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App No : 17/08464/R9OUT App Type : R9OUT

Application for : Outline application (including details of access) for erection of a 6 storey residential scheme for 68 units with associated parking provision and highways works.

At West Site, Former Compair Works, Bellfield Road, High Wycombe, Buckinghamshire

Date Received : 05/01/18 Applicant : Wycombe District Council Major Projects & Estates

Target date for decision: 06/04/18

1. **Summary**

- 1.1. Taken on balance the proposal is considered to represent an acceptable form of development. As set out in the report it is considered that the proposed development would over provide in respect of some aspects of the development plan (planning benefits) and under provide in respect of others.
- 1.2. In terms of benefits the site would:
 - a) Set parameters for the delivery of up to 68 new residential units on the site. The exact layout and design to be reserved for future consideration.
 - b) Contribute towards the Council's five year housing land supply.
 - c) Set the framework for the delivery of private open space; including the provision of children's play.
 - d) In combination with the Ashwells site, deliver above policy level affordable housing in quantitative terms.
 - e) Set the parameters for ensuring that the amenities of neighbouring dwellings can be protected in accordance with the Council's Residential Design Standards.
 - f) Improve the access to the site for future residents of the development and improve access to the PRow network for existing residents in the area.
 - g) Secure the early delivery of the adjacent employment land.
 - h) Deliver economic and social benefits from the construction process and the creation of new communities.
 - i) Pay into the CIL fund to secure wider infrastructure improvements.
- 1.3. In terms of negatives the site would:
 - a) Not deliver any market or intermediate housing to balance the tenure mix on the site.
 - b) Result in the loss of an area of employment land. Although, this would be mitigated by securing employment land on Cressex Island.
- 1.4. On balance, the positive aspects of the proposal are considered to clearly outweigh the negatives and on this basis planning permission should be granted.
- 1.5. The development proposal is considered to accord with Development Plan, emerging policy and NPPF. Where there are negative aspects to the proposal these are considered to be outweighed by the positives when considering the Development Plan and all other material considerations taken as a whole. On balance, it is considered that subject to suitable conditions and legal agreement planning permission should be granted.

2. The Application

- 2.1. The site is located within Bellfield Road Employment Area. The western part of the site comprises steeply sloping ground and is designated as a biological/geological notification site (High Wycombe Pit), it is described as a disused quarry and notable for its exposed chalk face. Wrapping around the site to the south and west is a public footpath (HWU/26/1).
- 2.2. The development site is located on the Western side of the Hughenden Quarter and is accessed from Bellfield Road. It is circa 0.436 hectares (2.5 acres) in area and is currently used for the open storage of vehicles. The site is located on a relatively flat plateau of land cut into the hillside. The land to the east is some 2/3 metres lower and has recently been developed (currently being occupied) as an extra care facility. The building ranges in height from 2 to 7 storeys. The land to the west of the site slopes upward steeply towards Gandon Vale. The properties located on land to the west are cut into the hillside; many are split level. The escarpment is traversed by a public footpath, which gives views down on to the application site. To the north of the site is an area of vacant land, which is currently the subject of a separate but conjoined application for 12 business units (ref: 18/05323/R9FUL). To the south of the site are a number of light industrial units, a recently constructed public house and Morrison's supermarket. The area has a mixed commercial and residential character.
- 2.3. The application is in outline form with all matters reserved save for site access. Outline planning permission is sought for 68 units of residential accommodation¹. The illustrative plans, whilst not definitive as to the final design, indicate that the building comprises 6 storeys set out in a 'U' shape with an inner court yard. The building is served by two stair cores. Each stair core (with lift) would serve 6 apartments per floor accessed off an elevated deck. Balconies of between 9 and 16sqm are indicated for each flat with additional communal roof top space. Given the constrained nature of the site the illustrative plans are considered to give a good indication of what is likely to be delivered on the site.
- 2.4. Alongside the planning application an agreement under S106 of the Town and Country Planning Act is being negotiated.
- 2.5. The application was amended during the course of its determination in the following ways:
 - a) Alterations to the site area.
 - b) Inclusion of additional landscaping.
 - c) Inclusion of a site access, which had previously been assessed under a separate application.
 - d) The inclusion of an outline drainage strategy to address the Lead Local Flood Authority's (LLFA) concerns.
 - e) The inclusion of additional land contamination information to address the Environment Agency and Environmental Health Officer's concerns.
 - f) Revisions to the affordable housing strategy.
- 2.6. The application is accompanied by:
 - a) Statement of Community Involvement prepared by Savills;
 - b) Heritage Statement prepared by Savills;
 - c) Design and Access Statement prepared by Pick Everard;
 - d) Air Quality Assessment prepared by Pick Everard;
 - e) Noise Impact Assessment prepared by Spectrum Acoustic Consultants;
 - f) Arboricultural Impact Assessment prepared by Hayden's Arboricultural Consultants;
 - g) Phase 1 Geo-Environmental Survey prepared by Pick Everard & supplementary Geo-Environmental Investigation (dated May 2019);

¹ 32 x 1bed/2 person units; 24 x 2 bed/4 person units; and, 2 x 3 bed/4person units.

- h) Appendix B Historic Maps prepared by Pick Everard;
- i) Phase 2 Ground Investigation prepared by Pick Everard;
- j) Transport Assessment prepared by Odyssey;
- k) Delivery and Servicing Plan prepared by Odyssey;
- l) Construction Traffic Management Plan prepared by Odyssey;
- m) Ecology Statement prepared by Grassroots Ecology;
- n) Flood Risk Assessment prepared by Pick Everard;
- o) Sustainable Drainage Statement prepared by Pick Everard; and,
- p) Building Services and Sustainability Stage 2 Report prepared by Pick Everard.

