

Contact: Stephanie Penney DDI No. 01494 421823

App No : 18/08206/FUL App Type : FUL

Application for : Demolition of existing dwellings and erection of two terraces of 5 x 3-bed town houses (10 in total) with , associated landscaping, car parking & creation of new access from Tancred Road

At 21 to 25 Coates Lane, High Wycombe, Buckinghamshire, HP13 5EY

Date Received : 11/12/18 Applicant : Leywood Developments Ltd

Target date for decision: 12/03/19

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1. Summary

- 1.1. This application seeks full planning permission for the demolition of the existing dwellings and the erection of two terraces of 5 x 3 bed town houses, creation of new access to Tancred Road and associated works.
- 1.2. The site is in an existing residential area and there is no objection to a more dense residential development in principle. The proposed design and layout is considered to enhance the character of the area without harming the amenities of adjoining occupiers. The application is not considered to harm highway safety. The existing tree belt to the east of 21 Coates Lane is to be retained and the applicant has agreed to enter into a Section 106 Agreement to manage and maintain this area.
- 1.3. The additional unit and amended layout is not considered to be significantly materially different to the approved scheme for nine dwellings.
- 1.4. The application is recommended for approval subject to the prior completion of a Section 106 Agreement in relation to the management and maintenance of open space.

2. The Application

- 2.1. This application seeks full planning permission for the erection of 2 terraces of 5 x 3 bed town houses, creation of new access to Tancred Road and associated works. Parking for the units is to the rear within an enclosed area.
- 2.2. The site is within the built up area and adjoins the Green Belt, Chilterns AONB and Hughenden Manor Park and Garden of Historic Interest. The site is in residential zone A. The level of the site is relatively flat but the no. 1 Tancred Road, to the rear, is at a higher level.
- 2.3. The adjacent site to the east has been redeveloped to residential use with a crescent of three storey townhouses fronting Coates Lane. The application site is situated in an area of transition between the redeveloped De La Rue Printworks site and post war development of detached and semi-detached houses to the west.
- 2.4. The site lies within an existing residential area and Accessibility Zone 3 and Zone A. There are several TPO trees sited on the boundary with 205 Hughenden Road which would be retained as part of the proposed redevelopment.
- 2.5. The application is accompanied by:
 - a) Design and Access Statement

- b) Highways Report
- c) Tree Constraints and Tree Protection Plan

- 2.6. Amended plans were sought during the course of the application to overcome concerns related to secured by design; impact on the TPO trees; open space, surface water drainage and parking provision. In addition a viability assessment was carried out in relation to the provision of affordable housing.
- 2.7. This application follows an earlier approval for nine dwellings on the 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 offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
- 3.2. In this instance amended plans were sought during the course of the application to overcome concerns related to secured by design; impact on the TPO trees; open space, surface water drainage and parking provision. In addition a viability assessment was carried out in relation to the provision of affordable housing. Following resolution of this issue, the application progressed.
- 3.3. The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

4. Relevant Planning History

- 4.1. 17/08386/FUL. Demolition of 21-25 Coates Lane and erection of 2 terraces of 4 x 3 bed town houses, rear garage block with 1 x 1 bed flat above garage, creation of new access to Tancred Road and associated works. Permission granted with a planning obligation.
- 4.2. 17/06827/FUL. Demolition of 21-25 Coates Lane and Erection of 9 x 3 Bed Dwellings, creation of new access to Tancred Road and associated works. Application withdrawn.
- 4.3. 11/5353/FUL. Redevelopment of site to provide 97 residential units (15 x 1 bed flats, 25 x 2 bed flats, 5 x 2 bed houses, 27 x 3 bed houses & 25 x 4 bed houses) including new access arrangements, associated landscaping and car parking. Permission with planning obligation.

