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App No : 19/06137/FUL App Type: Full Application

Application for : Erection of 1 x 5-bed detached dwelling with study room, 1 pair of 2-x 3-bed semi-detached dwellings with integral car ports & 1 pair of semi-detached dwellings comprising 1 x 4-bed & 1 x 3-bed dwellings (5 in total) with associated access, parking and landscaping following the demolition of all existing buildings

At Askett Nurseries, Aylesbury Road, Askett, Buckinghamshire, HP27 9LY

Date Received : 15/05/19 Applicant : Askett Nurseries - Jansons West
London And Thames Valley

Target date for Decision 10/07/19

1. Summary

- 1.1. Full planning permission is sought for the erection of a detached dwelling, two pairs of semi-detached dwellings (5 in total), with associated access, parking and landscaping following the demolition of all existing buildings, at Askett Nurseries, Aylesbury Road, Askett.
- 1.2. The proposed dwellings are to be sited on the portion of the application site considered to be pre-developed land. This is considered to be appropriate development within the Green Belt. In addition the proposed development will result in a net gain in terms of open land within the Green Belt and will have no adverse effect upon its open character.
- 1.3. The design and layout of the proposed development will preserve the scenic beauty of the surrounding Chilterns Area of Outstanding Natural Beauty, the visual amenity of the street scene and will have no adverse effect upon the setting of an adjacent Grade II listed building.
- 1.4. The proposed development is sited in a sustainable location and will have no adverse effect upon highway or pedestrian safety.
- 1.5. The proposed development will have no adverse effect upon the ecological interests of the application site.
- 1.6. Details have been submitted with this application to demonstrate that surface water drainage measures can be implemented across the site.
- 1.7. This proposal accords with the policies of the Development Plan and is recommended for approval.

2. The Application

- 2.1. Askett Nurseries is an existing garden centre and nursery enterprise, approximately 0.47 hectares in size, situated on the south eastern side of Aylesbury Road, Askett
- 2.2. The surrounding area forms part of the Green Belt and Chilterns Area of Outstanding Natural Beauty. The landscape is predominantly rural in character, rising gently upwards to the north east. Open fields are sited on both sides of the Aylesbury Road
- 2.3. The application site, itself, comprises a number of buildings and structures, including a garden centre sales building, cafeteria, wooden structures, polytunnels and a pergola.

To the west, the site is bounded by trees and hedgerows, adjacent to the Aylesbury Road, with open, arable farmland to the north and east. To the south lie residential properties, in Grange View.

- 2.4. It is proposed to demolish all the existing garden centre/nursery buildings and erect 5 residential properties, in a farmyard formation. The submitted plans show that the proposed properties would be clustered together in the south eastern section of the site, in a similar location as the existing garden centre/nursery structures. Two separate pairs of semi-detached properties are proposed, incorporating 3 x 3 bed and 1 x 4 bed dwellings. A larger 5 bed dwelling will be erected on plot 1.
- 2.5. Vehicular access to the site will be via the existing entrance off Aylesbury Road, leading to a central manoeuvring/turning area. Off street car parking is shown to be provided adjacent to each individual unit with further spaces for visitors along the proposed entrance driveway. A total of 16 spaces.
- 2.6. The scheme has been designed to reflect a farmyard. The small semi-detached properties (plots 2-5) give the general appearance of converted barns, surrounding a larger farmhouse on plot 1.
- 2.7. To the north of the proposed properties, two areas of land would remain open in order to provide a) a wildlife/habitat enhancement area for biodiversity and b) a dry pond as part of the surface water drainage scheme. Two parcels of land to the north and east (outlined in blue) have been excluded from the application site and will return to agricultural use.
- 2.8. The application is accompanied by:
 - a) Planning Statement
 - b) Design and Access Statement
 - c) Cover letter
 - d) Ecological Appraisal
 - e) Flood Risk and Drainage Strategy
 - f) Heritage Asset Report
 - g) Landscape and Visual Impact Assessment
 - h) Utilities Statement
 - i) Landscape Strategy Plan
 - j) Arboricultural Impact Assessment
 - k) Noise assessment
 - l) Contaminated Land Risk Assessment
 - m) Transport Statement
 - n) CIL Form