Statement of Community Involvement

2.7. The applicant has carried out a community consultation exercise, which included a press release, mail drop to nearby residents and a public exhibition, staffed by the developer team, held at Morrison's. Full details of the public consultation exercise are contained in the Statement of Community Involvement Report. 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 website.

Environmental Impact Assessment

2.8. The Council has agreed with the applicant that the proposal does not represent EIA development under the 2017 Regulations.

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:

- entering into a Planning Performance Agreement to work on a Development Brief and offer pre-application advice;
- as appropriate updating the applicant/agent of any issues that arose in the processing of the application and where possible suggesting solutions; and,
- adhering to the requirements of the Planning & Sustainability Customer Charter.

3.2. Following amendments to the application and completion of negotiations in respect of the legal agreement the application was considered by Planning Committee and determined without delay.

4. Relevant Planning History

Site

- 4.1. In 2012 outline planning permission was granted for the erection of 13 business units (totalling 3226sqm) for uses falling within use classes B1 (Officer – Light Industrial), B2 (General Industrial) and B8 (warehousing) with up to 15% ancillary trade counter floorspace per unit. This planning permission has not been implemented.
- 4.2. 18/05323/R9FUL - To the north of the site is an area of vacant land, which is currently the subject of a separate but conjoined application for 12 business units.

Surrounding Sites

- 4.3. The application site comprises part of the Hughenden Quarter, which is identified in the Core Strategy as comprising a key area of change and therefore the wider planning history in this area is of relevance.
- 4.4. In 2016 planning permission was granted for a new public house and restaurant on land to the southeast of the application site (16/06470/FUL). This planning permission has now been implemented.
- 4.5. In 2014 planning permission was granted for extra care accommodation for the elderly (260 units) on land to the east of the application site (14/06590/FUL). This

planning permission has been implemented and the site is now substantially occupied.

- 4.6. In 2007 planning permission was granted for 672 student rooms on land to the northeast of the application site (07/07566/FUL). The development has been implemented.
- 4.7. The land immediately to the north of the site remains in employment use (B8 and bus depot). Although, the office building on the site has been granted planning permission under the General Permitted Development Order 2015 to be converted to residential (ref: 14/07743/PAJ). This permitted development entitlement has not been implemented and has now expired.
- 4.8. On the land to the north of Hughenden Avenue (also part of the Hughenden Quarter) planning permission was granted for residential development comprising 97 residential units (ref: 11/05353/FUL) on the north-eastern part of the land. The western part remains in employment use (mixed B1, B2 and B8). On the south eastern part of the site outline planning permission was granted for B1c/B8 use in 2009 (ref: 09/05145/OUT), but this has not been implemented. The land is currently vacant.

5. Issues and Policy Considerations

Principle (Loss of Employment Land)

Adopted Local Plan (ALP): E2 (Existing Business Parks), E3 (Employment Areas)
CSDPD: CS1 (Overarching principles - sustainable development), CS2 (Main principles for location of development), CS3 (High Wycombe principles), CS11 (Land for business) and CS12 (Housing provision).

DSA: DM1 (Presumption in favour of sustainable development) and DM5 (Scattered Business Sites).

Emerging New Local Plan: CP1 (Sustainable Development), CP2 (Spatial Strategy), CP4 (Delivering Homes) and CP5 (Delivering Land for Business).

5 Year Housing Land Supply Position Statement – December 2016.

Memorandum of Understanding – Proposed Unmet Housing Need Duty to Cooperate
Memorandum of Understanding between Aylesbury Vale District Council and Wycombe District Council

Other Considerations:

- Housing and Economic Development Needs Assessment (HEDNA)
- Housing and Economic Land Availability Assessment (HELAA)

- 5.1. The site falls within the Bellfield Road Employment Area, which is covered by policy E3 (Employment Areas) of the adopted Local Plan. Policy E3 seeks to retain employment areas for employment purposes falling within B1 (office), B2 (general industrial) and B8 (storage and distribution) of the Use Classes Order. Emerging policy, whilst more permissive in terms of sui-generis and community type uses, takes a similar approach. The current proposal, which is purely residential, is considered to be clearly contrary to both adopted and emerging policy.
- 5.2. The last permanent use of the site was as a car park within the larger Compair Broomwade factory site. Since the factory closed, and was demolished, it has been used for a number of temporary uses while it awaits redevelopment. These uses include:
 - a temporary public car park;
 - a temporary Sainsbury's food store; and,
 - most recently van storage.

It is considered that only very limited weight should be applied to the loss of the current use as it is relatively low grade, temporary and would only deliver very limited employment. The core issue is the loss of employment land where future permanent employment uses could be accommodated.

- 5.3. In order to address this policy conflict it has been proposed that Cressex Island, which is designated in the local plan as White Land (i.e. undeveloped urban land without a development allocation) and therefore could be used for a range of uses, be used for employment purposes instead of the Bellfield Road site². This would have the benefit of providing residential development in close proximity to shops and services and employment land with good access to the motorway and Cressex Industrial Estate. In order to support the departure from policy a 50% uplift in the area of employment land is proposed as a planning benefit. A legal agreement would be required to deliver this benefit.
- 5.4. In addition, it is proposed that the adjacent employment site to the east, which is being assessed concurrently under application ref: 18/05323/R9FUL, be delivered in combination with the current proposal. This site is aimed at small scale start up businesses that would not ordinarily be favoured by market providers who would make more revenue with larger format employment uses. The delivery of the adjacent employment units, in connection with the current application, is afforded some weight. A condition would be required to secure their delivery.
- 5.5. Subject to a legal agreement being entered into securing 0.66ha³ of land at Cressex Island for future employment purposes, in place of the land at Bellfield Road and delivery of the adjacent employment units in connection with the residential development, it is considered that the current proposal is acceptable in principle. In effect a material consideration exists, which justifies a departure from adopted policy.
- 5.6. Other material considerations have been advanced such as viability and marketing considerations. However, in the absence of adequate supporting evidence, little weight can be attributed to these considerations at this time.

