

Agenda Item 5.

Contact: Charles Power DDI No. 01494 421513

App No : 18/05597/OUT App Type: Outline Application

Application for : Outline application (all matters reserved) for the phased development of up to 150 dwellings (including affordable homes), accessed off Stratford Drive, together with ancillary infrastructure including the provision of public open space, parking and circulation facilities and the management and protection of the water and ecological environments.

At Slate Meadow, Stratford Drive, Wooburn Green, Buckinghamshire

Date Received : 12/04/18 Applicant: Avant Homes and Croudace Homes

Target date for Decision 12/07/18



1. Summary

- 1.1. Outline permission with all matters reserved is sought for up to 150 dwellings on the site. A single vehicular access is proposed off Stratford Drive with pedestrian and cycle access through the site to surrounding areas. The developers propose to raise the ground levels on part of the site to take that land out of the potential future flood plain and compensate for this in other areas as part of a sequential approach to the development of the site. One hundred and fifty dwellings over the raised area would give a density of 37.5 dwellings per hectare.
- 1.2. Subject to a legal agreement to secure 40% affordable housing, contributions to the provision of primary and nursery school places in the area, off-site contributions to improve local bus stops and to improve local footpaths and provide a cycleway to the Cores End Road, a management company for the site and ecological improvements plus a further agreement for improvements to and management and maintenance of the village green the proposed development is considered to be acceptable and is recommended for permission.

2. The Application

- 2.1. Outline planning permission with all matters reserved is sought for the phased development of up to 150 dwellings (including affordable homes), accessed off Stratford Drive, together with ancillary infrastructure including the provision of public open space, parking and circulation facilities and the management and protection of the water and ecological environments at Slate Meadow, Stratford Drive, Wooburn Green, Buckinghamshire.
- 2.2. The application site does not cover the whole of Slate Meadow which is comprised of three fields, aligned loosely with ownership. The north-western field is broadly rectangular in shape and is a designated village green, this is outside the red edged application site and not under the applicant's control. It is however under the ownership and control of the District Council.
- 2.3. The other two fields (south-west and south-east) form the application site. The south-western field has areas of scrub in the south-eastern part; the north western corner of this field contains a triangle of land in which the trees are covered by a Tree Preservation Order. A thin hedgerow forms the boundary with the other two fields, this delineates the Ward boundary. The south-eastern field is laid to grass, adjoins Stratford Drive and the River Wye and is currently used to graze horses.
- 2.4. Slate Meadow lies between Bourne End and Wooburn, immediately north of the River Wye and south of the former High Wycombe to Maidenhead railway line. The former railway provides an edge to the north-western boundary of the site. Beyond the

dismantled railway line, the land, identified as a Local Landscape Area, is steeply sloping and rises to a level some 100 metres AOD and comprises open grassland with mature hedgerows and fields.

- 2.5. The steep slope combined with the 'hard' edge of the former railway line, creates a sense of containment to the northern area of site with the River Wye defining the south-eastern edge. It forms a clear boundary between the site and the grass verge adjacent to Brookbank. The river and associated grassland form a green corridor between Brookbank and Stratford Drive and create an attractive feature of the area.
- 2.6. The site is surrounded by residential development on three sides. To the north-east the site is adjoined by medium density 'estate' housing, which is serviced off Stratford and Orchard Drives. St Paul's Church of England Primary School lies directly opposite the site on Stratford Drive. Residential areas to south-east of the site exhibit much lower densities with significant tree cover. Grange Drive and Brookhouse Drive are characterised by larger detached properties set within generous sylvan plots, beyond which the treed valley side rises.
- 2.7. The south-western boundary of the site adjoins properties that front onto Cores End Road. Here, the character is more varied with some medium to high density housing from the nineteenth century interspersed with more recent high density housing, comprising terraced homes and apartments: most notably in the area of Frank Lunnon Close. The former Heart in Hand public house on Cores End Road is a Grade II listed building the grounds of which form a small part of the site boundary.
- 2.8. The application is accompanied by:
 - a) Planning Statement
 - b) Design and Access Statement
 - c) Transport Assessment
 - d) Statement of Community Involvement
 - e) Landscape and Visual Impact Assessment
 - f) Flood Risk Assessment
 - a. River Wye – Hydrology and Hydraulic Modelling Report
 - g) Preliminary Ecological Appraisal
 - a. Invertebrate Survey
 - b. Breeding Bird Survey
 - c. Reptile Presence/Likely Absence Surveys
 - d. Transect & Static Activity Surveys for Bat Species
 - h) Tree Survey; Arboricultural Impact Assessment and Arboricultural Method Statement
 - i) Desk Study and Site Investigation & Risk Assessment Report
 - j) Foul and Surface Water Drainage statement
- 2.9. During the course of the application the applicants changed the description of the proposal so that it is now "all matters reserved" and the matter of 'Access' will be dealt with as a reserved matter. They also submitted additional information regarding the proposed changes in ground levels on the site as part of their response to concerns expressed by the case officer, the Lead Local Flood Authority and the Environment Agency.
- 2.10. A desk based archaeological study was also submitted during the application to overcome concerns raised by the County Archaeological Service.
- 2.11. The development has been screened under the Environmental Impact Assessment Regulations and the local planning authority has concluded that an environmental impact assessment will not be required in this case.
- 2.12. Statement of Community Involvement. The applicant and the Council through the production of a development brief for the site have involved the local community in the way this site can be developed. This community consultation exercise has included (at the development brief stage) exhibitions, meetings with community

interest groups and stakeholders. The Slate Meadow Liaison Group (combination of elected Councillors, members of the public and technical advisors) was established in February 2015 to help facilitate the process. The work of the Liaison Group, together with stakeholder and public consultation and visioning exercises fed into the development brief which any application, including this, will be expected to take into consideration. The Council has also widely consulted on the planning application and the responses are summarised in Appendix A of this report and during the consideration of the application are available in full on the Council web site.

3. Working with the applicant/agent

3.1. In accordance with paragraph 38 of the NPPF2 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:

- Entering into a Planning Performance Agreement for the preparation of a development brief for the site and entering into pre-application discussions.
- The applicant/agent was updated of any issues after the initial site visit.
- The applicant was provided the opportunity to submit amendments to the scheme/address issues.
- The application was amended and additional information provided to clarify the proposed levels and drainage information.
- The application was considered by the Planning Committee where objectors to the proposal, including the Parish Council and the applicant/agent had the opportunity to speak to the committee regarding the application.

4. Relevant Planning History

4.1. W/90/5423/OUT – application for outline planning permission for the site (174 dwellings) – application refused, the reasons for refusal were, as follows:-

- a) Premature
- b) Impact upon the highway network
- c) Flooding

4.2. A development brief for the site was approved by the Council's Cabinet in March 2018. The development brief (SMDB) for the site sets out the overall vision for its development:-

'The site should be developed to respond to the ecological, hydrological and landscape constraints through the creation of multi-functional spaces that maintain the separation between Wooburn and Bourne End are well integrated with high-quality housing to meet the amenity needs of the community, delivering a truly distinctive and sustainable neighbourhood.'

4.3. The SMDB sets out the development objectives for the site in section 3 and in section 4 provides a development framework which gives the structure for development, including the general location of access points, development blocks and green infrastructure.

4.4. The remainder of this report will consider the application in light of those objectives and that proposed framework as well as its compatibility with the Development Plan, and NPPF2 which requires local planning authorities to apply government policies in the document considering it as a whole in deciding whether or not development is economically, socially and environmentally sustainable.

5. Issues and Policy considerations

Principle and Location of Development

Development Plan Framework

- 5.1. For the purposes of considering this application the relevant parts of the Development Plan are the Wycombe Development Framework Core Strategy (July 2008), the Wycombe District Local Plan (January 2004) and the Delivery and Site Allocations Plan (July 2013).
- 5.2. The New Local Plan Submission Version – March 2018. The emerging policies of the New Local Plan should be given some weight in any planning decisions as a material consideration.