5. Issues and Policy considerations

Principle and Location of Development

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

DSA: DM1 (Presumption in favour of sustainable development),

New Local Plan (Submission Version): CP1 (Sustainable Development), CP3 (Settlement Strategy), CP4 (Delivering Homes), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

- 5.1. The site is located on previously developed land within the built up area. Therefore the use of the site for housing is considered acceptable in principle, subject to other material considerations, such as; the character and appearance of the surrounding area, the impact upon trees, neighbouring amenity, highways safety etc.
- 5.2. All proposals are expected to achieve a high standard of design and layout that respects and reflects the local context so as to maintain and reinforce its

distinctiveness and particular character whilst achieving a high standard of residential amenity to meet various other criteria. The National Planning Policy Framework indicates that it is important to ensure, pursuant to relevant planning policies, that the local pattern of development, which determines the character of an area, is respected. However the NPPF also states that planning policies and designs should not prevent or discourage appropriate innovation. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Affordable Housing and Housing Mix

ALP: H9 (Creating balanced communities)

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

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

Planning Obligations Supplementary Planning Document (POSPD)

- 5.3. The Council has adopted an interim position on the provision of affordable housing until the Wycombe District Local Plan is adopted, given the new version of the National Planning Policy Framework (NPPF).
- 5.4. The Government published a new version of the NPPF in July 2018. The Wycombe District Local Plan was at an advanced stage of preparation when the new NPPF was published, having already been submitted in March 2018 and its examination hearings starting on the day that the new NPPF was released. Consequently, the policies in the new Wycombe District Local Plan are being assessed for soundness against the old NPPF (2012) and not the NPPF (2018). Development management decisions do however need to take account as a 'material consideration' of the guidance in the new NPPF and the updated Planning Practice Guidance (PPG).
- 5.5. The new NPPF and accompanying PPG are clear that provision of affordable housing should not be sought for residential developments of 10 units or less, and which have a maximum combined gross floor space of no more than 1,000 sq. m. (gross internal area), other than in designated rural areas.
- 5.6. In the intervening period, until the Local Plan is adopted, the Council have adopted affordable housing thresholds dependant on location and size of development.
- 5.7. In the case of this application, the provision sought is 10% affordable housing for affordable home ownership.
- 5.8. In response to this the applicant submitted a viability assessment. This has been assessed and appraised by external consultants.
- 5.9. The consultants have advised that the scheme is unable to provide any affordable housing contribution, if it is to remain viable. The scheme has been looked at in terms of its particular financial characteristics and it represents no precedent for any sustainable approach on the Council's policy base.

Transport matters and parking

ALP: T2 (On – site parking and servicing), T4 (Pedestrian movement and provision), T5 and T6 (Cycling), T13 (Traffic management and calming), CSDPD: CS16 (Transport),

DSA: DM2 (Transport requirements of development sites)

New Local Plan (Submission Version): CP7 (Delivering the infrastructure to support growth), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

- 5.10. Vehicular access is proposed off Tancred Road. The access remains as per the previous application which was found to be acceptable to the Highway Authority as the access provided the necessary visibility splays.

- 5.11. The original plans were amended to remove the parking spaces on the public highway as these were not required. In addition, the layout was revised reconfiguring the spaces and dimensions to achieve a satisfactory layout.
- 5.12. Each dwelling requires two parking spaces. More than half the spaces are unallocated, accordingly the total requirement is 20 spaces. This has been provided. The tandem parking spaces will be allocated due to manoeuvring issues.
- 5.13. Secure bike storage has been removed from the scheme as each dwelling has its own rear garden area.
- 5.14. Concerns are acknowledged regarding pressures of parking within the locality due to the adjoining Hughenden Park. However, this matter is outside of the jurisdiction of planning and this application is not considered to exacerbate the problem given that sufficient on-site parking is proposed and access is considered acceptable in relation to visibility and width.