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.
- 3.2. 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.
- 3.3. In this instance was provided with pre-application advice. The application was acceptable as submitted and no further assistance was required. 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. 96/05231/FUL: Erection of glasshouse. Permitted 12.03.96.
- 4.2. 97/07094/FUL: Retention of existing shade tunnel. Permitted 08.12.97
- 4.3. 09/5580/FUL: Erection of pergola extension to existing pergola. Permitted 31.03.09
- 4.4. 09/05599/CLE: Continued mixed use as garden centre and horticulture and the erection of 4 polytunnels, 6 concrete planters, 12 planters, shade structure, wooden building and arch, wooden pergola and toilet. Granted Certificate of Lawfulness 28.05.09
- 4.5. 12/06109/FUL: Construction of 2 x detached single storey buildings for tea shop and toilet facilities. Permitted 09.07.12
- 4.6. 12/07763/FUL: Construction of 2 x detached single storey buildings for tea shop and toilet facilities (alternative scheme to 12/06109/FUL). Permitted 15.02.13

5. Issues and Policy considerations

Principle and Location of Development

DSA: DM1 (Presumption in favour of sustainable development), DM6 (Mixed-use development)
New Local Plan: CP1 (Sustainable Development), CP3 (Settlement Strategy), CP4 (Delivering Homes), DM33 (Managing Carbon Emissions, Transport and Energy Generation) DM42 (Development in the Green Belt).

- 5.1. The application site lies within the Green Belt, where there is a presumption against inappropriate development. Paragraph 143 of the National Planning Policy Framework states that **“inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”**.
- 5.2. Paragraph 145 of the NPPF lists those forms of development considered to be appropriate in the Green Belt. Paragraph 145(g) specifically identifies the following as appropriate development in the Green Belt:
“limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings) which would:
 - Not have a greater impact on the openness of the Green Belt than the existing development; or
 - Not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority”.
- 5.3. The NPPF defines pre-developed land as **“land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it is not assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings...”**
- 5.4. In this instance, Askett Nurseries comprises a mixed use of a garden centre and horticultural activity. It is considered that the structures/activities relating to the garden centre can be considered to be pre-developed land. However, the horticultural activities, including the polytunnels, would fall within the definition of agriculture and their redevelopment as residential would not be appropriate development in the Green Belt.

5.5. The submitted plans show that the portion of the site to be redeveloped for housing reflects the area where the existing garden centre structures are located. In this respect, this proposal comprises the redevelopment of pre-developed land and is therefore acceptable, in principle.

5.6. The impact of this proposal on the openness of the Green Belt will be discussed below.

Affordable Housing and Housing Mix

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

Planning Obligations Supplementary Planning Document (POSPD)

5.7. Policy DM24 of the New Local Plan requires that the affordable threshold for new dwellings within the Chilterns AONB remains at 6 units. This application proposes to erect 5 dwellings on land within the AONB.

5.8. In light of the above, it is considered to fall below the Council's threshold for affordable housing.

Employment issues

CSDPD: CS11 (Land for business)

DSA: DM5 (Scattered business sites)

New Local Plan (Submission Version): CP5 (Delivering Land for Business), DM28 (Employment Areas)

5.9. The existing use of the application site generates a small level of employment within the local community. The use of the site as a nursery with ancillary offerings is akin to a retail offering rather than a business use.

5.10. The application site is not situated within an identified employment area, a business park or a scattered business site. Its primary function is for the sale of garden plants, equipment and associated items. A small, popular café exists as an ancillary activity to the garden centre. The requirement to market the site for a business use under policy DM5 is not therefore triggered.

5.11. Although, the loss of any employment activity is regrettable, this loss must be weighed against the need for rural housing within the Parish. The application site provides a good opportunity for rural housing to be provided, on previously developed land, without undue impact on the Green Belt.

5.12. Furthermore, the construction of five new dwellings, with associated on-site infrastructure will provide construction employment opportunities itself, together with an increased demand for local services. As such, this proposal will help boost the local economy.

Transport matters and parking

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)

5.13. The submitted plans show that the existing vehicular access to Askett Nurseries will be retained to serve the proposed housing development.

5.14. When assessing the level of vehicle movements at this point of access, the County Highways Authority has noted the Transport Statement, submitted by the applicant, but has also conducted a TRICS analysis of their own. The results of this analysis show that the level of vehicle movements to and from the site would decrease with the

housing development. However, the level of pedestrian movements to and from the site would increase.