Principle and Location

- 5.3. Slate Meadow was one of five sites reserved in the Council's Core Strategy 2008 as a location for future development (Policy CS8). A major public consultation took place on the New Local Plan from February to April 2014. This re-stated the need for the development of the reserve sites. The summary leaflet stated "We expect to see these sites developed in the next few years".
- 5.4. On November 17th 2014 the Cabinet agreed to release the five strategic development sites to contribute towards meeting local housing needs. In June 2016 consultation on the emerging New Local Plan took place, which proposed the allocation of Slate Meadow for residential development in line with the draft Development Brief. The site continues to be proposed for allocation in the emerging New Local Plan (policy BE1).
- 5.5. It was envisaged at the time of the Core Strategy that the subsequent Site Allocations Development Plan Document would be the method for reviewing and as necessary, releasing these sites for development, this was to be informed by the Annual Monitoring Report. The subsequent Delivery and Site Allocations Plan (DSA) adopted in 2013 was however scaled back following the release of the NPPF and the final document did not include the reserved locations referred to in policy CS8.
- 5.6. The release of the sites for development in 2014 followed a review of the Council's objectively assessed need which showed that there would be a considerable shortfall of housing (potentially around 1,300 homes) over the subsequent five years (2015-2020) if the sites were not released. The decision was therefore taken to release the sites for development to cope with this forecasted shortfall. This is set out in the Cabinet reports of October and November 2014.
- 5.7. Following the release of Slate Meadow for development, work has been undertaken to produce a Development Brief for Slate Meadow. The Slate Meadow Development Brief was adopted by the Council at Cabinet in March 2018. The brief gives a limit to the number and the location of residential development within the site having taken into consideration the policy situation and site constraints. The emerging local plan policy for the site adopts a similar position and both limit the number of units to 150.
- 5.8. Given the above there would be no 'in principle' objection to the change of use of this land to that proposed. The benefits and potential adverse impacts of the proposal will need to be weighed and balanced before a decision can be made.

Flooding and drainage

- 5.9. The application site includes the River Wye and its flood plain. Policy DM17 states that developments that are in flood zones 2 or 3 and have not been allocated in a Local Plan document by the Council will only be permitted where it has been demonstrated that:
 - a) there are no other sites available in a lower flood risk zone as a result of a sequential assessment including an assessment against allocations in this (or any subsequent) Local Plan document;
And where appropriate
 - b) That the requirements of the exceptions test as set out in national policy have been met.

- 5.10. The site has not been allocated through any currently adopted local plan document (although it has been allocated in the emerging Local Plan, released for development by the Council and has a development brief setting out the parameters for the residential development of the site) therefore we need to consider whether the development proposed is in flood zones 2 or 3.
- 5.11. The submitted Flood Risk Assessment (FRA) does not specifically indicate whether the development is in what is currently fluvial flood zone 2 and 3 but makes it clear that as it currently stands about 5% of the site is in flood zone 3a or b and a further 15% (so 20% in total) would be in the 100 year plus 70% flood area (worse than the 1,000 year flood area – flood zone 2).
- 5.12. Information submitted during the course of the application in response to questions from the Environment Agency indicate that a 1 in 1000 year event would be more serious than a 1 in 100 year plus 35% and parts of the area proposed for development would be flooded in a 1 in 100 year plus 35% event.
- 5.13. The requirements of the NPPF are that residential development is classified as 'More Vulnerable' development and it should not be located in areas that would flood in a 1 in 100 (plus climate change) event. An exception test is therefore required if such development is proposed in areas that would flood between a 1 in 100 and a 1 in 1000 year event.
- 5.14. The NPPF and the explanatory text in the Planning Practice Guidance (PPG) however is more nuanced, but it is clear from the Watermead Parish Council v Aylesbury Vale District Council [2017] that the first consideration where an application includes land in flood zones 2 and 3 is whether the proposal would pass the sequential test. It has also been held that it is only the development that is in the parts of the site that are liable to flood that need to be sequentially tested.
- 5.15. Given that this is an application that has all matters reserved, even though there is a detailed 'indicative' plan showing a potential layout for the development it cannot be assumed that this will be the final layout for the purposes of this application. We can only consider whether 150 units would be possible (based on policy) accessed as proposed.
- 5.16. For the purposes of fluvial flood risk the 1 in 100 year plus 35% for climate change is the scenario that needs to be considered. The applicants' have taken a precautionary approach and have based their work on the 1 in 1000 event model which is shown to be slightly worse in terms of flood extent than the 1 in 100 plus 35%.
- 5.17. The applicant has not attempted to demonstrate (as part of this application) that there are no other sites available in a lower flood risk through a sequential test as part of the application and therefore the requirements of policy DM17 have not been satisfied.
- 5.18. The pragmatic approach is to base the analysis on the 'indicative' plans. This would suggest that (based on the June 2018 response to the Lead Local Flood Authority by HR Wallingford) the 1 in 100 surface water flooding would impact up to approximately 8 units and the fluvial flooding would impact upon a further 7; 15 units in total.
- 5.19. It could be argued that given the relatively generous nature of the proposed layout it would be possible to design an alternative layout that could remove all the dwellings from the areas currently at risk of flood resulting in a situation where there are no dwellings in areas liable to flood. However it could also be just as easily argued that this has not been demonstrated and it is highly likely that there are reasonably available sites within the district and in areas not liable to flood that could take the 15 dwellings and therefore based on the indicative plan the development would fail the sequential test. It is your officers' opinion that a precautionary approach should be taken and the potential that the development may trigger a sequential test and would not pass it if it did should weigh against the proposal.

5.20. The NPPF2 in paragraph 163 sets out the considerations for determining planning application. They are as follows:-

Ensure that flood risk is not increased elsewhere – the EA are satisfied that this site can be developed through the increase in some ground levels without increasing flooding elsewhere.

Development should be supported by a site specific flood risk assessment and development should only be permitted in light of this assessment (and the sequential and exceptions test as appropriate) if it can be demonstrated that:-

- a) Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location. – The FRA for the site shows that by raising some of the ground levels the whole of the developable area would be in flood zone 1 (does not flood in a 1 in 1000 flood event) and therefore all development would be in the most sequentially preferable part of the site (and one of the sequentially preferable parts of the district)
- b) The development is appropriately flood resistant and resilient – the EA and the Lead Local Flood Authority (LLFA) are both satisfied that this is the case.
- c) It incorporates sustainable drainage systems – the application includes a surface water management proposal that has been agreed by the LLFA
- d) Any residual risk can be safely managed – conditions have been proposed by the EA and the LLFA to deal with this
- e) Safe access and escape routes are included where appropriate as part of an agreed emergency plan. The access onto the site is considered to be acceptable in terms of providing access onto the site in a 1 in 1000 year flood event and this have been acknowledged by the LLFA in their response to the FRA. The FRA and the surface water mapping for the area indicates that there is also surface water flooding on the A4094 in the region of the Stratford Drive/Brookbank junction. The applicants have provided an addendum to the FRA in the form of two email received 6 August 2018 to show that while there is some surface water flooding to the A4094 in this area there is no fluvial flooding and the Flood Hazard Rating for this area returns a Low hazard for the 1 in 1000 pluvial event.

As such your officers are satisfied that the application as presented and supported by its FRA acceptable in terms of its impact upon flooding and its flood risk.

Transport matters and parking

- 5.21. The SMDB sets out the general parking requirements for the site which includes additional on street parking – over and above that already required by the adopted parking standards - to help with the current periodic traffic congestion in the local area and give more flexibility for parental parking during the drop of and pick up periods for the adjacent St Paul's primary school.
- 5.22. The County Highway Authority has not objected to the development based on their assessment of the submitted Transport Assessment and traffic counts. They have raised some concerns over the indicated highway widths on the indicative site plan and have therefore suggested conditions requiring details to be submitted and approved at the reserve matters stage. As "Access" is a reserved matter this information would be required as part of any future submission.
- 5.23. The site is considered to be in an economically sustainable location with public transport links to High Wycombe and Bourne End rail terminal from which access can be gained to Maidenhead and Marlow. In order to encourage the use of the local bus network the developer will be required to upgrade the closest stops to the site with shelters and real time passenger information systems (RTPI). This would be secured through a Section 106 legal agreement if Members agree to the application being approved.