Housing Supply

- 5.7. The Council's latest position in respect of its five year housing land supply is set out in the 5YS Position Statement dated 1 March 2019. The Council is currently able to demonstrate a five year housing land supply (5.7 years supply). The Bellfield site forms part of the five year housing land supply. On the latest data Wycombe District is set to deliver in accordance with its 5 year housing land projection. Weight is attributed to the contribution that Bellfield could make to ongoing housing delivery in the District.
- 5.8. Irrespective of the 5 year housing land supply position it is acknowledged that the delivery of much needed homes (in particular affordable housing) is a significant planning benefit.

Flooding and Drainage

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

DSA: DM17 (Planning for flood risk management)

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

- 5.9. Core Strategy policy CS18 requires that development avoid increasing (and where possible reduce) risks of or from any form of flooding.

Fluvial Flood Risk

- 5.10. The site is located in fluvial flood zone 1 (i.e. low risk of river flooding) and therefore is considered to be sequentially suitable for housing in fluvial flood risk terms.

Ground and Surface Water Flood Risk

- 5.11. The Flood Risk Assessment submitted with the application (Prepared by Pick

² At the time of preparation of the New Local Plan it had been assumed that Cressex Island would be used for retail purposes in connection with the acquisition of the land by Costco.

³ 0.44ha + 0.22ha (50% uplift).

Everard; dated 6.10.17) correctly identifies that generally the application site is at low risk of surface water flooding (meaning that there is a less than 0.1% chance of surface water flooding in a given year). However, the Council's Strategic Flood Risk Assessment (SFRA) does identify isolated pockets of surface water flooding. The site is relatively flat, but has clearly been significantly altered by earlier manmade interventions. Given the disturbed nature of the site it is not considered to be appropriate to sequentially test those areas identified as being at risk of surface water flooding as this would have the practical impact of preserving earlier harmful manmade interventions. Instead it is considered to be appropriate to ensure that the site is improved with a good quality Sustainable Urban Drainage strategy, which addresses any existing issues, whilst ensuring no new issues occur. Therefore, subject to an appropriate Sustainable Urban Drainage strategy, the proposal in surface water flood terms, is considered to be acceptable.

Sustainable Urban Drainage

- 5.12. The applicant has submitted a Sustainable Urban Drainage strategy and a revised drainage strategy. The initial iteration of this strategy was objected to by the Lead Local Flood Authority (LLFA) on the basis that it had not demonstrated that the drainage hierarchy had been followed, run-off rates had not been adequately reduced and sustainable urban drainage components had not be incorporated. The strategy was amended to address the Lead Local Flood Authority's (LLFA) concerns. On the basis of the amendments, and subject to conditions securing detailed design and maintenance, the LLFA withdrew their objection. Therefore, subject to appropriate conditions and securing maintenance via legal agreement, the Sustainable Urban Drainage strategy is considered to be acceptable.

Affordable Housing and Housing Mix

ALP: H9 (Creating balanced communities)

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

Planning Obligations Supplementary Planning Document (POSPD)

Draft New Local Plan: DM22 (Housing Mix), DM24 (Affordable Housing), DM41 (Optional Technical Standards for Building Regulations Approval)

Planning Obligations Supplementary Planning Document (POSPD)

- 5.13. The affordable housing requirement for land last used for an employment generating use is 40% of bed spaces. The current proposal is for 100% of bed spaces as affordable rental housing. This level of affordable housing far exceeds the policy requirement of 40% and therefore represents a significant planning benefit. Therefore, taken in isolation the current proposal, in affordable housing terms, is considered to be acceptable. The affordable housing is capable of being secured via legal agreement.
- 5.14. It should be noted that this site forms part of a dual-site affordable housing offer involving the Ashwells site and that the proposed level of affordable housing would only be delivered in the event both sites come forward together. The logic behind the dual site approach to affordable housing delivery was set out in the Ashwells report to Committee on 22nd May 2019. The relevant extract is below:

“In order to consider the proposed affordable housing offer it is first necessary to determine the approximate policy compliant affordable housing baseline. If taken in isolation Ashwell's would deliver circa 44 units of affordable housing based on an even 40% share of each dwelling size on the site. The Bellfield Road site would deliver circa 27 units of affordable housing. This comprises a total of circa 71 units (across a range of dwelling sizes) in total.

By combining the two sites and taking advantage of cross funding opportunities it would be possible to deliver circa 100 units of affordable housing across the two sites. This amounts to 56.4% of the total units in the combined development and

44.8% of the bedspaces. The discrepancy between the number of units and bed spaces is because the offer is skewed towards the delivery of smaller units (1, 2 and 3 beds), with larger units being delivered for the private sector. Therefore, in quantitative terms delivering the two sites together delivers a better than policy level outcome. This weighs in favour of this approach.”

- 5.15. Therefore, the benefit of the additional affordable housing has already been offset against another scheme. Any future legal agreement would need to be structured so as to allow the site to come forward as proposed or with policy level affordable housing at 40% in the event Ashwell's does not come forward or falters in its delivery.
- 5.16. In order to promote mixed communities the Local Plan seeks to ensure a mixture of affordable rental accommodation, shared ownership and owner occupied accommodation. The disadvantage of delivering the two sites together is that the affordable housing tenure mix is less evenly spread than policy would ordinarily permit. 100% affordable housing (by bedspace and unit) is proposed at the Bellfield Road site and circa 30% Discount Market Value by unit (26% by bed spaces) at the Ashwell's site. This will result in a degree of social stratification when viewed on a site basis. The social stratification will be less pronounced when viewed on a town centre wide basis given the mixed character of the Hughenden Quarter and town centre generally. There is also some advantage in having affordable housing for rent near the town centre as it provides good access to work and services and limits the need for car ownership in low income families. Nevertheless, when taken in the round the skewed mix is viewed as a negative aspect of the current proposal, which must be weighed against the quantitative benefit.
- 5.17. On balance the proposed affordable housing and tenure mix offer is considered to be acceptable and is capable of being secured via condition/legal agreement. To ensure delivery of the affordable housing at Bellfield Road a 30% occupation trigger would be applied to the Ashwell's site to ensure prompt delivery of the current application site.
- 5.18. In the event the Bellfield Road application is refused this would not impact of the delivery of the Ashwell's site because the fall-back position at Ashwell's is that policy level affordable housing can still be delivered.