- 5.15. Walking distances between the site and the local services in Monks Risborough and Princes Risborough are too far to expect most people to walk. For example the Monks Risborough Church of England Primary School, which is the nearest community facility to the site, is 1.1km away. The footpaths are narrow and run parallel to a rural, unlit, district distributor road, with a 40mph speed limit.
- 5.16. However, a bus stop for the No.33 bus is sited only 200m from the entrance to Askett Nurseries, on the opposite side of Aylesbury Road. A further bus stop is sited approximately 380m, south west of the application site, on the south-western side of Askett Village Lane/Cadsden Lane/Aylesbury Road junction.
- 5.17. Given the position of the bus stops and the frequency of the service, the application site can be considered to be in a sustainable position. Furthermore, the No.300 bus service is more likely to be used by residents of the proposed dwellings than visitors to the nursery.
- 5.18. With regard to the vehicular access, the County Highway Authority consider that the alterations proposed will allow comfortable simultaneous flow in and out of the site. This will also reduce the waiting times that cars would be stationary on the A4010 as they wait to turn right into the site.
- 5.19. With regard to off street car parking, in accordance with the Buckinghamshire Countywide Parking Guidance, a total of 16 off street car parking spaces are required for the proposed development. The submitted plans do show that 16 spaces are to be provided.
- 5.20. Some of the spaces however fall below the minimum size standard. It is likely that this discrepancy is due to the scale of the plans as there is ample space on site to provide the required number of spaces, at the standard size. In addition, the submitted plans do not make it clear, which spaces are to be allocated to each dwelling and which are to be for visitors parking.
- 5.21. Therefore, a pre-commencement planning condition should be imposed on any permission requiring a parking plan to be submitted, showing spaces of the correct size and how they are to be allocated. In addition due to the location of the application site, on the A4101, the County Highways Authority have also requested that a Construction Traffic Management Plan be submitted to the Local planning Authority, before development commences.

The impact of this proposal on the Green Belt

New Local Plan: DM42

- 5.22. As discussed above, the part of the application site which contains the garden centre structures is considered to be previously developed land (PDL). In accordance with the advice contained in the NPPF, the partial or complete redevelopment of PDL is appropriate within the Green Belt.
- 5.23. The submitted plans show that the proposed dwellings have been grouped into the section of the site where the existing buildings are situated. Therefore, this proposal will not result in a greater spread of development, into the open Green Belt, than exists at present.
- 5.24. In terms of gross footprint, the submitted details show that the existing garden centre structures measure approximately 516.54 sq. metres of ground cover, whereas the proposed dwellings would measure 418.55 sqm metres. On this basis, the proposed

development would appear to have a lesser “footprint” impact on the openness of the Green Belt than the existing structures.

- 5.25. The proposed dwellings would however be greater in height than the existing structures. Therefore, it is necessary to compare the structures in terms of volume, in order to properly assess the impact on the openness of the Green Belt.
- 5.26. A detailed comparison has been submitted which shows that the existing structures have a gross volume of 2657 cubic metres, whereas the proposed dwellings have a lesser gross volume of 2218 cubic metres. Furthermore, the existing areas of hard landscaping amount to approximately 1284 sq. metres in size, compared to the proposed areas of only 1156 sq. metres.
- 5.27. Although the new dwellings will be greater in height than the existing structures, the submitted details show that the proposed development will be smaller in terms of footprint, volume and hard landscaping.
- 5.28. The submitted plans also show that two areas to the north of the proposed properties would be returned to open land. These areas are currently in use for parking and storage, associated with the garden centre.
- 5.29. Overall, it is considered that this proposal will have no adverse effect upon the open character and function of the Green Belt. However, it is considered necessary to remove permitted development rights from each property in order that the impact of any future additions can be properly assessed. A planning condition should be imposed to this effect.

Raising the quality of place making and design, including the impact on the Chilterns Area of Outstanding Natural Beauty.

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

New Local Plan: CP9 (Sense of place), DM30 (The Chilterns Area of Outstanding Natural Beauty), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality)

Wycombe District Council Residential Design Guidance (Adopted June 2017)

- 5.30. The Council seeks to secure improvements in the quality of place-shaping and design, to ensure that **“all new residential development is designed well, contributes positively to the area and is great to live in for years to come”** Wycombe District Council Residential Design Guidance (Adopted June 2017).
- 5.31. Development proposals are therefore 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. This approach is also in line with the Housing Intensification Supplementary Planning Document (HISPD).
- 5.32. The application site is situated in a sensitive position within the Chilterns Area of Outstanding Natural Beauty and is located within the Risborough Chalk Foothills Landscape Character Area. A common feature of this location are the strong series of boundary treatments and open views across the landscape.
- 5.33. It is important that any new development within this area is sympathetic to and enhances the landscape character of the AONB. In view of this sensitive location, the applicant has submitted a Landscape Visual Impact Assessment and a Landscape Strategy Plan in support of their proposals.
- 5.34. The Chilterns Conservation Board have commented that the AONB Management Plan is also a material consideration and that development should accord with the advice

contained in the Chilterns Buildings Design Guide. The Board recognises that the proposed development would be built on pre-developed land and that an opportunity exists to return some areas of land back to open landscape.

