

Contact: Emma Crotty DDI No. 01494 421822

App No : 18/07066/FUL App Type : FUL

Application for : Erection of 4 x 3 bed semi-detached dwellings, 2 x 1 bed and 4 x 2 bed flats, formation of new access, parking bays, external bin stores, landscaping and associated works, together with change of use of land from hotel (use class C1) to residential (use class C3)

At Land Rear of Clifton Lodge Hotel, 210 West Wycombe Road, High Wycombe, Buckinghamshire

Date Received : 06/08/18 Applicant : Esant Limited

Target date for decision: 05/11/18

1. **Summary**

- 1.1. Permission is sought for the erection of two pairs of 3-bed semi-detached houses and a block of 6 flats.
- 1.2. The scheme would extend (and be accessed from) Temple Side Gardens and would be located between properties on the northern side of West Wycombe Road and the railway line.
- 1.3. The proposal is considered to be acceptable with regards to its impact on the character and appearance of the area, highway conditions and residential amenities.
- 1.4. The scheme would result in the requirement for one home to be provided for affordable home ownership. This would need to be secured by a planning obligation and the applicant is in the process of making this undertaking.
- 1.5. On this basis, the planning officer recommends to Planning Committee that a 'minded to grant' decision is made, to defer for a planning obligation to secure one unit for affordable home ownership.

2. **The Application**

- 2.1. Permission is sought for the erection of 2 pairs of semi-detached, 3 bedroom houses and a block of 6 flats, on land formerly part of the amenity space to the rear of Clifton Lodge Hotel on West Wycombe Road. The site is bound to the south by the hotel, to the north by the railway line (with residential properties beyond), to the west by rear gardens serving properties on West Wycombe Road; properties within Temple Side Gardens are located to the east.
- 2.2. The new development would be accessed from Temple Side Gardens, a residential cul-de-sac serving a small number of houses and flats. The existing Temple Side Gardens highway would be extended westwards, to the rear of properties along West Wycombe Road, resulting in a continuation of the back-to-back residential development in the area.
- 2.3. The houses would consist of three storeys, although given the difference in land levels, the properties would appear two storeys from the front elevation and the basement levels would be naturally lit at the rear.
- 2.4. Similarly, the block of flats would be three levels, with the basement level naturally lit at the rear.
- 2.5. The houses and flats have been designed to be in keeping with the existing properties on Temple Side Gardens. They would all sit under hipped pitched roofs,

- with similar eaves and ridge heights, windows breaking through the eaves of similar proportions and projecting gables of a similar size and style.
- 2.6. Each dwellinghouse would be served by side access to the rear gardens and plans show bins can be stored at the side of the properties, on level ground with the highway.
 - 2.7. The block of flats would consist of 2 x 1 bed units and 4 x 2 bed units. All flats would be served by balconies or patio areas to the rear (south facing). All units, with the exception of the basement units, would be served by windows on three sides; the basement units would be lit via windows to the rear and side. All units could be accessed from a door in the front elevation. There would also be a door in the rear elevation, providing access to the communal amenity space.
 - 2.8. The flats would benefit from a cycle store for 8 bicycles to the front and separate bin store.
 - 2.9. 17 parking spaces are shown to be provided throughout the development. Whilst none are shown to be allocated, two parking spaces are located in front of each dwellinghouse, which naturally would become the likely parking spaces to serve these units.
 - 2.10. A TPO'd ash on the west boundary line is proposed to be removed to enable the development. A number of soft landscaped areas are shown throughout the development, including at the front, with plans indicating that these areas could support larger species of plants (i.e. trees etc.).
 - 2.11. The application is accompanied by:
 - a) Design and Access Statement
 - b) Transport Assessment
 - c) Daylight/Sunlight assessment
 - d) Part G Assessment Sustainability Statement
 - e) Phase 1 Habitat Survey
 - f) Statement of Community Involvement
 - g) Noise and Vibration Assessment
 - h) Flood Risk Assessment
 - i) Tree Survey and Impact Assessment
 - 2.12. Amended plans and additional information was received during the course of the application, to overcome concerns raised by the Local Planning Authority/ consultees.
 - 2.13. The applicant has carried out a community consultation exercise which has included an exhibition, leafleting around 100 local homes and the displaying of posers. The Council has also widely 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 paragraph 38 of the NPPF Wycombe District Council (WDC) approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments. WDC work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
- 3.2. In this instance the applicant was provided with pre-application advice and the applicant/agent was updated of any issues after the initial site visit.