Raising the quality of place making and design

ALP: G3 (General design policy), G7 (Development in relation to topography), G8 (Detailed Design Guidance and Local Amenity), G10 (Landscaping), G11 (Trees), G26 (Designing for safer communities), Appendix 1

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

DSA: DM12 (Green space),
Housing intensification SPD

New Local Plan (Submission Version): CP9 (Sense of place), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality)

- 5.15. The site is situated in an area of transition between the new three storey development adjacent to the site and the lower density two storey development to the west. Therefore any proposal has to demonstrate that the development can assimilate into the street scape.
- 5.16. This current scheme differs from the approved scheme as set out below:
- One additional dwelling
 - Dwellings significantly deeper (by approx. 3m)
 - Dwellings now include terraces/balconies to front.
 - Flat over garage (FOG) omitted from rear courtyard and terraces each increased from four to five dwellings.
 - Position of terraces slightly closer to Coates Lane, plus bigger front gardens and reduced grass verge.
 - Position of terraces slightly closer to Tancred Road and Green Space to east to enlarged through omission of garages/FOG.
 - Landscape areas to rear courtyard reduced.
 - Additional parking to rear courtyard (increased from 16 to 20 spaces)
- 5.17. The approved scheme can be seen below:



- 5.18. The current amended scheme now proposes two blocks of five units in three storey form. Parking remains to the rear. A separation gap remains at 3m between the two blocks and a footway providing access to the rear.
- 5.19. As detailed above, the scale and mass of the built form has increased slightly, but will not have a significant impact. The scheme still makes a positive impact on the character of the area, transitioning between the new development and the lower density dwellings to the west.
- 5.20. The design of the frontage blocks have Regency elevations with Victorian sash style windows, wide front doors and simple canopy porches which take into account the new development adjacent to the east. The end unit, adjacent to Tancred Road has been stepped down and turns the corner to consider the development to the west.
- 5.21. There is a separation gap of 6.5m from the side elevation of plot 10 with the boundary of Tancred Road. The height of the proposed units to the front are 10.5m high, which is 0.5m lower than Park View Crescent. The proposed units are higher than the existing dwellings on Tancred Road, however no harm is considered to result given the separation distances.
- 5.22. The amended scheme improves natural surveillance of the parking to the rear. This is due to the balconies at first floor level on the rear elevation of plots 2, 3, 4, 7, 8 and 9. In addition the vehicular access will be gated as will the pedestrian accesses from Coates Lane.
- 5.23. The scheme now allows for the existing tree belt, protected by a Tree Preservation Order, to be retained and safeguarded. This will be achieved by the completion of a Section 106 Agreement ensuring this area is managed and maintained in perpetuity. Planting to the east, south and west of the site is being retained and reinforced and a number of mature trees are shown to the site frontage.
- 5.24. This area will not be publically accessible.

Amenity of existing and future residents

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

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

Housing intensification SPD

New Local Plan (Submission Version): DM35 (Placemaking and Design Quality), DM40 (Internal space standards)

- 5.25. The proposed development will not have a negative impact on the existing occupiers to the east of the site. This is due to the existing tree belt and separation distance of 15m.
- 5.26. There is a separation gap of 22m between plot 10 and number 27 Coates Lane. There is not considered to be a negative impact and complies with the guidance within the Residential Design Guide.
- 5.27. The main impact is on the occupiers of 1 Tancred Road. The two terraced blocks are sited 22m from the rear boundary of the site. The Residential Design Guide recommends a window to window distance of 25m. Whilst the distance is 3m short, the impact is not considered to be so harmful to justify a refusal given the screening on the boundary and levels; No. 1 Tancred Road is at a higher level.
- 5.28. Concern is also raised regarding increased noise and disturbance to the occupiers of No. 1 Tancred Road given that the layout results in parking areas and access adjacent to the side boundary. This area will be more intensively used due to vehicular movements. However, this impact will be reduced as a result of increased landscaping on the southern boundary, 2.1m acoustic fencing and due to the change in land levels. This remains the same as the approved scheme for nine units. It is not considered that the additional unit will have a significant additional impact.
- 5.29. In relation to the amenity of future occupiers, the units fronting Coates Lane have garden depths of 8m and dual aspect accommodation has been designed. A condition is also requested requiring details of sound insulation to ensure that the future occupiers are protected from traffic noise.