- 5.35. Concern has however been raised that the design of the proposed development is not entirely that of a traditional farmyard, but more of a hybrid. Furthermore, the larger dwelling on Plot 1 is less harmonious with a farmyard vernacular. They would wish to see the dwelling on Plot 1 removed from the proposal.
- 5.36. It is accepted that the proposed design does include modern elements, including larger, steeply pitched roofs and small dormer windows. However, the Chilterns Buildings Design Guide does not preclude contemporary design features in new developments. The overriding concern is that any new development preserves and enhances the scenic beauty of the AONB.
- 5.37. In this instance it is considered that the proposed development does reflect the appearance of a traditional farmyard setting, including a larger farm house with adjacent barn structures formed around an enclosed courtyard. Each property has a simplistic appearance, with uncomplicated double pitched roofs and open rafters.
- 5.38. Although, dormer features have been included, these are small scale features which blend into the proposed roof formation rather than dominate it. The larger dwelling on Plot 1 is taller than the adjacent properties on Plots 2-5, which helps create the image of a central farm house, surrounded by barn like structures.
- 5.39. The applicant has submitted indicative materials with this application which suggest that the structures would be brick built, with dark grey weatherboarding and a slate coloured tiled roofs. Grey Upvc windows have also been proposed. However, given the prominent position the application site hold within the Chilterns AONB, full details of all external materials, including hardsurfacing should be submitted to and approved by the Local Planning Authority before works to the external features are commenced. A planning condition should be imposed to this effect.
- 5.40. Similarly, the submitted plans indicate the position of fences and an acoustic wall, but full details have not been provided at this stage. It is important that these features reflect the rural character and the strong boundary features of the surrounding area. Therefore, a condition should be imposed requiring the details of all boundary treatment to be submitted to and approved in writing prior to their construction.
- 5.41. Concern has also been expressed regarding the two areas, outlined in blue, on the submitted plans. These areas are to be retained by the applicant and returned to agricultural use. As part of a detailed landscape plan, the future maintenance of these areas should be stated. A planning condition should be imposed to this effect.
- 5.42. Overall, it is considered that the proposed development has been carefully planned to mitigate detriment within the immediate landscape and the Chilterns AONB. It is considered that this proposal will have no adverse effect upon the scenic beauty of the surrounding AONB or the rural character of the area in general.

Amenity of existing and future residents

Housing intensification SPD

New Local Plan: DM33 (Managing carbon emissions: transport and energy generation), DM35 (Placemaking and Design Quality), DM40 (Internal space standards).

- 5.43. The proposed dwellings will provide a good standard of accommodation for future residents and sufficient private amenity space will be provided for each property.

- 5.44. The applicant has submitted a noise assessment report in support of this application, which recommends that sound insulation should be provided through glazing and the erection of an acoustic barrier, in order to protect the new residents from road noise. The Council's Environmental Health Officer agrees with this approach.
- 5.45. The Environmental Health Officer has requested that 15 electric car charging points be installed within the development, in order to help reduce air pollution. Emerging Policy DM33 requires developers to make provision for alternative vehicle types and fuels and to integrate renewable technologies into development. Therefore, while it is not appropriate to dictate the number of charging points, the development should make passive provision in the form of suitable electrical wiring for each unit to allow for electrical charging of vehicles. This can be controlled by condition.
- 5.46. With regard to the amenity of neighbouring residents, this proposal will have no adverse effect by way of loss of light, privacy or outlook. A number of residents who live in the adjacent properties at Grange View have written in support of this proposal.

Environmental issues

New Local Plan (Submission Version): CP7 (Delivering the infrastructure to support growth), DM20 (Matters to be determined in accordance with the NPPF)

- 5.47. Given the previous uses on the application site, the applicant has submitted a Contaminated Land Risk Assessment. The assessment recommends that there are potentially significant pollutant linkages on the application site. Therefore, the report recommends that an intrusive site investigation is undertaken with the objective of determining the presence and extent of any soil contamination.
- 5.48. The Environment Agency has not raised a concern regarding contaminated land. However, the Council's Environmental Health Officer has requested a planning condition be imposed requiring that mitigation measures be submitted if contaminated land is found.
- 5.49. In terms of light pollution, it is not considered that the proposed structures will emit an excessive amount of light, externally. However, in order to reduce the level of unnecessary light spill, a planning condition should be imposed preventing the lights from shining upwards and out into the surrounding landscape.
- 5.50. With regard to trees, there are a small number of ornamental and semi mature trees situated within the site. The applicant has submitted an arboricultural assessment which identifies those trees which are shown to be retained and those which are due to be felled. Details have also been provided showing tree protection measures around those to be retained.
- 5.51. All the existing trees on site are however category C trees only. They only make a contribution to the visual amenity of the garden centre and not to the amenity of the wider area. Therefore, there is no objection to their loss. Any new tree to be planted should be part of a comprehensive landscaping plan which helps enhance the setting of the new development. A planning condition requiring a landscape plan, including the planting of new tree should be imposed.