4. Relevant Planning History

- 4.1. There is no planning history for the application site. However, nearby applications include:

4.2. Latest relevant application at Clifton Lodge Hotel:
09/07432/FUL- Change of use from offices to annexe accommodation for Clifton Lodge Hotel (retrospective). Permitted.

4.3. Latest relevant application at nearby land:

08/07415/FUL- Demolition of 216 West Wycombe Road and erection of 2 x 3 bed semi-detached dwellings and 1 block comprising of 9 x 2 bed flats. Refused and dismissed at Appeal.

Dismissed by reason of:

- Lack of high standard of design and harm to character and appearance of area.
- Materially affect the free flow of traffic and highway safety.
- Lack of amenity areas for a number of the flats
- Unsatisfactory arrangements for the collection of waste
- Lack of a legal agreement to secure developer contributions

Permission for Temple Side Gardens:

07/07817/FUL- Demolition of 194,196 and 198 and erection of 23 dwellings comprising 4 pairs of 3-bed semi-detached dwellings, 1 terrace of 3 x 3-bed dwellings, one block of 7 x 2-bed flats and one block of 5 x 1-bed flats with associated parking. Permitted and implemented.

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)

New Local Plan (Submission Version): CP1 (Sustainable Development), CP3 (Settlement Hierarchy), CP4 (Delivering Homes), DM32 (Accessible locations, sustainable transport and parking)

5.1. The site is in an existing residential area where the principle of residential development is accepted.

Affordable Housing and Housing Mix

ALP: H9 (Creating balanced communities)

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

New Local Plan (Submission Version): DM22 (Housing Mix), DM24 (Affordable Housing), Planning Obligations Supplementary Planning Document (POSPD)

5.2. Local planning policy in relation to affordable housing consists of:

- Core Strategy Policy CS13: Affordable Housing and Housing Mix:

5.3. This policy includes a threshold of 15 dwellings in the urban areas of High Wycombe, Marlow and Princes Risborough and 5 or more in the rest of the District. At least 40% of the 'bedspaces' for greenfield sites or sites last used for employment or a similar sui generis use and 30% of the 'bedspaces' for all other sites.

- Emerging policy as set out in the Proposed Main Modifications to the regulation 19 publication version of the Wycombe District Local Plan (submitted - March

2018):

- 5.4. The new Local Plan (Policy DM24) sets a threshold of 10 dwellings for all of the District outside the Chilterns AONB. This threshold was based on 'floor space' (in the publication version of the emerging Local Plan). However, the Main Modifications version, which is currently out for consultation, proposes an amendment of this to number of units (and a requirement of 48% of units to be affordable on greenfield and business sites, 35% on all other sites).
- 5.5. The NPPF, states at para 64. "Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups." The policy continues to specify exemptions to this policy:
 - a) Provides solely for Build to Rent homes;
 - b) Provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);
 - c) Is proposed to be developed by people who wish to build or commission their own homes; or
 - d) Is exclusively for affordable housing, an entry-level exception site or a rural exception site.
- 5.6. It is considered that none of the exemptions apply to this development.
- 5.7. A development of this size does not trigger adopted local planning policy thresholds for affordable housing and therefore there is not a requirement to provide 30% / 40% affordable housing, as per local plan policy (therefore this is not a departure from local planning policy). Whilst the emerging plan policy may require this, limited weight can be given to this requirement presently, as per NPPF policy 48. For clarity, this states:

"48. Local planning authorities may give weight to relevant policies in emerging plans according to:

 - a) The stage of preparation of the emerging plan (the more advanced its 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 this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)."
- 5.8. Given that the (amended) policy is still subject to public consultation, it is not considered substantial weight can be given to this policy.
- 5.9. Therefore following paragraph 64 of the NPPF it is considered that at least one unit in this scheme should be provided for affordable home ownership.
- 5.10. The applicant has agreed to provide 1 x 2 bed flat as a unit for affordable home ownership and is in the process of making and agreeing a legal agreement to secure this.