Flooding and drainage

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

DSA: DM17 (Planning for flood risk management)

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

- 5.30. The site is located within Flood Zone 1. Development is therefore considered appropriate and a Flood Risk Assessment is not required given that the site area is less than 1ha and is for the development type i.e. residential.
- 5.31. Consideration does however need to be made to surface water drainage. The site lies in an area of low risk (meaning there is between 0.1% and 1% chance of flooding in a given year). The groundwater level is between 0.5m and 5m from the ground surface.
- 5.32. The proposed development will increase the impermeable area of the site and therefore increase the rate and volume of surface water runoff generated from the site. To manage the additional surface water runoff it has been proposed to infiltrate via soakaways and permeable paving. Infiltration rate testing was completed in March 2019 (Soil Infiltration Test, SAC19-194, March 2019, Stuart Cooke Geotechnical Consultant); an infiltration rate of 2.2×10^{-4} m/s was derived, demonstrating that infiltration is a viable method of surface water disposal.
- 5.33. Concerns do however remain regarding the use of soakaways and it is suggested that the surface water runoff generated by the proposed dwellings is directed into the

permeable paving. To account for the additional runoff the permeable paving may have to be made deeper; which this may overcome my concern regarding the depth of the paving. Discharging directly into the permeable paving will also reduce the burden of maintenance for the surface water drainage scheme.

- 5.34. Further details are therefore required. However, a pre-commencement condition is recommended which has been agreed with the applicant.

Landscape Issues

CSDPD: CS17 (Environmental assets)

DSA: DM12 (Green space), New Local Plan (Submission Version): DM34 (Delivering Green Infrastructure and Biodiversity in Development)

- 5.35. The tree belt, to the east of the site, is covered by a TPO. This area of the site is also protected as Green Space, known as Harrisons Tree Belt.
- 5.36. The scheme allows for the existing tree belt, to be retained and safeguarded. This will be achieved by the completion of a Section 106 Agreement ensuring this area is managed and maintained. Planting to the east, south and west of the site is being retained and reinforced and a number of mature trees are shown to the site frontage.
- 5.37. This area will not be publically accessible.
- 5.38. A pre-commencement condition is required to request further details on the Arboriculture Method Statement. In particular details are required regarding the path through the open space and parking spaces adjacent. The applicant has agreed to this pre-commencement condition.

Ecology

CSDPD: CS17 (Environmental assets)

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

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

- 5.39. An ecology report was submitted with the application. The Council's ecological officer has advised that the report gives sufficient information about how bats are using the buildings to demonstrate that the loss of their roosts can be relatively easily be mitigated and compensated within the proposed scheme. Therefore officers are confident that given a set of good quality mitigation and compensation measures, it will be possible for Natural England to grant a licence.
- 5.40. There will also be some loss of foraging habitat for bats and habitat for other species such as birds or hedgehogs this can be dealt with through a mitigation and compensation plan.
- 5.41. Lighting could also be problematic for wildlife, but this can also be dealt with by condition.
- 5.42. No objections are therefore required subject to conditions.

Building sustainability

CSDPD: CS18 (Waste, natural resources and pollution)

DSA: DM18 (Carbon reduction and water efficiency)

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

- 5.43. 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.

Infrastructure and Developer Contributions

CSDPD: CS21 (Contribution of development to community infrastructure)

DSA: DM19 (Infrastructure and delivery)

BCSNP: Policy 13 (Connecting the Parish)

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

5.44. The site is located within CIL charging zone A.

Weighing and balancing of issues – overall assessment

5.45. 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.

5.46. 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

5.47. As set out above it is considered that the proposed development would accord with the development plan policies in relation to character of the area, impact on trees, amenity space and highway access.

Recommendation:

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

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

01 Management and Maintenance of the TPO Tree Belt

or to refuse planning permission if an Obligation cannot be secured

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

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).
- 2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers 17 COA SL01; 17 COA PE09/D; 17 COA PE10/D; 17 COA PE11/d; 17 COA SS02/D; photos; 17 COA and SP05/E unless the Local Planning Authority otherwise first agrees in writing.
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.