- 5.24. The Buckinghamshire guidance aims to ensure that consideration is given to making provision for electric vehicle charging infrastructure in new developments. This will contribute towards the government's commitment to drive forward the market for ultra-low emission vehicles, whilst also addressing the carbon consequences of motoring. It states that in some residential developments, for instance, an appropriate electricity supply to a garage may be sufficient.
- 5.25. The District Council's Environmental Services Division are also concerned regarding the overall impact of additional development upon air quality within the district and have recommended a condition regarding electrical charging points within the development. The site is however not in a designated air quality management zone.
- 5.26. It is considered that as there is currently no specific adopted policy to cover air quality, or the provision of electrical charging points, such a condition would not meet the tests for planning conditions as set out in the National Planning Policy Guidance (NPPG).
- 5.27. Policy DM33 (Managing Carbon Emissions: Transport and Energy Generation) as proposed in the New Local Plan requires development to make provision for alternative vehicle types and fuels. This currently carries limited weight as does the advice in the Bucks Countywide Parking Guidance which states that consideration should be given to electric vehicle charging points in new developments. Given the scale of the development and inherent cost of retrofitting such infrastructure it is therefore considered appropriate to impose a condition requiring an appropriate electrical supply either within garages or where there are no garages to an external parking area would be a suitably balanced approach to allow for the provision of electrical vehicles and a subsequent reduction in emissions.
- 5.28. Concerns have been raised by the general public over the capability of the bridge onto Brookbank from Stratford Drive to take the additional traffic generated by the development and its construction. The bridge forms part of the highway network and the County Highway Authority have not objected to its use or sought any additional testing and therefore the case officer has to conclude that the bridge is capable of supporting the traffic from the proposed development.

Raising the quality of place making and design

- 5.29. Given that this application has all matters reserved the appearance, layout, landscaping, scale and access are not for consideration here. The primary concern is whether 150 units can be accommodated within the proposed development platform and comply with the overall requirements of the residential design guidance and the SMDB.
- 5.30. The indicative layout gives some comfort in this respect. The indicated layout shows adequate back to back distances can be achieved in an overall layout that comprises mainly of perimeter blocks with a development density of approximately 37.5 dwellings per hectare. Your officers are aware of the comments of the County Highway Authority and recognise that the final scheme may well revise road layouts and require additional on-street parking within the public areas; however, officers are of the opinion that this can be accommodated within the proposed development area while still complying with the overall design requirements for the site.
- 5.31. Given the above, it might be necessary for the developers to amend the overall housing mix for the site (19 one bed, 42 two bed, 58 three bed and 31 four bed dwellings) from that provided with the indicative layout in order to accommodate the parking requirements and changes to the road network. There is however scope to revise the proposed mix that will satisfy policy CS13 and still provide upto 150 units.
- 5.32. In order to ensure that the development can deal with the identified flooding issues, it is proposed to raise the ground levels over the developable area and the potential impact of this also needs to be considered and controlled at this stage, given that there are important views that need to be retained across the site from the public

footpath along Brookbank to the hillside beyond.

- 5.33. The developers have submitted cross sections through the site that indicate the extent of the changes in levels together with existing and proposed levels information. Drawing PLMO-01 Rev 2 indicates that the maximum ground levels – prior to development – would be below 33m above ordinance datum (AOD). As a comparison the very rear of gardens of properties on Stratford Drive backing onto the site have general ground levels between 32.7 and 32.99 and Stratford Drive itself is at 33 AOD. Based on this information it is your officer's opinion that the relationship (in terms of relative heights of ground and therefore buildings) between development proposed on the site and that existing in Stratford Drive is an acceptable one.

Amenity of existing and future residents

- 5.34. Being an application with all matters reserved the specific impact on existing and future residents cannot be considered at this time. However, the indicative site plan shows that it is possible to provide a form of development at this density that would comply with the requirements of both policy and the Development Brief for the site.
- 5.35. Concerns have been raised by objectors to the proposal regarding the potential impact of three storey development upon neighbouring properties. The development brief for the site confines three storey development to sites away from the boundary with existing dwellings that back onto the site and therefore this is not considered to be an issue at this time.

Environmental issues

- 5.36. Concerns have been raised regarding light intrusion into sensitive ecological areas from the proposed development. Development of this type – by its very nature – will have an impact but it is not considered that the impact will be so great as to prevent the development from progressing. There will be areas where light spillage will need to be minimised, for example next to the river and in the ecological corridor between the river and the land to the north it is however expected that some lighting will be required on the cycleways through and beyond the site. This would be controlled by condition, details of which could be submitted with the reserved matters application(s).
- 5.37. Concerns have been raised with the developer regarding the ability of the indicative site plan to deal with refuse collection due to distances from dwellings and the layout of some parts of the road network. None of these matters are considered to be insurmountable and they can be dealt with at the reserved matters stage.
- 5.38. The Council's Environmental Services Division have raised some concerns over the lack of ground investigation work in environmentally sensitive areas. This is not unexpected as due to the sensitivity of the site the developers did not wish to disturb it (particularly the area covered by the Badger setts). It is considered that a suitably worded condition can cover the need for ground investigation in these areas should any development be proposed within them.
- 5.39. Air quality has already been considered above

Landscape Issues

- 5.40. The Council's Landscape Officer is satisfied that based on the information provided a scheme can be designed that reflects the landscape principles established by the Development Brief. The indicative plan seeks to retain the existing hedgerows and drainage ditches (the ditch adjacent Stratford Drive is not a drainage ditch but the result of a bund to prevent access to the 'pony field'). It also provides for a clear break between the development and existing development to the west.
- 5.41. The Design and Access Statement (March 2018) demonstrates that views through and out of the site to the surrounding valley landscape are achievable with the indicated road layout. This will have to be verified at the reserved matters stage

when the design details and layout of buildings are submitted.

- 5.42. The case officer had initial concerns that the need to secure a scheme that would take the development out of the future indicative flood plain would raise the site levels to the point that it would have an unacceptable impact upon the views north and west from Brookbank; the illustrative views provided were not based on any particular ground level and are not therefore considered to overcome this concern.
- 5.43. In order to overcome this, information has been provided, (see above) that shows the remodelled ground levels for the site and the case officer is now satisfied that views across the site from the public footpath next to Brookbank will allow for views of the hillside beyond. In order to control this a maximum finished floor level for the site of 33.5m above ordnance datum should be conditioned on any approval.

Green Infrastructure including ecology and wildlife

- 5.44. The general public have raised a number of concerns over the impact development will have upon the current ecology and wildlife. It is acknowledged that development of a greenfield site such as this will impact upon the existing wildlife and ecology. However, that does not mean that development cannot take place, it means that development has to be confined to the less sensitive areas and it has to provide mitigation, either on-site, off-site or a combination of both.
- 5.45. Development as indicated would have no impact upon the protected trees within the site. The Council's Arboriculturalist is satisfied that their protection can be secured by condition as can the details of new tree planting that would be required as part of the details submitted as part of the landscaping reserved matter.
- 5.46. This site has ecologically sensitive areas which are intrinsically and physically linked to the adjacent Village Green. It provides a link from the River Wye to the wider countryside to the north and east also the river and its environs forms an important corridor for local wildlife. The indicative development plan indicates how development can be steered away from these areas and confined to a smaller less sensitive part of the site. This is in line with the aims and objectives of the SMDB and the council's ecological officer is generally satisfied that, subject to conditions, the ecological integrity of the site can be maintained and the biodiversity enhanced.
- 5.47. Both the Environment Agency and the Council's ecological officer have raised concerns over the encroachment of a footpath/cycleway to within 10 metres of the river. Council policy is to provide a 10 metre buffer zone to the bank top of a river.
- 5.48. It must be recognised that being an outline application the plan is indicative and the details will be dealt with at the reserved matters stage. Those reserved matters will be expected to comply with policy and the SMDB which seeks to 'protect the river channel and its buffer areas of at least 10m on both sides and include some variation'. It further clarifies how this should occur by stating that 'new habitats will be created and connections will be made, around and as part of the development.' and 'A buffer to the river of at least 10 metres will be retained without any vehicular access, parking or development and enhanced for wildlife.'
- 5.49. There is a tension between the provision for wildlife and ecology and the attraction of the river and its environment to the human population. New development has to acknowledge this and should seek to manage that. It is not incompatible or inappropriate for low key footways and cycle ways to be located close to the river provided they are sensitively provided and form part of a wider management strategy. It is your officer's opinion that the SMDB allows for this, and would protect from an unacceptable encroachment. Changes to the indicative plan that would not impact upon the ability of the site to provide for up to 150 units would be possible as part of the details submitted at the reserved matters stage.

Historic environment and Archaeology

- 5.50. There were initial concerns expressed by the County Archaeology Service, however

additional information had been provided by the developers in the form of a desk based study and subject to conditions the County are satisfied that they have no objections to the proposal.