Transport matters and parking

ALP: T2 (On – site parking and servicing), T4 (Pedestrian movement and provision), T5 and T6 (Cycling), T13 (Traffic management and calming),

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

DSA: DM2 (Transport requirements of development sites)

New Local Plan (Submission Version): CP7 (Delivering the infrastructure to support growth), DM32 (Accessible locations, sustainable transport and parking)

- 5.11. The site is located in Residential parking zone A. 17 parking spaces are identified in the scheme. According to the Buckinghamshire Countywide Parking Standards, 14 car parking spaces would be required for a development of this size. An additional three spaces are shown to be provided. This over-provision is considered acceptable particularly given that it has been raised that there are parking difficulties in the area.
- 5.12. The County Highways Authority has been consulted on the application. It is satisfied that the additional vehicle movements generated by the development could be accommodated on the local highway network, and it is noted that waiting restrictions at the junction of Templeside Gardens with A40 are in the process of being implemented, to protect intervisibility at this junction (this is an existing issue, albeit the issue at this junction could have been exacerbated by the development).
- 5.13. It is also considered that sufficient on-site turning space would be available for large turning vehicles, such as bin lorries.
- 5.14. Cycle storage is shown for the flats at the same level as the highway - the bike store could accommodate 8 bicycles. Sheds are also shown to the rear of the dwellinghouses which could accommodate bikes.
- 5.15. It is noted that there are concerns by local residents that vehicles would be unable to pass easily on Templeside Gardens, especially when the visitor bays are in use. This is an existing situation that is managed. The development should not need to utilise these parking bays (which are noted to be on a private road in any case), especially given that there would be over-provision on the site. There is also considered to be a clear line of sight, at least eastwards, to allow vehicles to assess the situation early and vehicles turning the corner from the entrance of Templeside Gardens should take this slowly in any case, given the reduced visibility around the corner. Therefore it is not considered the development would significantly worsen this existing situation, to the detriment of highway safety or inconvenience.
- 5.16. Similarly, concern is raised that Templeside Gardens is lacking a footpath in part, and therefore the scheme, by increasing the frequency of use of this highway, would be detrimental to highway (and pedestrian) safety and inconvenience. This concern is acknowledged. The additional trip rate is predicted to be 40 additional vehicles daily. It is also noted that the scheme would likely result in additional pedestrians using this stretch of highway (70m) without a footpath. This weighs against the development, but given the number of additional trips, likely frequency and length of affected roadway, this weight is limited.

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 Amenities), G10 (Landscaping), G11 (Trees), G26 (Designing for safer communities), Appendix 1

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

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

New Local Plan (Submission Version): CP8 (Sense of place), DM33 (Delivering green infrastructure in development), DM34 (Placemaking and design quality)

- 5.17. The scheme has been amended so that it is now considered to better reflect the style design characteristics and layout of the nearby Templeside Gardens, utilising the topography of the site in a similar fashion. The properties are laid out with separation distances of over 1.6m each and bin and cycle storage areas are shown, along with several areas for soft landscaping, including to the front. This would help soften the appearance of the development,

- 5.18. It is unfortunate plans show the removal of a TPO'd tree. This was one of a pair of trees to the rear that were TPO'd, one of which has already been removed. The arboricultural assessment submitted stated that the condition of the tree is poor and it suffers from an ash dieback disease, common in the area. The Council's Arboricultural Officer has also assessed the tree. Whilst it was unclear whether or not the tree has got this Ash disease, it is considered likely that if it does not, it would likely succumb to it in the future. In order to mitigate for the loss of this tree, the applicant is proposing the inclusion of a number of trees throughout the site, including to the front. Whilst tree pits may be needed in some cases, the size of the soft landscaped areas are considered to be sufficient to give this mitigation planting a reasonable chance of survival. It would be reasonable to condition details of landscaping, including tree pits, and their retention until established (usually 5 years).