Ecology & Green Infrastructure

CSDPD: CS17 (Environmental assets)

DSA: DM11 (Green networks and infrastructure), DM13 (Conservation and enhancements of sites, habitats and species of biodiversity and geo-diversity importance) and DM14 (Biodiversity in Development).

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

- 5.19. The main part of the site has long been set over to hardstanding for the parking of vehicles and therefore is of little ecological value. However the western part of the site (a steeply sloping bank) is designated as a biological notification site known as High Wycombe Pit, which is of noted for its geological importance on account of its exposed chalk face.
- 5.20. In support of the application a phase 1 habitat survey was prepared by Grassroots Ecology. The survey concluded that the site was overall of limited ecological value although the wooded area to the west of the site was of some limited value in ecological terms (principally for foraging for bird, bats etc.). The strategy advised that development be targeted within the existing hardstanding areas with the wooded bank to the west retained in full. For the purposes of enhancing the ecological value of the site bat and bird boxes are proposed within the developed area. Soft landscaping within the development area also has the potential to offer additional habitat and foraging opportunities. Layout and landscaping are reserved matters, which can be secured via condition. A condition will also be required securing the provision of bat and bird boxes as part of the development proposal. Subject to

appropriate conditions the development proposal is considered to be acceptable in ecological terms.

Public Open Space

CSDPD: CS6 (Princes Risborough), CS17 (Environmental Assets), CS19 (Raising the Quality of Place Shaping and Design), CS21 (Contribution of Development to Community Infrastructure)

DSA: DM16 (Open Space in New Development)

Emerging New Local Plan: CP7 (Delivering the Infrastructure to Support Growth)

Planning obligations SPD

5.21. Policy DM16 (Open Space in New Development) of the DSA requires development to make provision for public open space and states:

“For developments of 40 dwellings or above (gross) or 5000 sqm or above (gross) of non-residential development:

- a) Strategic open space will be provided off-site and funded through the CIL.
- b) Local open space should be provided on-site in accordance with the standard set out in paragraph 1(b).”

5.22. The application site comprises more than 40 dwellings and therefore Local Open space is required onsite. Ordinarily for a site of this nature a public playground would be sought. The application does not comprise any public local open space and therefore is contrary to policy DM16.

5.23. However, this breach of policy is afforded limited weight because:

- Given the sites location in a virtual residential cul-de-sac, there would be limited public footfall and therefore public open space would be of limited value.
- Private play is proposed onsite, which is capable of being secured via condition, which would benefit the occupiers of the development, who would have been the main beneficiaries of public play should it have been provided.

5.24. In terms of other material considerations to be weighed against the open space policy harm, the application is proposing to improve the public footpath to the west of the proposed development (ref: HWU/26/1), which links the site and surrounding area to Gandon Vale, Hughenden Avenue and the destinations to the west such as Disraeli school. The works would include:

- a) Resurfacing.
- b) Cutting back vegetation.
- c) New planting.
- d) Removal of litter.
- e) Improving fencing.
- f) Improved signage.

5.25. Given the site specific characteristics, this public realm improvement would:

- a) Enhance the connectivity of the site to the local school and other public facilities to the west.
- b) Enhance connectivity between the town centre and Downley area generally.
- c) Provide more public benefit than a public play space in the location of the development.

5.26. Therefore, in this instance it is considered that an ‘other material consideration’ exists that justifies a departure from the Council’s policy on open space provision.

Site Accessibility

ALP: T2 (On – site parking and servicing), T4 (Pedestrian movement and provision), T5 and T6 (Cycling), T8 (Buses), T12 (Taxis), T13 (Traffic management and calming), T15 (park and ride).

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

infrastructure)

DSA: DM2 (Transport requirements of development sites)

Emerging New Local Plan: DM33 (Managing Carbon Emissions: Transport and Energy Generation)

Interim Guidance on the Application of Parking Standards

Buckinghamshire Countywide Parking Guidance

5.27. The applicant has submitted a Transport Assessment prepared by Odyssey in support of the application, which sets out the applicant's position with regard to the network and local accessibility implications.

Network Capacity

5.28. The submitted Transport Assessment assesses the impact of the proposed development on the local road network and junctions local to the site. The County Highway Authority has reviewed the data and concludes that the assessment is robust. In their view the proposed development would not materially increase vehicle movements during AM or PM peaks or have a significant impact on local junctions.

Access

5.29. The current site access is proposed to be improved to allow two way vehicular access along with a pedestrian footpath and street tree planting. The proposed access would serve the proposed development and the commercial development to the north and south. The proposed access would give the current access the character of a residential street rather than a private commercial access. The County Highway Authority have been consulted on the proposed design and raise no objection in highway safety or capacity terms. Therefore, subject an appropriate condition and trigger for delivery of the access, no objection is raised.

Servicing

5.30. The internal road design is reserved for future consideration. However, the illustrative material indicates that there is adequate scope on site for refuse collection and delivery vehicles to turn and access/egress in a forward gear.

Parking Provision

5.31. Parking provision is a Reserve Matter that will be addressed in detail at the Reserved Matters stage. However, it is necessary to take a view at the present time whether the proposed quantum of development could reasonably be expected to deliver adequate parking provision.