- 5.51. The site adjoins the curtilage of the former Heart In Hand Public House, a Grade II listed building. It is not considered that the proposed development will have a neutral impact on the significance of the setting of this building. It is therefore acceptable in heritage terms.

Building sustainability

- 5.52. 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 was superseded in October 2016 by ministerial policy to transfer the issue to Building Regulations. It is only considered necessary to condition water efficiency to the higher Building Regulations Standard of 110 litres per person per day.

Public open space

- 5.53. To accord with policy DM16, the development will be required to make provision for public open space to serve new residents. The SMDB states that 'the site has potential to provide high quality open space that integrates public access with ecological and wildlife management. If an appropriate scheme on site is brought forward then the strategic open space requirements will be satisfied within the site'.
- 5.54. While it must be remembered that the submitted plan is indicative officers, including those specialists responsible for landscape, ecology and urban design are generally satisfied that the proposal demonstrates that the requirements of the Brief can be accomplished.
- 5.55. The Burnham Beeches Special Area of Conservation (SAC) lies within 2 km of Slate Meadow. The introduction of a new population could place additional recreational pressure on the SAC unless appropriate alternative provision is made within the site.
- 5.56. There is a concern that the Village Green is covered by the Brief and does not form part of the application; while its management and maintenance are intrinsically linked to the successful delivery of an integrated open space network, which will cater for not only the existing population but the increased demands from the new development. This increased pressure from the new development will require areas of the village green to be actively managed, so that the existing ecology and uses such as dog walking and informal play can be supported. The aim as referred to in the SMDB would also be to provide an (albeit much smaller) alternative to Burnham Beeches for the existing and proposed local population.
- 5.57. It is therefore considered appropriate to secure improvements to the village green and its continuing management and maintenance through a legal agreement prior to the occupation of the first dwelling on the site; possible with an addition Grampian condition trigger as appropriate.
- 5.58. The SMDB requires that the development provides a local area of play within the developed area and ecological trail including boardwalk access over areas of permanent and semi-permanent wetland covering the wider site, these can be controlled by condition on any approval. Due to the nature of the site, this provision, together with the improvements to the Village Green and an overall management and maintenance package is considered to be a more appropriate form of contribution to local open space provision that a standard package of formal sports and play provision that would normally be sought from a development of this size.

Affordable Housing and Housing Mix

5.59. The affordable housing requirements for the site were initially set out under the Planning Obligations SPD at 40% of bedspaces split 66% affordable rent and 34% shared ownership. During the course of the consideration of the development of the site the authority changed this to 80% affordable rent 20% shared ownership. Given that discussions regarding the development were in an advanced state when the policy change was approved a 70% affordable rent 30% shared ownership at 40% of bedspace has been agreed. This would be secured through a Section 106 legal agreement if Members agree to the application being approved.

Infrastructure and Developer Contributions

5.60. The development is a type of development where CIL would be chargeable. The amount of CIL that this development would be liable to pay is approximately £4.5million.

5.61. It is considered that there would 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.

5.62. The Planning Obligations SPD sets out the Local Planning Authority's approach to when planning obligations are to be used in new developments.

5.63. Having regard to the statutory tests in the Community Infrastructure Levy regulations and the National Planning Policy Framework it is considered that the following planning obligation(s) are required to be secured within a section 106 agreement:

- (a) Affordable housing
- (b) Primary and nursery education
- (c) Improvements in the provision of public transport in the local area
- (d) Improvements to the provision of walking/cycling routes in the local area
- (e) Management and maintenance of green infrastructure within the site
- (f) An off-site contribution for the improvement/management and maintenance of the Village Green
- (g) Travel plan (including monitoring fee)

5.64. The applicants have confirmed that they are willing to enter into a legal agreement.

Weighting and balancing of issues – overall assessment

5.65. This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.

5.66. 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

5.67. As set out above it is considered that the proposed development would conflict with policy CS17 and the requirement to undertake a sequential test. This weighs against the proposed development.

5.68. In favour of the development is the provision of up to 150 new dwellings for the district. The weight that can be given to this is significant.

5.69. Additional limited weight can be given to the economic contribution that the

development would provide through the creation of jobs during the construction stage. New residents are also likely to support existing local services and businesses with a possible increase in local jobs as a result. Weight is limited as there is nothing here that would not be provided by any other development.

- 5.70. Moderate weight can also be given to the social role the development would play in delivering a mix of housing type and tenure that would meet the social needs of the population of the district; the provision of both additional open space and improvements to the local footpath/cycle network for both the existing and proposed population to enjoy and the proposed improvements to the bus-stops in the local area.
- 5.71. In terms of the environmental benefits moderate weight can be given to improvements to ecological areas, the village green and a net gain in biodiversity some weight can also be given to the potential to reduce flooding in the surrounding area however, this is only aspirational and therefore the weight in favour is very limited.
- 5.72. It is acknowledged that the Council does not currently have a five year supply of housing - In December 2016 the Council published a Five Year Housing Land Supply Position Statement which concluded that the Council could demonstrate 4.91 years supply against FOAN
- 5.73. The Wycombe Monitoring Report (previously known as the Annual Monitoring Report or AMR) March 2018 contains information showing how our planning policies are performing against key indicators. This includes information on housing delivery. This report now contains an update on our five year and long term housing supply against our Objectively Assessed Need in the absence of a revised Local Plan target. This shows that against our full target of 13,200 dwellings, the five year housing land supply position as at 31 March 2018 for the period 2017-22 against a target of 4291 (including shortfall and a 5% buffer) there is a supply of 4256 which equates to 4.96 years - and therefore in line with Para 11 footnote 7 of the NPPF relevant policies for the supply of housing cannot be considered up to date and the application has to be considered in the context of the presumption in favour of sustainable development.
- 5.74. Footnote 6 of Para 11 includes areas at risk of flooding, however the applicants have demonstrated to the satisfaction of the EA and the LLFA that this proposal would not (once ground levels have changed) be an area at risk of flooding and therefore there is not in this instance a clear reason for refusing the development proposed.
- 5.75. As set out above, it is considered that the weight in favour of the development outweighs the lack of a sequential test and the lack of compliance with policy CS17 and the application is recommended for permission subject to a legal agreement.

Other matters

Equalities Act

- 5.76. 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.

Other matters

- 5.77. There have been a number of comments that this application is premature and should not be considered before the Inspectors report on the New Local Plan. Government expects authorities to determine planning applications without delay and while there is a policy in the New Plan there is already a development brief for the site which this proposal is considered to be in line with.
- 5.78. Concerns have also been raised that the potential future development at Hollands Farm has been ignored, this is because planning applications are considered upon

the basis of the existing situation and do not consider what may happen in the future.

Policies taken into consideration

- 5.79. **Adopted Local Plan (ALP):** G3 (General design policy), G7 (Development in relation to topography), G8 (Detailed design guidance and local amenity), G10 (Landscaping), G11 (Trees), G15 (Noise), G16 (Light pollution), H9 (Creating balanced communities), H19 (Residents amenity space and gardens), L2 (Areas of Attractive Landscape and Local Landscape Areas), HE3 (Development affecting the setting of a listed building), HE11 (Development adjoining Conservation Areas), HE18 (Ancient monuments), HE19 (Archaeology), T2 (On – site parking and servicing), T4 (Pedestrian movement and provision), T5 and T6 (Cycling), T7 (Public transport), T8 (Buses), T13 (Traffic management and calming), T16 (Green travel) and Appendix 1.
- 5.80. **Core Strategy Development Planning Document (CS):** CS1 (Overarching principles - sustainable development), CS2 (Main principles for location of development), CS8 (reserved locations for future development), CS12 (Housing provision), CS13 (Affordable housing and housing mix), CS16 (Transport), CS17 (Environmental assets), CS18 (Waste, natural resources and pollution), CS19 (Raising the quality of place shaping and design), CS21 (Contribution of development to community infrastructure).
- 5.81. **Delivery and Site Allocations Plan (DSA):** DM1 (Presumption in favour of sustainable development), DM2 (Transport requirements of development sites), DM11 (Green networks and infrastructure), DM12 (Green space), DM13 (Conservation and enhancement of sites, habitats and species of biodiversity and geodiversity importance), DM14 (Biodiversity in development), DM15 (Protection and enhancement of river and stream corridors), DM16 (Open space in new development), DM17 (Planning for flood risk management), DM18 (Carbon reduction and water efficiency), DM19 (Infrastructure and delivery).
- 5.82. **The New Local Plan:** CP1 (Sustainable Development), CP3 (Settlement Hierarchy), CP4 (Delivering Homes), CP7 (Delivering the infrastructure to support growth), CP8 (Sense of place), BE1 – (Slate Meadow), DM20 (Matters to be determined in accordance with the NPPF), DM22 (Housing Mix), DM24 (Affordable Housing), DM32 (Accessible locations, sustainable transport and parking), DM33 (Delivering green infrastructure in development), DM34 (Placemaking and design quality), DM38 (Internal space standards), DM39 (Optional technical standards for Building Regulation approval), DM44 (Landscape character outside of the Chilterns AONB).
- 5.83. **Other Planning Documents** NPPF2, Slate Meadow Development Brief (March 2018), Residential Design Guidance SPD (April 2017), Buckinghamshire Countywide Parking Guidance (Sept 2015), Housing Intensification SPD (2011), Planning Obligations SPD (2013).