Amenity of existing and future residents

ALP: G8 (Detailed design guidance and local amenity), H19 (Residents amenity space and gardens) Appendix 1

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

Housing intensification SPD

New Local Plan (Submission Version): DM34 (Placemaking and design quality), DM38 (Internal space standards)

- 5.19. Both the flat and house units proposed are considered to be of a reasonable size and layout. All the flats, with the exception of the basement flats, would be triple aspect. The basement units would be served by windows at the rear and an additional window on the side. All units would be served by south facing amenity spaces of sufficient size and it is noted that the block of flats would also be served by communal amenity space of an appropriate size, aspect and level of privacy.
- 5.20. The scheme is considered to be able to take into account 'designing out crime' principles, but it is considered reasonable to condition that details of these are submitted and implemented.
- 5.21. The scheme is also considered to provide sufficient car parking, cycle storage and bin storage.
- 5.22. Considering the amenities of neighbouring properties, whilst it is noted that the proposal would result in development projecting further back towards West Wycombe Road, than the rear of the neighbouring property on Templeside Gardens, the proposal would comply with the 45 degree light angle guidance and would be located at least 1.6m from this boundary line. Therefore the scheme is not considered to have a detrimental impact on the light levels serving this neighbouring property, nor would it be detrimentally overbearing or result in a detrimental impact on the privacy levels enjoyed by this neighbour, although it would be reasonable to condition side windows are obscurely glazed and top-light opening only.

The proposed buildings are also considered to be an acceptable with regards to privacy and overlooking with regards to other neighbour properties also, including the hotel and comply with the Council's back-to-back distance Standards.

- 5.23. It is noted objections have been raised in relation to the impact of the scheme on the character of Templeside Gardens and the amenities of residents living in this small development, given that it is a quiet cul-de-sac and as such it enables children to play in the road and street parties to be held. This is not a characteristic that can be protected by planning policy.

Environmental issues

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

CSDPD: CS18 (Waste, natural resources and pollution)

- 5.24. The site is alongside the railway line and therefore, there will be some noise and vibration disturbance as a result. However the applicant has submitted a report to demonstrate that these could be managed by appropriate building practices, so as to reduce these impacts to an appropriate level. It is reasonable to condition that these are incorporated into the scheme.
- 5.25. The Environmental Health Officer has also commented that the scheme is nearby to the Air Quality Management Area of West Wycombe Road. Therefore it is recommended that all 17 parking spaces benefit from electric charging points. No charging points are shown however and, while it is recommended that the EHO's advice is followed as best practice, there is no policy requirement for these charging points to be provided.
- 5.26. The proposed bin storage area is considered to be of a sufficient size and in an appropriate, convenient location. The design/security features of the bin store are unclear however, but this could be dealt with by condition.
- 5.27. There is no information on proposed exterior lighting for the development. This would require a formal planning application however.

Flooding and drainage

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

DSA: DM17 (Planning for flood risk management)

New Local Plan (Submission Version): DM39 (Managing Flood Risk and Sustainable Drainage Systems)

- 5.28. The LLFA is content with the tanked permeable paving solution proposed by the applicant to attenuate water on site before discharging via an outfall to the public surface water sewer at a restricted rate of 1 l/s. Permeable paving will provide benefits of water quality and water quantity management. The applicant proposes to make a connection to the surface water sewer within West Wycombe Road, and permission to utilise this network from Thames Water has been provided in support of this application. However, further detailed information is requested (through a post-decision condition), to demonstrate that the proposed drainage system is sufficient (and that infiltration is not possible, otherwise this should be reflected in the drainage scheme). Furthermore, additional investigation is required to demonstrate that the proposed scheme sufficiently takes into account surface water flooding risks and if not, should require resistance and resilience methods to be utilised. It is considered that these issues can reasonably be dealt with through conditions.

Ecology

CSDPD: CS17 (Environmental assets)

DSA: DM13 (Conservation and enhancement of sites, habitats and species of biodiversity and geodiversity importance), DM14 (Biodiversity in development)

New Local Plan (Submission Version): DM34 (Delivering Green Infrastructure and Biodiversity in Development)

- 5.29. A Phase 1 Habitat Survey has been submitted which states no bats or any other protected wildlife were found to be present on the site. However some recommendations were made in the reports to bring about biodiversity improvements.

Building sustainability

CSDPD: CS18 (Waste, natural resources and pollution)

DSA: DM18 (Carbon reduction and water efficiency)

New Local Plan (Submission Version): DM41 (Optional Technical Standards for Building Regulations Approval)

- 5.30. 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

previously been 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 dwelling. However, this issue has since transferred to Building Regulations and it is only considered necessary to condition water usage. The submitted Part G Assessment states that a water rate of 105 litres/person/day could be achieved, which exceeds standards.