5.32. The Council's approach to car parking is set out in the Buckinghamshire Countywide Parking Guidance.

5.33. The Council's starting point is that we would expect parking provision and the size (minimum of 5 x 2.8 metres) of parking spaces to be provided in accordance with the Countywide Parking Guidance.

5.34. The site is located in residential parking zone A (High Wycombe). The number of parking spaces is based on the number of habitable rooms. The illustrative material indicates that all units would have 4 habitable rooms or less. 68 residential parking spaces are proposed (minimum of 5 x 2.8 metres). The County parking standards indicate that:

- for dwellings with 4 habitable room or less;
- on sites of 10 dwellings or more,

that one space is required per dwelling. Where more than 50% of the spaces are allocated a further 20% of spaces (14 spaces) are required in an unallocated form. The illustrative proposal exactly meets the Council's optimum standard for parking, provided more than 50% of spaces are unallocated. Therefore, subject to provisions in the legal agreement to secure 51% of spaces as unallocated the current proposal is considered to accord with adopted policy. In this instance, given that the site is

leasehold and likely to be controlled by a single registered provider, a legal provision of this nature is considered to be reasonable and enforceable.

- 5.35. The applicant has proposed a parking sharing arrangement with the adjacent industrial units, which have a surplus of parking. Whilst such an arrangement may work, it cannot be relied upon and therefore no weight is given to this proposed parking benefit.
- 5.36. Taken in the round, the illustrative material is considered to demonstrate that any future scheme will be capable of delivering acceptable policy compliant levels of parking.

Pedestrian

- 5.37. The site is well located in respect of access to jobs and services. The proposed:
- Alterations to the access, which will provide a 2m wide pedestrian footpath, providing a good link to the town centre; and,
 - Improvements to the PRow (ref: HWU/26/1) to the west of the site will improve pedestrian accessibility to the west for occupiers of the development and the existing community.
- 5.38. By virtue of the sites location within the urban area and the pedestrian accessibility improvements, pedestrian connectivity is considered to be acceptable and will represent a viable alternative to the private car.

Cycling

- 5.39. Cycle parking is a reserve matter. The illustrative material indicates that policy compliant amounts of cycle parking can be delivered in two large cycle stores. The current proposal of two large cycle stores is not considered to be very conducive to encouraging their use due to the potential fear over crime and accountability. However, it is considered that there is scope to address this matter at the Reserve Matters stage.

Public Transport

- 5.40. The site has good access to the town centres bus network and train station.

Environmental issues

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

CSDPD: CS18 (Waste, natural resources and pollution)

Land Contamination

- 5.41. The application was accompanied by a Phase 1 & 2 Geo-Environmental Desk study by Pick Everard. Given the known man-made disturbance on the site and the potentially historic polluting activities and the potential implications on the towns principle aquifer the Environment Agency raised a holding objection whilst additional testing was undertaken. A further report was submitted in May 2019. The Environment Agency were re-consulted. On the basis of the new information their holding objection was removed and the application was supported subject to conditions relating to: a contamination watching brief on the site; a methodology for any piling (should it be required); and, a condition prohibiting ground water soakaways on the site. These conditions are considered to be reasonable and compatible with the conditions already requested by the LLFA. Therefore, subject to appropriate conditions no land contamination objection is raised.

Ground Gas

- 5.42. Concerns were initially raised by the Council's Environmental Health Officer (EHO) in respect of the potential for gas to be emitted due to historic uses on the site, which was not fully assessed in the Phase 1 and 2 Geo-Environmental study. In response to the EHO's comments additional testing was undertaken by Curtins to further inform

the gas risk on the site. The findings were reported in May 2019. The Council's EHO was consulted and concluded that the risk was low and there was no requirement for gas remediation measures. In tune with the Environment Agency a condition was requested securing a watching brief in respect of future contamination. Therefore, the proposal is considered to be acceptable in respect of the risk from ground gas.

Lighting

5.43. This matter is capable of being addressed at the Reserve Matters stage.

Bins

5.44. Illustrative material indicates that adequate bin storage is capable of being delivered. Detailed design considerations are capable of being addressed at the reserved matters stage.

Historic environment

ALP: HE3 (Development affecting the setting of a listed building),

CSDPD: CS17 (Environmental assets)

Draft New Local Plan: CP8 (Sense of place), DM20 (Matters to be determined in accordance with the NPPF), DM31 (Development Affecting the Historic Environment)

5.45. A Heritage Statement has been prepared by Savills and submitted with the application. The report concludes that likelihood of the site impacting on archaeological remains is low and that given the sites context it is unlikely to have a visual impact on the setting of any heritage assets. The Council's Conservation and Heritage Officer accepts the findings of the report. Therefore, no objection is raised in respect of the historic environment.

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

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

Emerging New Local Plan: CP8 (Sense of Place), DM35 (Placemaking and Design Quality) The Environmental Guidelines for the Management of Highways in the Chilterns

5.46. Issues of layout, scale, internal access, external appearance and landscaping are all reserved for future consideration. However, the parameter plans give a clear indication that the intention is to build a 6 storey building of between 21 and 23 metres in height. Therefore, whilst detailed design considerations can be set aside for future consideration, it is necessary reach a view as to whether a building of the broad scale indicated on the submitted parameter plans can be acceptably accommodated on the site.

Layout

5.47. Layout is a Reserved Matter for future consideration.

5.48. The illustrative material and parameter plans indicate a horse shoe shaped building with an internal court yard facing out onto a parking and landscaped area. The general approach to layout is considered to provide clear definition between public and private space and good sized dual aspect apartments. The layout approach is considered to represent an appropriate response to the site, which could support the delivery of 68 units of accommodation. There are some detailed matters of concern, but these are capable of being addressed at the Reserved Matters stage.

Scale

5.49. Scale is a Reserved Matter for future consideration.

5.50. The parameter plans and illustrative material indicates the scale (height and three dimensional mass) of the building. Given the existing development in the area and underlying topography there is considered to be scope on the site to accommodate a building of the scale proposed.

