a basis on which the Council can decide whether new development would contribute to conserving and enhancing the AONB so as not to have any detrimental impact upon it now and in the future.
- 5.19. Due to the application site being situated to the rear of Long Fortin with access to the site from Upper Icknield Way provides either side of Long Fortin's curtilage; the

proposed dwellings themselves would not be readily visible from within the context of the streetscene. Moreover, both dwellings would be sited significant distances from neighbouring dwellings with heavy screening noted as being present around the majority of the site's perimeter.

- 5.20. The design, scale and form of the dwellings are considered to be fairly traditional which would positively contribute to the character and appearance of the wider locality. The use of more traditional fenestration and detailing is noted for the front elevation of the dwellings with more modern fenestration, terraces and a substantial use of glazing noted for the rear elevations. Such a prospect is not considered to be unacceptable in this instance given that the rear elevations of the dwellings would unlikely be visible from outside of the application site.
- 5.21. Likewise, the design and form of the detached garages are considered to appear subservient and ancillary to the main dwellings with their design traditional, uncomplicated and reflective of the remainder of built development proposed within the site.
- 5.22. In light of the above, the proposed development is considered to be reflective of the traditional character and appearance of the wider locality and thereby preserves the special landscape qualities of the Chilterns AONB.

Impact of the development on historical asset

Adopted Local Plan (ALP): HE19;
Core Strategy Development Planning Document (CSDPD): CS17;
Housing Intensification Supplementary Planning Document (HISPD)
Residential Design Guidance Supplementary Planning Document;
Emerging Local Plan (Regulation 19) Publication Version: CP11 (Historic Environment), DM20 (Matters to be determined in accordance with the NPPF), DM31 (Development Affecting the Historic Environment),

- 5.23. It is noted that the site lies adjacent to an Archaeological Notification Site believed to contain the remains of a Saxon burial ground first discovered in c.1830. The County Archaeological Service was consulted on this particular application and was conscious that due to the age of the previous discovery, it is possible that further inhumations may be present within the curtilage of The Spinney. However, due to the proposed development generally following the footprint of the existing dwelling present at the site, they considered the potential harm to the heritage asset in question could be mitigated through an appropriately worded condition if planning permission were to be forthcoming.
- 5.24. In light of the comments received, it is considered that the proposed development would not conflict with point 3 of Policy HE19 of the Adopted Local Plan so long as provision is made for archaeological excavation and recording to be undertaken prior to the commencement of development.

Impact of the development on the residential amenities of the neighbouring dwellings

Adopted Local Plan (ALP): G3, G8;
Core Strategy Development Planning Document (CSDPD): CS19;
Residential Design Guidance Supplementary Planning Document;
Emerging Local Plan (Regulation 19) Publication Version: Policies CP1 (Sustainable Development), CP3 (Settlement Hierarchy), CP9 (Sense of Place), DM20 (Matters to be determined in accordance with the NPPF)

- 5.25. The front elevation of the proposed dwelling within 'Plot 1' would be sited approximately 46m from the rear building line of the neighbouring dwelling of Long Fortin with the front elevation of 'Plot 2' being sited approximately 45m from the same. In light of this separation distance, it is considered that the proposed development would not have any material impact upon the residential amenities of

the occupiers of Long Fortin.

- 5.26. It is also noted that the northern flank elevation of 'Plot 2' would be sited approximately 23m from the flank elevation of the adjoining neighbouring property of Compton to the north. Such a separation distance is also considered substantial enough to ensure that the amenities of the aforementioned neighbouring property would not be unduly impacted by the proposed development. It is also not considered reasonable or practical to require the first floor windows in the northern flank elevation of 'Plot 2' to be fitted with obscure glass by way of condition if planning permission were to be forthcoming.
- 5.27. There are no further neighbouring properties within close proximity that would be materially affected by the proposed development.