Infrastructure and Developer Contributions

CSDPD: CS21 (Contribution of development to community infrastructure)

DSA: DM19 (Infrastructure and delivery)

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

- 5.31. The development is a type of development where CIL would be chargeable.
- 5.32. It is considered that there would not be other types of infrastructure that will be put under unacceptable pressure by the development to justify financial contributions or the direct provision of infrastructure. However, the development is one that is considered to require affordable housing, as per the NPPF.
- 5.33. The Planning Obligations SPD sets out the Local planning Authority's approach to when planning obligations are to be used in new developments.
- 5.34. As stated above, the applicant has agreed to enter into a legal agreement to secure a unit for affordable home ownership.

Weighing and balancing of issues – overall assessment

- 5.35. This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations to reach a conclusion on the application.
- 5.36. 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)
 - c) Any other material considerations
- 5.37. The scheme is considered to be well designed and in keeping with the character and appearance of the area. It takes into account the slope of the site and nearby residential properties ensuring acceptable levels of residential amenity for future residents and neighbours. There would be an over-provision of parking compared with County Standards, but it is considered the additional spaces can be justified in this area. The scheme would result in one unit for affordable home ownership which is of some weight.
- 5.38. Whilst it is recognised that the scheme would result in the removal of a TPO'd tree, this is reported to be in poor condition and replacement planting is proposed to mitigate for the loss.
- 5.39. The scheme would result in more vehicles using Templeside Gardens. It is noted the estate does not benefit from a footpath in places and, if visitors park on the highway, would result in narrow/ reduced passing places. Furthermore, the junction with West Wycombe Road is often difficult (and dangerous) due to poor parking of vehicles close to this junction. However, the increase in trip rate using this highway is considered to be such that it would not put highway users including pedestrians at a significantly greater risk and proposed improvements to the junction (to related to this scheme) are noted.

5.40. Objections to the scheme by neighbours and other interested parties have been noted. Planning matters have been taken into consideration, but it is judged that the scheme would be acceptable and comply with planning policy. A number of non-planning matters were also raised, such as upkeep/ damage of private road. These are considered to be civil matters or controlled by non-planning legislation and do not form part of the consideration process for planning applications.

5.41. In summary the scheme is considered acceptable and complies with planning policy.

6. Other matters

Equalities Act Duties

6.1. Local Planning Authorities, when making decisions of a strategic nature, must have due regard, through the Equalities Act, to reducing the inequalities which may result from socio-economic disadvantage. In this instance, it is not considered that this proposal would disadvantage any sector of society to a harmful extent.

Recommendation: Minded to grant permission subject to completion of a Planning Obligation or other agreement

That the Head of Planning and Sustainability be given delegated authority to grant Conditional Permission provided that a Planning Obligation is made to secure the following matters:

01 provision of a unit for affordable home ownership

or to refuse planning permission if an Obligation cannot be secured

It is anticipated that any permission would be subject to the following conditions:

- 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 01/D; 19717CV-01; 02/E; 11/C; 10/C; 03/C; 12/D; 4/F; 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 Drawings of the site identifying the following shall be submitted to and approved in writing by the Local Planning Authority before any construction works take place;

- a) Existing ground levels on site (spot heights) including a datum point that is located off site. Levels should be Above Ordnance Datum (AOD).
- b) The level of the road outside the site. (AOD).
- c) The proposed levels on site following completion of the development (for each existing height a proposed height should be identified).
- d) The location and type of any retaining structures needed to support ground level changes.
- e) The Finished Floor Level for every building that is proposed.
- f) Cross sections within the site taken up to the site boundaries. The information supplied should clearly identify if land levels are being raised or lowered.
- g) In the case of residential development, sections showing the level of the proposed garden(s) and retaining structures.

The development shall be carried out only in accordance with the approved details.

Reason: To ensure that the work is carried out at suitable levels in relation to adjoining properties and highways.

- 6 The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted 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.

- 7 A scheme to protect the proposed development from traffic noise from West Wycombe Road and noise and vibration from the railway and shall be implemented before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing. The scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the standards in BS 8233:2014 for the appropriate time period. Unless otherwise agreed in writing with the Local Planning Authority it shall be assumed that the existing noise level at the façades of the proposed development is 72dB LAeq16 hour and 66dB LAeq, 8 hour. The scheme shall include mechanical ventilation to meet the requirements of the Noise Insulation Regulations 1975 as amended 1988.