5.51. The extract below, taken from the Design and Access Statement, illustrates a building of the scale proposed in a cross section between the recently constructed extra care development to the East and Gandon Vale to the West.



5.52. The extra care development is seven storeys in height. The closest properties in Gandon Vale are three storeys in height and contain 8 flats per block. Due to the changing ground levels the top floor of accommodation in all three buildings is at approximately the same level. As a consequence of the scale of the extra care facility and the elevated position of the development in Gandon Vale, it is considered that a building of height proposed is capable of being accommodated on the site and appears acceptable in its context. A condition will be required limiting the height of the building to that indicated in the parameter plans supporting the application.

External Appearance

5.53. External Appearance is a Reserved Matter for future consideration.

5.54. The illustrative material is considered to indicate an architecturally articulated building with large balconies providing visual interest and natural surveillance of the street. The large windows and predominantly glazed frontage is also considered to create an attractive external appearance, whilst also improving the quality of the living environment for future occupiers. As such, the illustrative material is considered to have demonstrated that an acceptable design is capable of being achieved.

Landscaping

5.55. Landscaping is a Reserved Matter for future consideration.

5.56. The illustrative material indicates roof top gardens, a green space in the central courtyard and additional green areas to the north and south of the building. Provision has been made for street tree planting on the approach access road to the site. Parking provision is also indicated to be broken down, every three or four spaces, with planting. It is considered that there are additional opportunities for planting along the eastern and western boundaries of the site and improvements to the planting on the chalk face to the west. These matters are capable of being addressed at the Reserved Matters stage. The parameter plans and illustrative material is considered to indicate sufficient potential for landscaping.

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

Emerging New Local Plan: DM40 (Internal Space Standards), DM41 (Optional Technical Standards for Building Regulation Approval)

Residential Design Guide SPD

5.57. The illustrative material indicates that 68 units can be constructed without unacceptably impacting on the amenities of future residents.

Gandon Vale

5.58. Nos.31 to 38 Gandon Vale are located between 22 and 27 metres from the south-western wing of the proposed block⁴. Nos. 23 and 30 are located between 27 and 31 metres from the northern most western wing of the proposed block. The western wings contain only one high level window per floor, which provides light to a bedroom; the main window for the bedroom looks into the central courtyard. Habitable room windows that look into the courtyard would also have views out to the properties in Gandon Vale to the west, but these views would be over 35+ metres at their closest point and at an acute 90 degree angle. It is possible that balconies will provide a degree of overlooking, but it is considered that this would be capable of being overcome at the Reserved Matters stage with the use of screens. Taken in the round, from the illustrative information provided it is considered that it will possible for a scheme to come forward, in accordance with the parameter plans, without unacceptable overlooking of the properties in Gandon Vale.

5.59. In addition due to the change in levels and distance between the proposed development and dwellings in Gandon Vale it is not considered that the proposed building would appear overbearing.

Extra Care Facility

5.60. The illustrative material indicates that the closest window to window distance with the extra care facility is circa 35m. The closest balcony to balcony distance is circa 25m (this is a side on relationship). Given the even and mutual nature of the relationship between these two developments the distance is considered to be acceptable. The relationship will also promote good natural surveillance of the public space between the two blocks. It is considered that it has been adequately demonstrated at the outline stage that 68 residential units can be accommodated on the site whilst respecting the privacy of the occupiers of the Extra Care Facility.

5.61. It is considered that the relationship between the two buildings would be not be overbearing.

Future Occupiers

5.62. The illustrative material indicates that good quality living accommodation is capable of being accommodated. In space terms the flats accord with the national space standards and the balconies exceed the Council's minimum standards. The external amenity area, whilst modest, is considered to be functional. At the Reserved Matters stage it will be necessary to ensure that the generous balcony sizes are retained to ensure good quality accommodation is created and to reflect the fact that affordable housing is proposed to be off-sited from Ashwells, where residents could reasonably have expected to have access to a garden.

Noise impact from proposed business units

5.63. The proposed development would be located adjacent to a number of business units concurrently proposed under application ref: 18/05323/R9FUL. There is potential for a degree of disturbance between these two uses. The applicant has submitted a noise Impact Assessment prepared by Spectrum Acoustic Consultants to address this matter. In part a limited degree of noise disturbance is to be expected given the historic and long standing expectation that the site would be used for employment purposes. There has never been the expectation that the Hughenden Quarter would be an intrinsically quiet neighbourhood. It has long been recognised that the Hughenden Quarter would comprise a mixture of residential and business uses. In order to control and limit the excesses of any potential noise disturbance it would be

⁴ The flats are staggered so ground floor units are closer

necessary to build noise attenuation into the design of the building and simultaneously limit the activities of the business units to ensure they operate within acceptable limits. Any limitation of the business activities would need to be addressed under application ref: 18/05323/R9FUL. For the purposes of the current application the Council's EHO has advised that a number of windows be fitted with acoustic glazing and trickle ventilation so that noise is limited and natural ventilation can be achieved without opening windows should a noise event occur. The proposed condition is considered to be reasonable and therefore subject to its imposition no objection is raised with regard to noise impact from the proposed adjacent business units.

Building sustainability

CSDPD: CS18 (Waste, natural resources and pollution)

DSA: DM18 (Carbon reduction and water efficiency)

Draft New Local Plan: DM41 (Optional technical standards for Building Regulation approval)

Living within our limits SPD

- 5.64. Policy CS18 requires development to minimise waste, encourage recycling, conserve natural resources and contribute towards the goal of reaching zero-carbon developments as soon as possible, by incorporating appropriate on-site renewable energy features and minimising energy consumption. Emerging policy DM41 sets out the latest standards in respect of the provision of on-site renewables and water standards.
- 5.65. In accordance with adopted and emerging policy it is considered to be necessary and reasonable to impose conditions securing:
- a) A 15% reduction in carbon emissions on site through the use of decentralised and renewable or low carbon sources;
 - b) The higher water efficiency standard in Part G of the building regulations; and,
 - c) Provision of charging points for electric vehicles.
- 5.66. Subject to conditions securing the above, the sustainability credentials of the development are considered to be acceptable.