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 Affordable housing, Primary and nursery education, Improvements in the provision of public transport in the local area, Improvements to the provision of walking/cycling routes in the local area, Management and maintenance of green infrastructure within the site, An off-site contribution for the improvement/management and maintenance of the Village Green, Travel plan (including monitoring fee), 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 Details of the access, 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 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).
- 4 The development hereby approved shall comprise no more than 150 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 proposed.
- 5 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers ;SLP-01 Rev B; CMP-01 Rev H; A090152 - SK07 Rev A; ELM-01 Rev P2; PLMO-01 Rev P2; PHP-01 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.
- 6 **MATERIALS**
Notwithstanding any indication of materials which may have been given in the application, a schedule, and/or samples, of the hard landscape materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority before any development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.
Materials should:
 - * be discreet and natural in appearance and reflect the rural character of the surrounding landscape;
 - * avoid bright and reflective materials;
 - * reinforce the local identity of the area by using specific materials traditional to the localityReason: To secure a satisfactory external appearance.
- 7 **BUILDING FLOOR LEVELS**
Based on the submitted topographical survey of the site, received 13 March 2018 Ref WDC 1 the Foul & Surface Water Drainage Statement Ref 18/0134/5683:B no dwelling on the site shall have a finished floor level higher than 33.5 AOD
Reason: To ensure a satisfactory form of development constructed at an acceptable level with regards to the surrounding area in line with the approved development brief for the site.
- 8 The following details shall be submitted with the reserved matters detail of Layout
 - 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 backing onto dwellings that front onto Stratford Drive sections showing the level of the proposed garden(s) and any retaining structures.

Reason: To ensure that the proposal is constructed at an acceptable level with regards to the surrounding area.

- 9 The reserved matters for Landscaping shall include a biodiversity impact assessment and enhancement statement in line with the Warwickshire Metric or Buckinghamshire Metric if available.

Reason: This is a pre commencement condition and is required in the interests of biodiversity. The details are required before any development commences so that the requirements of biodiversity can be included within the reserved matters submission and implemented with the development.

- 10 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 in line with an implementation programme to be agreed in writing by the local planning authority. The scheme shall include the following:

- Information to demonstrate 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.
- 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
- 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.
- Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed onsite without increasing flood risk to occupants, or to adjacent or downstream sites.
 - Flow depth
 - Flow volume
 - Flow velocity
 - Flow direction

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 103 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

- 11 Following the changes to the levels within the development platform and prior to any other works including the installation of drainage, infiltration rate testing in the locations of the proposed infiltration devices and necessary amendments to the surface water drainage strategy to incorporate testing results, shall be submitted to and approved in writing by the local planning authority. This must include:
- Infiltration rate testing in accordance with BRE 365 Information to demonstrate the infiltration capacity of the fill material and confirm hydraulic connectivity within the underlying Shepperton Gravels.
- Reason: To ensure that the development has a suitable method of surface water disposal to ensure that surface water flood risk is not increased elsewhere in accordance with Paragraph 163 of the National Planning Policy Framework.
- 12 Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer shall be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.
- Reason: The reason for this pre-occupation condition is to ensure the Sustainable Drainage System is designed to the technical standards.
- 13 Unless the local planning authority otherwise agrees in writing, the reserved matter of landscaping shall include an all-encompassing Ecological Mitigation and Enhancement strategy for the site. This will strategy will bring together the recommendations in the submitted ecology reports and set out how habitat areas and protected species will be dealt with in a positive manner which offers the most appropriate and beneficial solution for the sites existing and proposed flora and fauna.
- This strategy shall include the following:
- plans and specifications;
 - any specific operations which need to be undertaken;
 - measures to be included for the benefit of wildlife across the site (within landscaping and in the built development);
 - specific measures to improve the river Wye and its corridor including the buffer zone
- Reason: So that matters of ecology and landscaping can be considered together as part of the development in the interests of the existing wildlife and the future biodiversity of the site and surrounding area.
- 14 Following the approval of the reserve matter of landscaping and prior to the implementation of any works on the site including any changes in ground levels details of a supervision and implementation strategy for the approved Ecological Enhancement Strategy shall be submitted to and approved by the local planning authority. This strategy will set out in a clear, quantifiable way how the works will be supervised during the implementation phase, including:-
- when works need supervision from an Ecologist,
 - a site monitoring program to demonstrate that mitigation measures are being followed and that enhancement measures are being installed correctly,
 - the format for recording this information (i.e. including photographic evidence),
 - a protocol for escalating and dealing with any deviations from agreed measures.
- The works shall thereafter be implemented in accordance with the approved strategy.
- Reason: This is a pre-start condition because translocation of species may be required prior to development commencing and to ensure the ecological benefits of the development are implemented.
- 15 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.

- 16 Prior to any development other than the changes of ground levels approved under condition X a programme for the implementation of the landscaping within the site which, unless the local planning authority first agrees in writing, shall be completed within 6 months of the occupation of the last dwelling or completion of the development, whichever is sooner. The development shall thereafter be carried out in accordance with the approved programme.

Reason: To secure the implementation of the approved landscaping scheme for the site in the interest of the amenity of the area in general and the site in particular.

- 17 The reserve matters of layout and landscaping and access shall include details of arrangements for the setting out of the public open space and play facilities as part of the development. The arrangements shall address and contain the following matters:
- a. The delineation and siting of the proposed public open space
 - b. The type and nature of the facilities to be provided within the public open space
 - c. The method of access to the areas of public open space including boardwalks
 - d. The arrangements to ensure that the public open space is laid out and completed during the course of the development.

Thereafter the development shall be carried out and completed in accordance with the approved scheme unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the development provides public and accessible open space in accordance with policy and the development brief for the site.

- 18 Prior to commencement of works on site, an Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the local planning authority. This must include the specification and methodology for the construction of surfaces within the Root Protection Areas (RPA) of any retained trees (as shown on the drawing: Arboricultural Impact Assessment and Arboricultural Method Statement) and the timing of these works along with the timing of the erection and subsequent removal of tree protective measures. It shall also include details of Supervision, monitoring and reporting which set out:

- when works need supervision from an Arboricultural Consultant,
- a regular site monitoring program to demonstrate that measures in the AMS are being followed structures with in RPAs are being installed correctly,
- the format for recording this information (i.e. including photographic evidence),
- a protocol for escalating and dealing with any deviations from agreed measures.

Reason: In the interest of protecting the existing and retained trees on the site and in the local area.

- 19 Unless the local planning authority first agrees in writing the reserved matters applications of Layout and Access shall demonstrate or include details of the following:

- estate roads to an adoptable standard;
- site access from Stratford Drive constructed in accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access Within Highway Limits" 2013;
- a scheme for parking and manoeuvring in accordance with the County Council's Buckinghamshire Countywide Parking Guidance policy document;
- satisfactory access, egress and turning provision for refuse and rigid delivery vehicles throughout the development;
- on-street parking facilities within the site and in close proximity to St Paul's C of E Combined School;
- widening of the footway on Stratford Drive into the site to a maximum width of 2 metres.

Reason: To enable vehicles to draw off, park and turn clear of the highway; to minimise danger, obstruction and inconvenience to users of the highway and the development, and to maximise sustainable travel associated with the proposed development.