Reason: To protect the occupants of the new development from noise and vibration disturbance

- 8 Development shall not begin until a "whole-life" maintenance plan for the site has been submitted to and approved in writing by the local planning authority. The plan shall set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component) during and following construction, with details of who is to be responsible for carrying out the maintenance. The plan shall subsequently be implemented in accordance with the approved details.

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

- 9 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Assessment of SuDS components as listed in the CIRIA SuDS Manual (C753) and provide justification for exclusion if necessary, demonstrating that water quality, ecological and amenity benefits have been considered
- Ground investigations including:
- Infiltration in accordance with BRE365
- Groundwater level monitoring over the winter period

- Subject to infiltration being inviable, the applicant shall demonstrate that an alternative means of surface water disposal is practicable subject to the hierarchy listed in the informative below.
- Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.
- Full construction details of all SuDS and drainage components
- Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components
- Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration of flow direction
- Details of flood resistance and resilience measures to alleviate the risk of flooding from existing sources

Reason: The reason for this pre-start condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

- 10 A fully detailed landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority before any development, above damp proof course, takes place.

The scheme shall include provision for

- * Additional planting to compensate for the loss of some of the existing trees
- * Native trees to reflect the rural context of the site
- * Tree pit design if appropriate

The development shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.

- 11 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.

- 12 The development shall take place in accordance with the arboricultural method statement (AMS) and tree protection plan submitted as part of the planning application. Any permitted works, Construction Exclusion Zone, and other works which are specified in the AMS will take place under the supervision of a retained arboricultural specialist. A single page report and photographic record showing the supervised works will be submitted to the Local Planning Authority within 7 days of each supervised event which will result in a certificate being issued by the planning authority upon completion.

Reason: To ensure that the retained trees, shrubs and hedgerows are not damaged during the construction process and in the long term interests of local amenity value.

- 13 Windows to be inserted into the side flanks of the building shall be obscurely glazed and non-opening to height of 1.7m above finished floor level. No further windows, doors or openings of any kind shall be inserted in the flank elevations of the development hereby permitted without the prior, express planning permission of the Local Planning Authority.

Reason: To safeguard the privacy of occupiers of the adjoining properties.

- 14 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 DM18 of the Adopted Delivery and Site Allocations Plan (July 2013).

- 15 Details of all screen and boundary walls, fences and any other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. This includes boundaries to private amenity spaces. The development shall thereafter only be carried out in accordance with the approved details and the buildings hereby approved shall not be occupied until the details have been fully implemented. The screen and boundary walls, fences and any other means of enclosure which are part of the approved scheme shall thereafter be retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not adversely affect the privacy and visual amenities at present enjoyed by the occupiers of neighbouring properties, and to ensure a satisfactory environment within the development and in the interests of crime prevention.

- 16 Cycle storage details for the flats shall be submitted and approved in writing by the Local Planning Authority before any works above damp-proof course takes place. The approved details shall be installed prior to occupation and thereafter the facilities shall be permanently retained, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure the continued provision of cycle parking and waste storage and in the interests of the amenities of the occupiers and adjacent residents.

- 17 Details of facilities to be provided for the storage of refuse bins for the flats shall be submitted to and approved in writing by the Local Planning Authority before any works above damp-proof course takes place. The facilities shall be provided in accordance with the approved details before the development that they relate to is first occupied and thereafter the facilities shall be permanently retained.

Reason: To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents.

INFORMATIVE(S)

- 1 In accordance with paragraph 38 of the NPPF Wycombe District Council (WDC) approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments. WDC work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.

In this instance pre-application advice was given and concerns raised following the site visit were shared with the applicant.

- 2 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

- 3 The attention of the applicant is drawn to the requirements of section 60 of the control of pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application under Section 61 of the Act, for prior consent to the works, can be made to the environmental Services Division of the Council.

- 4 To comply with paragraph 080 of the Planning Practice Guidance (PPG) 'the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:
- into the ground (infiltration);
 - to a surface water body;
 - to a surface water sewer, highway drain, or another drainage system;
 - to a combined sewer.'