Economic and Social Role

NPPF

- 5.67. It is acknowledged that there would be economic benefits associated with the development. These would include:
- a) Short term job creation and spending on construction, particularly if small scale builders are involved;
 - b) Added spending power in the local area in the future from economically active residents;
 - c) Transport infrastructure contributions;
 - d) CIL; and
 - e) New Homes Bonus.

These are considered to represent planning benefits that weigh in favour of the development.

- 5.68. It is acknowledged that the proposal would contribute to the housing supply for current and future generations and that the future occupiers of the site would have the potential to contribute positively to a strong, vibrant and healthy community, in connection with the wider Hughenden Quarter. These social benefits attract modest weight in favour of the proposed development.

Other matters

- 5.69. The planning authority cannot and must not take into account the fact that this site is

owned by the District Council and that the Council (and therefore the public) will benefit from any income generated from the development.

Presumption in favour of Sustainable Development

NPPF

5.70. In considering other material considerations, the proposal has also been assessed against the policies in the NPPF. It is considered that the positives of granting planning permission outweigh the negatives when assessed against the framework taken as a whole.

RECOMMENDATION: Minded to grant outline planning 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, as appropriate:

- a. Affordable housing (100 % affordable rent if delivered in combination with Ashwells) or policy level affordable housing.
- b. SUDs maintenance – strategy secured via condition.
- c. Re-provision of employment land – to trigger separate S106 on land at Cressex Island.

or to refuse planning permission if an Obligation cannot be secured.

It is anticipated that any planning permission would be subject to the following conditions that address the following matters (Detailed wording to be finalised):

Time Limit and Plans

1. Details of the Appearance, Landscaping, Layout and Scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
Reason: That the application is expressed to be an outline application only.
2. Application for approval of all the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of Section 92 of the Town & Country Planning Act 1990 (as amended).
3. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).

Limitations

4. The development hereby approved shall comprise no less than 60 and no more than 68 dwellings.
Reason: In order to control the amount of development in the interests of the character and appearance of the area and to limit the development to the quantum that has been assessed within the application. To ensure adequate housing is provided to justify the loss of employment land and deliver adequate affordable housing.
5. The development hereby approved shall be limited to and accord with the following parameter plans:
 - a) Illustrative Framework Plan – ref: 18010-P-023

- a. The new private landscaped areas shall comprise the same area and be sited in a similar location to that indicated in the plan.
- b) Illustrative Height Parameter above ground plan – ref: 18010-P-022
 - a. The building should be limited to a maximum height of 23 meters.
- c) Illustrative Movement and Access plan – ref: 18010-P-020
- d) Illustrative Land Use and Density – ref: 18010-P-021

Reason: In order to control the amount of development in the interests of the character and appearance of the area and to limit development to the quantum that has been assessed.

- 6. No dwelling with windows facing north, east or south shall be occupied until windows have been fitted that meet the requirements stated in Section 7.2 of Spectrum Acoustic Consultants report ref: NDT5437/17145/1 'Redevelopment of existing land for Container Workshops, and C3 (Dwelling House) uses; Noise Impact Assessment'.
Reason: to protect the occupants of the new development from noise disturbance.
- 7. No more than 30 dwellings hereby permitted shall be occupied until the business units permitted under application ref: 18/05323/R9FUL has been constructed (shell and core) and made available for let.
Reason: to ensure delivery of the adjacent employment units. Justify the loss of employment land.
- 8. The reserved matter details of Layout and External Appearance shall include the provision of a roof top garden and large balconies as indicated in the illustrative material supporting the application.
Reason: To ensure a good quality communal and private amenity space offer to justify the relocation of affordable housing from the Ashwells site to the Bellfield Road site.

Landscaping and Ecology Management

- 9. The reserved matter details of landscaping shall include the following:
 - Scheme for lighting including the location, height, type and direction of light sources and intensity of illumination;
 - A mix of native shrubs and/or non-invasive naturalistic shrubs at the base of the escarpment.
 - Details of the size, type and location of bat and bird boxes to be provided in connection with the development as set out in section 4 of the Ecological Appraisal prepared by Grass Roots Ecology.
 - Details of existing and proposed below ground services;
 - Details of the play area indicated on plan ref 18010-P-023 - The play area should be provided to Field Houses Bench Mark Standards unless an alternative standard is agreed.

Reason: to ensure lighting, boundary treatments and structural planting is delivered in accordance with the illustrative material and at an appropriate time in the determination process. To ensure the proposed landscaping scheme delivers the ecological benefits identified in the ecological appraisal. To ensure an acceptable quality and quantity of play equipment is provided.

- 10. 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.

Flooding/SUDs/Water

11. No works (other than demolition) shall 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:

- Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components
- Construction details of SuDS components
- Details of phasing of the drainage network including any temporary control structures
- 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
- Discharge rate to be restricted from the site as shown on Drawing no. 18002-004 P6
- Discharge rate from the highway to be as close to greenfield runoff as practicable
- Details of water treatment from highway surface water runoff prior to discharging into the nearby watercourse

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.

12. 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), 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.

Highways/parking

13. The building hereby permitted shall not be constructed more than 1 metre above ground floor level until a scheme for enhancements to the public right of way to the west of the site (ref: HWU/26/1) has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the building shall not be occupied until the approved scheme has been fully implemented.