- 20 Details of the proposed raised table at the entrance to the site shall be submitted to and approved by the local planning authority prior to any above ground construction works on the site. The approved details shall be implemented prior to the completing of the final dwelling and, unless the local planning authority first agrees in writing, thereafter retained.
Reason: In the interest of highway safety.
- 21 The approved cycle and bin storage facilities for the site; shall be provided prior to occupation of the dwellings they service 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.
- 22 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 before any development takes place. 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.
- 23 The development hereby permitted shall be carried out in accordance with a fully detailed Arboricultural Method Statement and Tree Protection Plan (to BS5837:2012) which will be submitted to the Local Planning Authority with the reserved matters submission for the details of the landscaping of the site.
Reason: In order to protect trees the interests of the visual amenities and character of the area.
- 24 A detailed layout of drainage, utilities and any other services which have been designed so as to avoid conflict with retained and proposed trees, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. The installation of any such services shall be in accordance with guidelines set out in British Standard B.S. 5837:2005 'Trees in Relation to Construction - Recommendations' and the National Joint Utilities Group (Guidelines for the Planning Installation and Maintenance of Utility Apparatus in Proximity to Trees) Volume 4.
Reason: To ensure that the trees to be retained are not damaged, in the interests of visual amenity.
- 25 No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting which is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.
Reason: In the interest of visual amenity, wildlife interest and/or highway safety.
- 26 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).

27 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 7 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 on that part of the site.

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 2A 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.

INFORMATIVE(S)

- 1 The archaeological investigation(s) referred to in the conditions should be undertaken by a professionally qualified archaeologist working to the agreed written scheme(s) of investigation which should be based on Buckinghamshire County Archaeological Service on-line template briefs.
- 2 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.
- 3 The applicant is advised that if it is intended to use soakaways as the method of dealing with the disposal of surface water then the permission of the appropriate Water Authority may be necessary.
- 4 It is contrary to section 163 of the Highways Act 1980 for surface water from private development to drain onto the highway or discharge into the highway drainage system. The development shall therefore be so designed and constructed that surface water from the development shall not be permitted to drain onto the highway or into the highway drainage system.

18/05597/OUT

Consultations and Notification Responses



Ward Councillor Preliminary Comments

Councillor Julia Adey

In light of the many concerns of residents I should like the planning application (ref: 18/05597/OUT) for Slate Meadow to be brought to the Planning Committee.

Councillor Julia Langley – no comments received

Cllr Mike Appleyard (Bourne End cum Hedsor Ward)

I would like to support this referral.

Parish/Town Council Comments/Internal and External Consultees

Wooburn and Bourne End Parish Council

Comments: Strongly object. There is nothing in this outline application regarding any aspect of infrastructure that would reassure anyone living in this Parish that this development should go ahead. We strongly oppose this application at this time because it is premature being submitted before the Independent Examiner has reviewed the Local Plan. This application makes a nonsense of the consultation process and we therefore request that this application is rejected.

County Archaeological Service

Comments:

We welcome the inclusion of the archaeological desk based assessment produced by the Canterbury Archaeological Trust with the additional plans. We concur with this and recommend that a number of conditions are attached to any consent.

County Highway Authority

Although all matters are now reserved for future consideration, the transport implications of this development have been treated as principle matters. To this end, no issues have presented themselves from a highways perspective that would result in a principle objection. Nevertheless, the site that will come forward as part of one or several Reserved Matters applications will need to address several matters in order to mitigate its impact on the local area, protect the safe and convenient use of the existing highway, provide improved access to sustainable transport and deliver sufficient walking and cycling links.

Therefore I do not have any objections to this application with regard to highway issues subject to suggested conditions:

Control of Pollution Environmental Health

With regards to air quality, Wycombe District Council declared a new Air Quality Management Area on 22.12.17 that covers the main arterial roads in High Wycombe, Marlow and the M40. The majority of vehicle movements from the development are likely to pass through one of the three Air Quality Management Areas. It is therefore recommended that at least 1 charging point per 10 unallocated car parking spaces are provided. All other spaces should have appropriate cable provision to prepare for increased demand in future years.

Noise from the A4094 is likely to cause disturbance to future residents living at that side of the proposed development. The applicant should therefore implement a scheme that ensures that all habitable rooms comply with BS8233:2014.

Recognising the limitations arising from an initial ground investigation undertaken in March 2017, a condition requiring further investigation is recommended.

Objection, unless following conditions imposed;

- Condition - Electric Vehicle Charging Points
- Condition – Noise mitigation scheme to protect future residents from traffic noise
- Condition - Contaminated Land
- Informative: Construction/Demolition Noise

Environment Agency (south-east)

Initial Comments: (the full response is available on the website)

The site lies with Flood Zones 1, 2 and 3 in accordance with our flood risk mapping.

Flood Zone 3 is defined as having a high probability of flooding in accordance with table 1 'Flood Risk' of the Planning Practice Guidance. The River Wye runs along the southern boundary of the site. We have two objections to the proposed development. One objection is about the ecological buffer zone and the other objection is about flood risk.

Final response: Following a meeting to discuss the scope of the current application the EA have indicated that they now withdraw their objections. Written response to follow.

Bucks County Council Education Department

Comments: None received

Rights of Way and Access

Comments: No objection subject to conditions to secure the proposed contributions to footpaths and cycleways.

Crime Prevention Design Advisor

Comments: None received

Natural England

Comments: None Received

Arboriculture Spatial Planning

Comments: It will be necessary for details to be submitted with regards to the timings of works relating to retained trees. So conditions should be applied requiring: Timing and supervision of works relating to retained trees. Details of tree planting specification including incorporation with the SuDS system.

Landscape Officers Planning Policy

Comments: The LVIA (Landscape Partnership, March 2018) accepts that the development will have some adverse effects on both landscape character and on views as would any sizeable development on a green field, however this is counterbalanced to some extent by the benefits in relation to additional planting and to watercourses/wetlands. The Concept Masterplan CMP-01 Rev H shows an illustrative layout which forms a logical outcome of the negotiations had over the past two years and reflects the landscape principles established by the Development Brief. The Design and Access Statement (March 2018) demonstrates that views through and out of the site to the surrounding valley landscape are achievable with the proposed road layout. This will have to be checked again at the reserved matters stage when the design details and layout of buildings are submitted.

Ecological Officer

Comments: I am happy with the level of detail submitted relating to existing ecological constraints on site. From a Green Infrastructure perspective the network of green spaces and paths works well. Details need to be submitted by condition with regards to: ecological mitigation through a CEMP. Ecological Enhancement through landscape detail and details of what is incorporated into buildings. Lighting details will need to be submitted, these will need to include a short section explaining how the lighting has been designed to avoid impacting of wildlife.

Conservation Officer Spatial Planning

Comments: The Heart in Hand is a grade II listed building which backs onto the slate meadow site. The masterplan illustrates a substantial area of landscaping along this boundary. The development proposals will consequently have a neutral impact on the significance of the setting of the building and is acceptable in heritage terms.

Urban Design

Comments: Proposal is as expected, however there are outstanding issues relating to vehicular access, servicing, and parking that need to be resolved at this stage if access through the site is to be approved. Alternatively the application could be amended to include access as a reserved matter. This would allow minor design issues to be dealt with at the reserved matters stage.

June 2018 addendum - the applicant has amended the application and all matters are now reserved. There are no outstanding design issues.

Thames Water Utilities Ltd

Comments:

- Foul Water – Prior to the submission of this planning application the Utility Company raised no objection to the Development Brief and have confirmed to the applicant that there is no issue with foul water connection. In response to a consultation on this application they initially request for a condition to prevent any properties from being occupied until either all wastewater network upgrades required to accommodate the additional flows from the development have been completed or a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. This was because the development may lead to sewage flooding and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available.

The case officer has sought clarification of the current capacity and the additional number of dwellings that can be safely added to the current system. It has been confirmed that that the site is still being modelled. Until this is complete the exact nature of upgrades required cannot be determined and we are unable to advice of a specific number. This could impact phasing and so will need to be clarified before a permission is issued.

- Clean Water Capacity - I have reviewed the capacity with the modelling manager and can confirm we do have sufficient capacity.
- Surface Water – no objections
- Water Mains – Thames Water do not permit construction over water mains

Buckinghamshire County Council (Major SuDS)

Comments:

Buckinghamshire County Council as Lead Local Flood Authority has reviewed the information provided in the following documents

- Flood Risk Assessment (MAM7613-RT003-R01-00, March 2018, HR Wallingford)
- FRA – Responses to LLFA Comments (ref. MAM7613-RT004-R02-00, June 2018, HR Wallingford)
- Foul and Surface Water Statement (FSWDS) (AMc/18/0134/5683 Rev. B, June 2018, MJA Consulting).
- Fould & Surface water Statement (ref. AMc/18/0513/5683, 1st August 2018, MJA Consulting)
- Email correspondence from HR Wallingford dated 30th July 2018.