Living environment created for future occupiers

Adopted Local Plan (ALP): G3, G8, G12, T5, T6;
Core Strategy Development Planning Document (CSDPD): CS19;
Residential Design Guidance Supplementary Planning Document;
Emerging Local Plan (Regulation 19) Publication Version: Policies CP1 (Sustainable Development), CP3 (Settlement Hierarchy), CP9 (Sense of Place), DM20 (Matters to be determined in accordance with the NPPF)

- 5.28. In regard to the external space created for future occupiers, whilst the Council has no minimum size standards specifically relating to external space, The Council's Residential Design Guidance SPD suggests that more important than quantity is the quality of private amenity space and its usability. Amenity space should:
- Provide a reasonable degree of privacy;
 - Be accessed directly from the dwelling; and
 - Be of a suitable gradient, orientation and shape and freedom from excessive shade.
- 5.29. In the case of this application, the level of front and rear amenity provision proposed for both dwellings is considered to be substantial in size and commensurate to the size of the dwellings proposed without any potential to be overlooked by neighbouring properties.
- 5.30. It is also considered that the internal layout of both dwellings would likely constitute an improvement to the existing property present on site with a greater degree of legibility. Such proposals would therefore provide a higher standard of living for future occupants than the current arrangement and are considered acceptable from this standpoint.
- 5.31. Policy G12 of the Adopted Local Plan states that suitably located and appropriate facilities for storage, segregation and subsequent removal and/or disposal of rubbish and waste materials; i.e. bin stores, must be provided as an integral part of all development. In addition, provision for cycle should also be outlined for new residential development in accordance with Policies T5 and T6 of the Local Plan. Whilst no such provision has been identified within the submitted documentation, it is noted that there is sufficient access from the road to the spacious rear gardens of the proposed dwellings and therefore provision for waste storage/cycle parking could be reasonably accommodated within the site.
- 5.32. Concerns have been raised in regard to the potential impact upon the safety of future occupants of the dwellings given their proximity to the adjacent golf course and the knock on effect this could have for the viability of the golf course. However, it is noted that the rear elevation of the dwellings would be sited between approximately 56m (Plot 1) and 50m (Plot 2) from the existing site's rear boundary (also the location of the proposed rear terraces and traditional amenity area). This is considered a

sufficient distance to ensure that the safety of future occupants would not be unduly comprised by way of stray golf balls. Given that the rear building line of the existing property on site is sited approximately some 62m from the site's rear boundary, it is not considered that this modest encroachment towards the site's rear boundary would result in a greater level of impact upon the safety of future occupants.

Impact of the development on parking and highway safety

Adopted Local Plan (ALP): T2, Appendix 9;

Core Strategy Development Planning Document (CSDPD): CS20;

Buckinghamshire County Council Parking Guidance;

Emerging Local Plan (Regulation 19) Publication Version: Policies DM33 (Managing Carbon Emissions: Transport and Energy Generation), DM35 (Placemaking and Design Quality)

5.33. Upper Icknield Way is an unclassified residential road with a 30mph speed limit with no parking or waiting restrictions. Within the vicinity of the site there are no pedestrian walkways and no street lighting. The current site is withdrawn from the road and gains access to Upper Icknield Way through two long accessed around a neighbouring property which fronts the street.

5.34. The County Highways Authority do not consider that the proposed development would create a material increase in usage of these accesses which are proposed to serve one property each. Both properties also provide optimal manoeuvring within the site curtilage.

5.35. In accordance with the County Council's Countywide Parking Guidance policy document, the application site is located within Zone B with each dwelling comprising a total of 12(no) habitable rooms and 6(no) bedrooms. On this basis, it is suggested that a total of 3(no) parking spaces should be provided. It is apparent from the submitted information that this would could be substantially exceeded within both plots; 2 of which would be provided within the detached garages serving both dwellings.

5.36. As such the development will not have a detrimental impact upon highway safety and convenience and is therefore compliant with Policy T2 of the Adopted Local Plan together with Policy CS20 of the Core Strategy.

Infrastructure and Developer Contributions

Adopted Local Plan (ALP): G19;

Core Strategy Development Planning Document (CSDPD): CS20, CS21;

Developer Contribution Supplementary Planning Document (DCSPD)

Emerging Local Plan (Regulation 19) Publication Version: Policies CP7 (Delivering the Infrastructure to Support Growth)

5.37. The proposal is for two new dwellings and is therefore liable for CIL. There are no other infrastructure implications of the development other than those covered by CIL.