The scheme should include:

- a) Resurfacing of degraded areas of path,
- b) Replacement of chain link fencing with steel parkland type fencing,
- c) Sympathetic vegetation management including cutting back of some of the Old mans beard (*Clamatis vitalba*), removal of *Lonicera nitida* at the top of the track, and some limited tree surgery.
- d) Some of the open areas on the bank would benefit from cutting back and planting medium sized native trees (e.g. Field maple, Hazel, Whitebeam).
- e) Litter removal.
- f) Where feasible block walls to the top of the path could be painted to make them more attractive.
- g) The fencing at the lower part of the site should be removed or minimised to reduce the feeling of the path being a contained narrow corridor.
- h) There needs to be a clear legible approach to the start of the footpath with clear signage.

Reason: to ensure the footpath is improved for future occupiers and in place of a public open space contribution.

14. Prior to occupation of the development, the on-site and off-site highway works shown on drawing 18-002-0001 Rev A shall be laid out and constructed in general accordance with the approved plans. The highway works shall be secured through a S278 Agreement of the Highways Act 1980. For the avoidance of doubt the S278 works shall comprise of footway and junction works on the public section of Bellfield Road.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

15. The development shall be carried out in accordance with the approved Construction Traffic Management Plan detailing the management of construction traffic (including vehicle types, frequency of visits, expected daily time frames, use of a banksman, on-site loading/unloading arrangements and parking of site operatives' vehicles).

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

16. The Reserve Matter of layout shall include a parking strategy indicating a minimum of 51% of parking spaces on the site as unallocated. Those parking spaces indicated as unallocated on the approved plan shall be retained as unallocated for the life of the development and shall not be assigned to any individual flat.

Reason: to ensure an adequate supply of flexible parking is provided.

Contamination

17. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing within seven days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted. Before development recommences on the part of the site where contamination is present a scheme outlining appropriate measures to prevent the pollution of the water environment, to safeguard the health of intended site users, and to ensure that the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation and approved conclusions shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be implemented otherwise than in accordance with the approved remediation scheme.

Reason - to ensure that the potential contamination of this site is properly investigated and its implication for the development approved fully taken into account.

18. Piling using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed piling does not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework and in response to concerns raised by the Environment Agency.

19. No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 170 of the National Planning Policy Framework.

Energy/water/electric vehicle charging

20. Prior to any development above ground level a strategy for the provision of car charging points shall be submitted to the Local Planning Authority for approval. Prior to first occupation the development shall be constructed in accordance with the approved strategy. The charging units shall be maintained in full working order for a minimum period of 5 years.
Reason - To reduce the negative impact on the health of residents living within the Air Quality Management Area. Reduce air pollution. Promote more sustainable forms of fuel. Ensure that the site is prepared for the phasing out of petrol and diesel vehicles.
21. The development hereby permitted shall integrate and utilise high-efficiency alternative energy generation systems sufficient to deliver at least 15% of the total Target Fabric Energy Efficiency for the development. The dwellings hereby permitted shall not be occupied until 15% total Target Fabric Energy Efficiency is achieved. The TFEE and the % contribution made by high-efficiency alternative systems shall be calculated in accordance with Building Regulations Approved Documents L (2013, as amended 2016, or any update to this methodology in any future amendment of the Approved Documents) and be made available within 7 days upon request.
Reason: In the interests of sustainability, carbon reduction and the promotion of renewable technologies pursuant to Policy DM18 of the adopted Delivery and Site Allocations DPD and emerging policy DM33 of the New Local Plan.
22. No dwelling hereby permitted shall be occupied until the higher water efficiency standard set out in the appendix to Building Regulations Approved Document Part G (2015 or any update to this standard in any future amendment of the Approved Document) has been achieved.
Reason: This is an optional standard to be addressed at the Building Regulations stage. In the interests of water efficiency and to conform to policy DM18 of the adopted Delivery and Site Allocations DPD and emerging policy DM39 of the New Local Plan.

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:
- Entering into a Planning Performance Agreement to work on a Development Brief and offer pre-application advice;
 - as appropriate updating the applicant/agent of any issues that arose in the processing of the application and where possible suggesting solutions; and,
 - adhering to the requirements of the Planning & Sustainability Customer Charter.

Following amendments to the application and completion of negotiations in respect of the legal agreement the application was considered by Planning Committee and determined without delay.

S106

2. The following matters addressed by an accompanying legal agreement:
- a. Affordable housing (100 % affordable rent if delivered in combination with Ashwells) or policy level affordable housing.
 - b. SUDs maintenance – strategy secured via condition.
 - c. Re-provision of employment land – to trigger separate S106 on land at Cressex Island.

Highways

3. The applicant is advised that the off-site works will need to be constructed under a section 278 of the Highways Act legal agreement. This agreement must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A minimum period of 8 weeks is required to draw up the agreement following the receipt by the Highway Authority of a completed Section 278 application form. Please contact Highways Development Management at the following address for information: -

Development Management
6th Floor, County Hall
Walton Street, Aylesbury,
Buckinghamshire
HP20 1UY
Telephone: 01296 382416
Email: dm@buckscc.gov.uk

Ecology

4. The applicants attention is drawn to the fact that a licence to disturb any protected species needs to be obtained from Natural England under the Conservation (Natural Habitats &c) Regulations 2010.

Design

5. The applicant is advised that the future Reserved Matter of Landscaping addresses the following Urban Design concerns:
- a. A planting belt should be established along the boundary of the adjoining extra-care development comprising an ornamental mix of medium/large shrubs, including evergreen species and small trees;
 - b. Details of all fences, walls and railings, including any to be retained on the boundary of the site;
 - c. A method statement for all new tree planting, which includes details of an underground planting structure such as strata cell or silva cell to allow the root balls of the proposed trees to expand beyond the confines of the planting beds and extend beneath the compacted soil of the hardstanding area.
6. The applicant is advised to view the Urban Design and Landscape consultation responses, which are summarised in the case officer report, prior to the submission of Reserved Matters. The comments contain information that is relevant to the preparation of Reserved Matters applications.