The LLFA **has no objection** to the proposed development **subject to conditions**.

Representations:

Bourne End Residents Association
Objects on the following grounds

- The lack of information contained within the Outline application, full drainage details should be provided.
- The application should not be determined until development of the site (and the council's policy) has been considered by the Inspector at the Examination in Public of the Local Plan
- The association disagrees with the developers Transport Assessment which they claim is not in line comments given by the Council's own transport consultants (Jacobs) to the Slate Meadow Liaison Group.

Slate Meadow Liaison Group
Objects on the following grounds

- This is an Outline Application and therefore the major issues are not addressed in detail with respect to the deliverability of the measures required to ensure that the flood risks are managed.
- The application should not be determined until the impact of the development of this site and that at Holland's Farm have been considered by the Inspector at the Examination in Public of the Local Plan
- That the application is being rushed through to avoid the consideration referred to above
- Concerns that the conclusions of the Transport Assessment commissioned by the developers contradict those of that commissioned by KBEG on the same junctions and highways issues raised by the Council's own consultants.
- Strongly oppose this application at this time because it is premature and weak on detail and we would request that this application is rejected.

The Chiltern Society

- while recognising that the application is in outline objects to the footpath/cycleway and mown grass strip within the buffer to the river on the indicative masterplan for the site

Original proposal

There have been over 300 separate objections to the proposal, these raise the following concerns:-

- An in principle objection to building upon greenfield sites when, in the opinion of the objectors, there are plenty of brownfield sites, including former office and industrial units, that could be converted to a residential use.
- Concern that the application is only in outline and therefore there is not enough detail to be able to fully consider the impact of 150 units upon the site and the local area.
- Concern that development here has already been refused by WDC and if anything the local infrastructure has deteriorated since that time so WDC should not be going against their previous decision now.
- Concern that Wooburn Green and Bourne End are separate villages and should remain so. That the proposal would mean they would be merged together with minimal greenery separating them.

- Concern that 150 houses could not fit on the site and flats would be out of character with the area.
- Concern that the application is premature and should not be considered prior to the Inspector's report on the New Local Plan so that the inspector's views can be taken into consideration by the Council.
- Concern that the aged base data for alternate housing sites combined with an out of date housing target that were jointly employed in the sequential test at Slate Meadow (by WDC for the new local plan) provides an unsound basis for decision-taking.
- Concern that the impact of the possible future redevelopment of Holland's Farm in Bourne End has not been taken into consideration.
- Requests to put Slate Meadow back into the Green Belt and take the meadow by Spade Oak out of the Green Belt to build on instead.

Highways, traffic and access

- The bridge into Stratford Drive has insufficient strength to cope with the increased traffic.
- The entrance of the estate is unsuitable for an additional 300+ cars as twice a day it comes to a standstill with the school traffic for up to half an hour at a time.
- Concern over the ability of emergency services to access the site and Stratford Drive if the development goes ahead.
- Concern that the estate is already extremely dangerous for the school children and residents to walk, with cars parking on every pavement and grass verge and the expected 300+ cars will make the situation worse.
- The impact of additional vehicles on the site and the impact upon safety for parents and children using St Paul's School.
- Concern that the proposed additional on-street parking for the school will not work.
- Stratford Drive already regularly suffers with flooding, heavy cracking and potholes.
- Concern that Town Lane is already an extremely dangerous road with at least four accidents in recent years. A request for traffic lights and increased safety measures to improve this situation.
- Concern that there will be underground parking
- Concern that the developers Transport Assessment comes to different conclusions than those of other professionals that have assessed the impact upon the road network.
- Safety concerns have been expressed particularly during the construction phase of any development with a school so close to the entrance of the site.
- Concern over the effect the extra traffic would have on Cookham bridge
- Concerns that car parking in the local area is already oversubscribed – leading to indiscriminate parking and this will only make the situation worse
- Concern that there is no realistic opportunity for a cycle path the Bourne End as the disused railway is not available.

Flooding and drainage

- Concern that the developers and WDC have not sequentially tested the site and it should not therefore be developed.
- Concern that there is insufficient drainage system to cope.
- Concern that Slate Meadow is a recognised flood plain and the green land helps with drainage
- Concern that the drainage system is already unable to cope and this proposal will make that situation worse.
- Concern that parts of Cores End Road, Brookbank and Town Lane flood when rains, that at times it becomes so serious it is affected by sewage overflow which has resulted in home

evacuation. Thames Water drainage fails to cope and Thames Water have confirmed that any improvement is not possible till 2020 to 2025.

- Concern that underground parking will have a flooding impact and should not be allowed in an area that potentially floods.
- Concern regarding runoff from the site resulting in pollution to the adjacent river Wye.

Wildlife and ecology

- The site is a home to vast wildlife i.e. badgers, deer, owls, kite, birds, slow worm; to name but a few. Also the horses which would have to be removed and the children clearly love watching and feeding them daily.
- Concern over the impact upon field mice, stag beetles and rats from the development.
- Concern that Slate Meadow is a habitat for many protected and endangered species and that the unlicensed relocation of some of the species is illegal
- Concern that the bird survey does not mention Barn Owls that are regularly seen flying over the site
- Concerns over the impact of artificial light upon the local bat population
- Concerns that development by its very nature destroys habitats for wildlife

Amenity and landscape issues

- I presuming they are planning to build flats/apartments, these are unacceptable if they overlook the current residents homes and are not in keeping with the village scene the developers are trying to create.
- The proposal of a phased development will impact greatly on the lives of the local residents, in the form of noise, dust and dirt, for a considerable amount of time. The poorer air quality will be detrimental to health.
- Concern that the proposal is to build on the Village Green
- Concern that the whole of Slate Meadow is public green space and this will be lost due to the development.
- Concern that the proposal seems to include potential for 3-storey development and provision for trees to the boundaries of new housing that will affect sunlight into many of my neighbours and their families gardens
- this is a quiet area and people have chosen to live here for this very reason. This development will bring noise and disruption.
- Slate Meadow offers uninterrupted views through to the surrounding hillside to the north of the site. Concern that the proposed development will be severely detrimental to the look of the immediate and surrounding areas of Bourne End and Wooburn.
- Concern that the construction of such a large, modern development is not in keeping with the character of the local community; in particular, such a large, concentrated mass of modern housing, the design of which will not be in alignment with the other homes in the area.
- Concern over the impact upon air quality
- Concerns over density and building heights
- Concern that this is an area of outstanding natural beauty and should be protected as such
- Concern that the houses are too close to the river and will block important views.
- Concerns that the village green will be tidied up and not left to nature as it currently is.

Infrastructure issues

- Concern that local facilities including Doctors, Dentists and schools are already overstretched (with unacceptable 3 week waits at Doctors) and would be unable to cope.
- Concern that Local schools cannot be expanded to take the additional population.

- Concern over the general wellbeing of the local population due to the extra pressure on existing infrastructure
- Concerns over interruption to gas supply due to replacement of pipes
- The affordable housing will not be affordable to most people

Archaeology

- Concern that the hill may be the site of a rare ancient feature, a banjo enclosure and Slate Meadow might have important archaeological features because of this.

Amended scheme

A reiteration of the comments above

- Additional concerns that the proposed change in ground levels will impact upon views into and across the site.
- Concern that the issues raised by the consultation responses from Thames Water, County Archaeology and others will not be dealt with
- Concerns that the proposal will be approved without sorting out serious matters on the site such as ecology and environmental impact.
- Additional requests that the application be deferred until after the examination in public of the new Local Plan so that the impact of all development proposed in Bourne End can be considered together.

Support for the proposal

There has been one letter of support which made the following point

- It is no use objecting unless you can suggest an available alternative site and, like the Hollands Farm site, this is more suitable than other more important areas of the Green Belt.