Building sustainability

Core Strategy Development Planning Document (CSDPD): CS18 (Waste, natural resources and pollution)

DSA: DM18 (Carbon reduction and water efficiency)

Living within our limits SPD

Emerging Local Plan (Regulation 19) Publication Version: Policies DM33 (Managing Carbon Emissions: Transport and Energy Generation)

5.38. Following the Adoption of the Delivery and Site Allocations Plan (July 2013) and in particular policy DM18 (Carbon Reduction and Water Efficiency) it would have normally been considered necessary to impose a condition to secure the required 15% reduction in carbon emissions as well as reducing future demand for water associated with the proposed dwellings. However, this was superseded in October 2016 by ministerial policy to transfer the issue to Building Regs. It is considered

necessary to condition the water efficiency only. This matter can be adequately secured by a planning condition.

6. Weighing and balancing of issues – overall assessment

- 6.1. This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 6.2. In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:
 - (a) Provision of the development plan insofar as they are material,
 - (b) Any local finance considerations, so far as they are material to the application (in this case, CIL), and,
 - (c) Any other material considerations
- 6.3. The proposal constitutes inappropriate development in the Green Belt, however very special circumstances exist that mean the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. These considerations are that the proposed dwellings would amount to a lesser degree of harm to the openness of the Green Belt than the resultant level of lawful built development which could be achieved at the site.
- 6.4. Moreover, the proposal constitutes an acceptable development in the Chilterns AONB whilst preserving neighbouring amenity and providing an acceptable living environment for future occupants. In addition, the proposal would be unlikely to result in a demonstrable level of harm to an adjacent heritage asset (provided archaeological investigations and recordings be undertaken prior to the commencement of development). Likewise, no issues relating to highways or parking are apparent in this case.

Conclusion and Recommendation

- 6.5. Having regard to the NFFP planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF as a whole. Although demonstrable harm to the Green Belt has been identified it is concluded that very special circumstances (VSC) exist in this instance such that planning permission ought to be granted.

Recommendation: Application Permitted

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).
- 2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers 1952-PL100A, 1952-PL101A, 1952-PL102A and 01.1 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.

- 3 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of the materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority before any work to the external finish of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.
Reason: To secure a satisfactory external appearance.
- 4 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of all surfacing materials shall be submitted to and approved in writing by the Local Planning Authority before any work to the finished surfaces of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.
Reason: To secure a satisfactory appearance.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order), no development falling within Classes A, B and E of Part 1 of Schedule 2 shall be carried out without the prior, express planning permission of the Local Planning Authority.
Reason: In order that the Local Planning Authority can properly consider the effect of any future proposals on the character and amenity of the locality.
- 6 The development hereby permitted, shall be designed and constructed to meet a water efficiency standard of 110 litres per head per day.
Reason: In the interests of water efficiency as required by Policy CS18 of the Adopted Core Strategy and Policy DM 18 of the Adopted Delivery and Site Allocations Plan (July 2013).
- 7 Prior to occupation of the development space shall be laid out within the site for parking for four cars and manoeuvring per plot, 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.
- 8 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 a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. The archaeological investigation should be undertaken by a professional qualified archaeologist working to a brief issued by Buckinghamshire County Council Archaeological Service and take the form of a Watching Brief.
Reason: To protect and conserve the historic environment.

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 agent was informed/ advised how the proposal did not accord with the development plan, that no material considerations were apparent to outweigh these matters and provided the opportunity to amend the application. The application was considered acceptable based on the amended plans submitted and recommended for approval. An extension of time for determination was agreed.

- 2 It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.
- 3 The archaeological investigation should be undertaken by a professional qualified archaeologist working to a brief issued by Buckinghamshire County Council Archaeological Service and take the form of a Watching Brief. For further information on the Historic Environment Record and procedures relating to archaeology and development (including service specifications and charges) please refer to the County Council's website under Archaeology:

<http://www.buckscc.gov.uk/bcc/archaeology/Archaeology.page>