- 3 The development, hereby permitted, shall be designed and constructed to meet a water efficiency standard of 110 litres per head per day.
Reason: In the interests of water efficiency as required by Policy CS18 of the Adopted Core Strategy and Policy DM 18 of the Adopted Delivery and Site Allocations Plan (July 2013).
- 4 Prior to the occupation of the development hereby approved, a scheme showing the bin and cycle store shall be submitted to and approved in writing. Thereafter the approved scheme shall be provided prior to occupation and thereafter retained in perpetuity.
Reason: To safeguard the amenity provision of future occupiers.
- 5 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of the proposed windows 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.
Reason: To secure a satisfactory external appearance.
- 6 Prior to the occupation of the development hereby approved, details of all external lighting, screen and boundary walls, fences and any other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. For clarification such details shall include an acoustic fence on the southern boundary; the vehicular entrance and pedestrian gates. 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.
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), no development falling within Classes A, B, C, D, E, F, G and H of Part 1 of Schedule 2 shall be carried out without the prior, express planning permission of the Local Planning Authority.
Reason: In order that the Local Planning Authority can properly consider the effect of any future proposals on the character and amenity of the locality.
- 8 Notwithstanding the landscaping details submitted, a detailed landscaping scheme shall be submitted to and approved in writing by the LPA prior to the first occupation of the development. The development shall be implemented in accordance with the approved details unless otherwise first agreed in writing with the LPA.
Reason: To ensure a satisfactory of landscaping
- 9 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees, plants or areas of turfing or seeding which, within a period of 3 years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.
Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.

- 10 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of the materials and finishes for the development, including surfaces, shall be submitted to and approved in writing by the Local Planning Authority before any finished surfacing works are undertaken. Thereafter, the development shall not be carried out other than in accordance with the approved details.
Reason: To secure a satisfactory external appearance.
- 11 Protective fencing and/or other protective measures shall be erected around each tree and hedge to be retained in accordance with a scheme which must first be submitted to and approved in writing by the Local Planning Authority (i.e. an Arboricultural Method Statement and Tree Protection Plan to British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations) before any site clearance works or development commence, and before any machinery or equipment has been allowed on site.
The scheme shall show the type, height and position of protective fencing to be erected around each tree(s) or hedge to be retained. Unless otherwise agreed in writing by the Local Planning Authority this shall be in accordance with clause 6.2 “Barriers and ground protection” of the British Standard 5837:2012.
The area surrounding each tree/hedge within the approved protective fencing shall remain undisturbed during the course of the works, and in these areas:
1. there shall be no changes in ground levels,
 2. no materials or plant shall be stored,
 3. no buildings or temporary buildings shall be erected or stationed,
 4. no materials or waste shall be burnt; and,
 5. no drain runs, trenches or other excavation shall be dug or otherwise created, without the prior written approval of the Local Planning Authority.
- Reason: To ensure trees and hedges to be retained are adequately protected from damage during the execution of the works hereby permitted, in the interests of visual amenity.
- 12 No other part of the development shall be occupied until the new means of access has been sited and laid out in accordance with the approved drawing and constructed in accordance with Buckinghamshire County Council's guide note "Private Vehicular Access Within Highway Limits" 2013.
Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.
- 13 The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.
Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.
- 14 No works (other than demolition) shall begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:
- Demonstrate that water quality, ecological and amenity benefits have been considered; including but not limited to rain gardens and bio-retention areas
 - Investigation of utilising permeable paving only
 - Full construction details of all SuDS and drainage components including the depth of proposed permeable paving to ensure that it will drain into the Chalk
 - 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.
- Accounting for the reduction in efficiency due to the distance between soakaways (if permeable paving only option is not proceeded with)
- Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site 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-construction condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

- 15 No works (other than demolition) shall begin until a "whole-life" maintenance plan for the site has been submitted to and approved in writing by the Local Planning Authority. The plan shall set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component) during and following construction, with details of who is to be responsible for carrying out the maintenance. The plan shall subsequently be implemented in accordance with the approved details.