Other matters

- Concern that the development will decrease the value of surrounding property
- Concern expressed by members of the Slate Meadow Liaison Group that their comments on the draft development brief for the site were ignored by the Council and its officers
- Concerns over being able to secure insurance on properties due to flooding
- The interests of existing residents should be prioritised over those of developers or potential incomers
- Questions have been raised regarding the integrity of the officers of the council that are dealing with this site, particularly by the secretary of 'The Future of Our Village – Bourne End' who claims that officers are seeking to push the application through the Planning Committee before it can be considered by the Local Plan Inspector.

18/05597/OUT

Scale 1/3500

PLANNING APPLICATIONS
22 AUG 2018
COMMITTEE



NOTES

1. The site is located within the Stratford Drive Conservation Area. The site is a large area of open land, which is currently used for agriculture. The site is bounded by Stratford Drive to the north and west, and by Willows Road to the south and east. The site is a large area of open land, which is currently used for agriculture. The site is bounded by Stratford Drive to the north and west, and by Willows Road to the south and east.

KEY

□ Boundary

PLANNING APPLICATIONS
 2 2 AUG 2018
 COMMITTEE



Site No: 130, The Valley, Bourne End, Bucks, HP8 4JY
 Date: 23/02/18
 Scale: 1:1250 @ A2

Slate Meadow
 Bourne End

For: Avant Homes & Crouace Homes

Site Location Plan - 01

| | | | |
|-------------|----------|--------|-------|
| Scale | Date | Author | Rev |
| 1:1250 @ A2 | 23/02/18 | PR | MB |
| File No | Project | Client | Drawn |
| CAREL70529 | SLP-01 | | B |

STRATFORD DRIVE

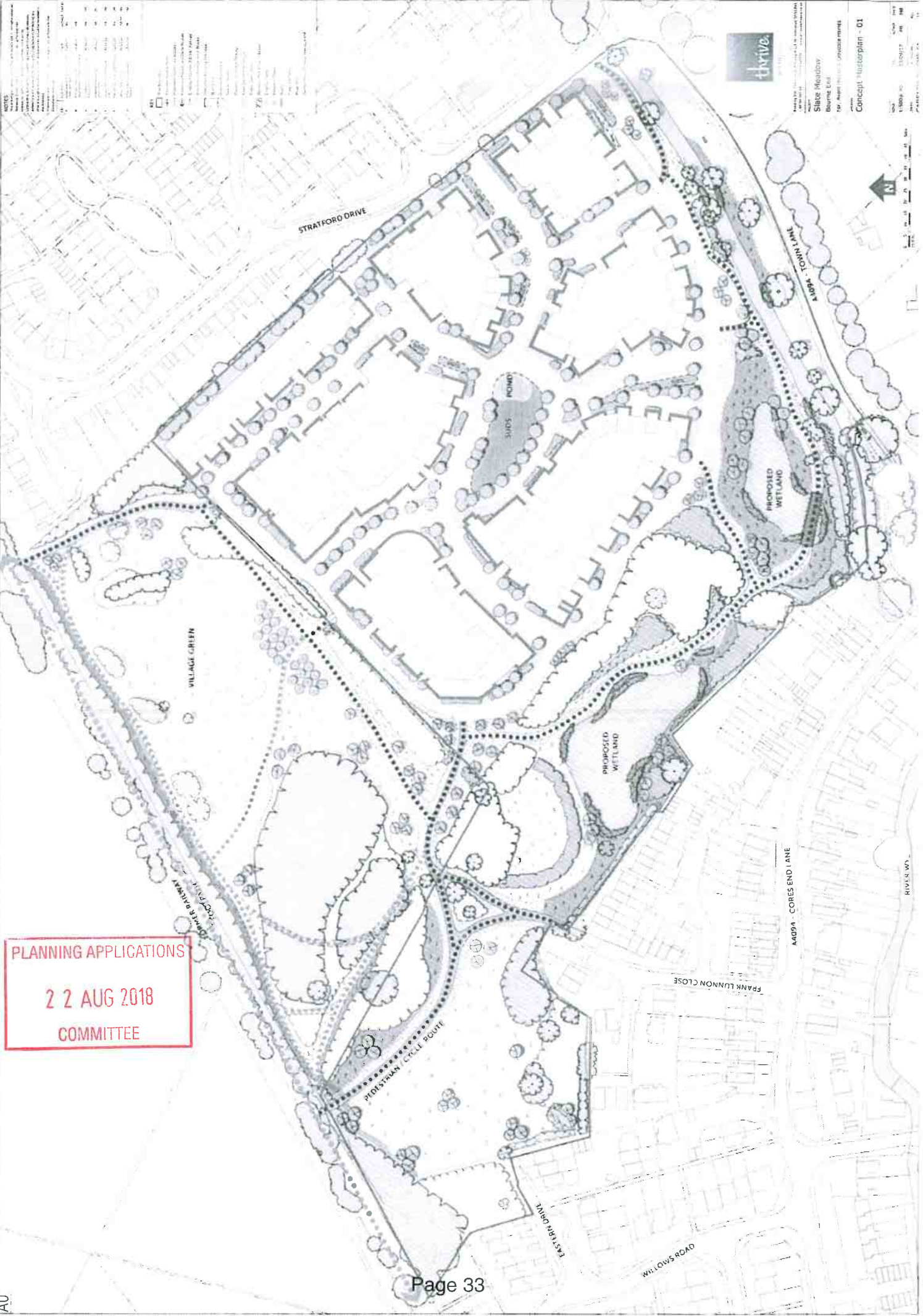
A409A

A409A

FRANK LUNNON CLOSE

WILLOWS ROAD





NOTES

1. All dimensions are in meters unless otherwise stated.
2. All areas are in square meters unless otherwise stated.
3. All areas are to be confirmed by the local authority.
4. All areas are to be confirmed by the local authority.
5. All areas are to be confirmed by the local authority.
6. All areas are to be confirmed by the local authority.
7. All areas are to be confirmed by the local authority.
8. All areas are to be confirmed by the local authority.
9. All areas are to be confirmed by the local authority.
10. All areas are to be confirmed by the local authority.

| NO. | DESCRIPTION | AREA (sqm) | PERCENTAGE |
|-----|-------------|------------|------------|
| 1 | ... | ... | ... |
| 2 | ... | ... | ... |
| 3 | ... | ... | ... |
| 4 | ... | ... | ... |
| 5 | ... | ... | ... |
| 6 | ... | ... | ... |
| 7 | ... | ... | ... |
| 8 | ... | ... | ... |
| 9 | ... | ... | ... |
| 10 | ... | ... | ... |

KEY

- Proposed Buildings
- Proposed Roads
- Proposed Cycle Route
- Proposed Pedestrian Route
- Proposed Wetland
- Proposed Shops
- Proposed Village Green
- Proposed Riverbank
- Proposed Aardra - Cores End Lane
- Proposed Riverbank Way
- Proposed Willow Road
- Proposed Frank Lunnon Close
- Proposed Easton Drive
- Proposed Stratford Drive



thrive
 SHAPE MEADOWS
 BOURNE LTD
 100, NORTH ROAD, BOURNE, LINCOLNSHIRE
 Concept Masterplan - 01

PLANNING APPLICATIONS
 22 AUG 2018
 COMMITTEE



STRATFORD DRIVE

Proposed crossing location for discussion
(Location to be supported with improved
school crossing signage)

Proposed crossing location for discussion
(Location to be supported with improved
school crossing signage)

Cycle path feature to be discussed

BROOK BANK

NOTES

1. Do no scale from this drawing.
2. This drawing is for illustrative purposes only and not for construction.
3. This drawing is to be read and printed in colour.
4. Layout drawn on OS background, will be updated when topographical information becomes available

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| | | | | |
|---|----------------|-------------------|----------------|-----------------|
| REF | DETAILS | DRAWN | CHECKED | DATE |
| | | | | |
| CLIENT | | | | |
| Avant Homes Croudace Strategic | | | | |
| PROJECT | | | | |
| Slate Meadow, Bourne End | | | | |
| DRAWING TITLE | | | | |
| Preliminary Site Access With Raised Table Arrangement | | | | |
| SCALE | | SHEET SIZE | | |
| 1:500 | | A3 | | |
| UNITS | LPJ | UNITS | CL | DATE |
| | | | | 15.02.18 |
| WYG Transport | | | | |
| <small> WYG Transport 80 Victoria Street Bristol BS1 6DP T: 0117 225 4233 F: 0117 953 4238 E: transport@wyg.com </small> | | | | |
| DRAWING NUMBER | | | | REV. NO. |
| A090152 - SK07 | | | | A |

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22 AUG 2018
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