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

- 16 Prior to the first occupation of the development, a demonstration (such as as-built drawings and/or photographic evidence) of the as-built surface water drainage scheme carried out by a suitably qualified person must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable 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 has been constructed as per the approved is designed to the technical standards

- 17 A scheme to protect the proposed development from traffic noise from Coates Lane and Tancred Road shall be implemented before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing. The scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the standards in BS8233:2014 for the appropriate time period. Unless otherwise agreed in writing with the Local Planning Authority it shall be assumed that the existing noise level at the façade of the proposed development is 72dB LAeq16 hour and 66dB LAeq, 8 hour. The scheme shall include mechanical ventilation to meet the requirements of the Noise Insulation Regulations 1975 as amended 1988.

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

- 18 A scheme to mitigate and compensation for the loss of bat roosts and other features of ecological value on the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site.

All works shall then proceed in accordance with the approved scheme and be retained for the life of the development, any amendments must be agreed in writing.

Reason: To ensure that the development maximises biodiversity in line with policy DM14.

- 19 Prior to occupation, a "lighting design strategy for biodiversity" and especially bats, shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and other species which might be affected and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) and controlled with regards to timing, so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: Many species active at night are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established movement corridors or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation. Limiting negative impacts of light pollution is also in line with paragraph 180 of the NPPF.

- 20 A revised Arboricultural Method Statement (AMS) including a Tree Protection Plan (TPP) in accordance with the British Standard 5837:2005 Trees in relation to construction - Recommendations shall be submitted to and approved in writing by the Local Planning Authority before any development or other site clearance works take place.

The AMS shall include:

- a) Detailed plans showing location of the protective fencing including any additional ground protection whether temporary or permanent;
- b) Details as to the location of proposed and existing services and utilities including drainage, where these are close to Root Protection Areas (RPAs);
- c) Details as to the method, specification and materials to be used for any "no dig" surfacing, and; (and the area within the development to which it applies).
- d) All phases and timing of the project in relation to arboricultural matters and details of supervision by a qualified arboriculturist.
- e) Details of the construction details for the paths and parking spaces within and adjacent to the open space.

Unless otherwise first agreed in writing by the Local Planning Authority, the development shall thereafter be carried out strictly in accordance with the AMS.

It should be noted that this condition will not be fully discharged until Arb site supervision details including dates and notes during the all critical phases with evidence that development is in accordance with the AMS.

Reason: To ensure the satisfactory protection of retained trees in the interests of visual amenity.

INFORMATIVE(S)

- 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 offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.

In this instance amended plans were sought during the course of the application to overcome concerns related to secured by design; impact on the TPO trees; open space, surface water drainage and parking provision. In addition a viability assessment was carried out in relation to the provision of affordable housing. Following resolution of this issue, the application progressed.

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

2 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.

3 The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A period of 28 days must be allowed for the issuing of the licence, please contact Transport for Buckinghamshire at the following address for information.

Transport for Buckinghamshire (Streetworks)
10th Floor, New County Offices
Walton Street, Aylesbury,
Buckinghamshire
HP20 1UY
01296 382416

4 You are advised that Planning Obligations have been entered into in connection with this permission.

5 It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.

6 No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.

7 The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally:

- take, damage or destroy the nest of any wild birds while the nest is in use or being built,
- take kill or injure any wild bird,
- take or destroy the egg of any wild bird.

Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the Act.

The applicant is also advised that protected species (including all bats) use trees. The Conservation of Habitats and Species Regulations 2010 provides very strong protection for these species and so you must be certain that they are not present before works begin. If the presence of bats or other protected species is suspected, a licence may be required from Natural England before works can commence. If protected species are found in a tree whilst carrying out work, all work must stop and Natural England must be informed. Trees should be inspected prior to works commencing and if the presence of bats is suspected advice will need to be sought from Natural England via the Bat Line on 0845 1300228. Further advice on bats is available from The Bat Conservation Trust (020 7627 2629).

The consent given by this notice does not override the protection afforded to these species and their habitat.