Flooding and drainage

DSA: DM17 (Planning for flood risk management)

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

- 5.52. The application site is not situated within a flood risk zone 2 or 3.

- 5.53. The applicant has submitted a surface water drainage scheme with this application. The County Suds team have confirmed that the proposed scheme is acceptable, in principle. However, a full and detailed surface water drainage scheme is required. A planning condition should be imposed to this effect.

Ecology

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)

- 5.54. The application site is considered to be of limited ecological value, which is confirmed by the applicant's submitted Ecological Appraisal.
- 5.55. The Council's Ecologist has reviewed these proposals and is in agreement with the applicant regarding the ecological value of the site. However, the ecological enhancement measures suggested in the submitted report are not considered to be definitive. Therefore, the applicant should submit a detail ecological mitigation and enhancement strategy prior to the construction phase of the development.
- 5.56. A planning condition should be imposed to this effect.

Community facilities

BCSNP: Policy 11 (Community Facilities)
Community facilities SPD
New Local Plan (Submission Version): DM29 (Community Facilities)

- 5.57. A number of objections have been received regarding the loss of the Potting Shed Café, on the grounds that it provides a popular community facility.
- 5.58. Despite the fact that the café is a popular destination for a number of local people, it does not fall within the policy definition of a community facility. It is a retail activity which is an ancillary part of the existing garden centre.
- 5.59. Given that there is no policy objection to the loss of the garden centre activity, there can be no policy objection to the loss of the café.

Historic environment

New Local Plan: CP9 (Sense of place), CP11 (Historic Environment), DM20 (Matters to be determined in accordance with the NPPF), DM31 (Development Affecting the Historic Environment)

- 5.60. The application site lies outside the boundary with the Askett Conservation Area but does lie within 25 metres of a Grade II listed building at Grange Cottage, on the opposite side of Aylesbury Road.
- 5.61. The Council's Conservation Officer has reviewed these proposals and considers that, subject to the submission of appropriate materials, this proposal will have no adverse effect upon the setting of the nearby listed building.

Building sustainability

DSA: DM18 (Carbon reduction and water efficiency)
New Local Plan: DM41 (Optional Technical Standards for Building Regulations Approval)

- 5.62. 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.

Weighing and balancing of issues – overall assessment

- 5.63. 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.
- 5.64. 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
- 5.65. As set out above it is considered that the proposed development would accord with the development plan policies.

Recommendation: Application Permitted
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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 ARMS180714 LP01A; SL.01A; DBML.01A; SE.01A; Plot 1.eA; Plot1.pA; P2-3.e1A; P2-3.e2A; P2-3.pA; P4-5.e1A; P4-5.e2A; P4- 5.p1A; P-5.p2A and 31241R1/1; unless the Local Planning Authority otherwise first agrees in writing.
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.
3. No other development shall take place until after all structures within the application site have been demolished and the resulting materials removed from the site.
Reason: To ensure a satisfactory form of development and in the interests of the open character and function of the Green Belt.
4. Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of the materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority before any work to the external finish of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.
Reason: To secure a satisfactory external appearance.
5. Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of all surfacing materials shall be submitted to and approved in writing by the Local Planning Authority before any work to the finished surfaces of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: To secure a satisfactory appearance.

6. Unless otherwise first agreed in writing by the Local Planning Authority there shall be no building up or increase of the existing ground levels on the site
Reason: To ensure that the proposal is constructed at an acceptable level with regards to the surrounding area.
7. No other part of the development shall be occupied until the existing means of access has been altered in accordance with the approved drawings and constructed in accordance with Buckinghamshire county Council's guide note "Commercial Vehicular Access Within Highway Limits" 2013.
Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.
8. Notwithstanding the provisions of Part 2 of the Second Schedule to the Town and Country planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order), no gates shall be erected on the private estate road, hereby permitted, between the access point off Aylesbury Road and the central manoeuvring area.
Reason: To enable vehicles to draw clear of the highway for safety and convenience of the highway users.
9. No other part of the development shall begin until visibility splays shown on the approved drawings have been provided on both sides of the access. Thereafter, the area contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearest channel level of the carriageway.
Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.
10. Prior to the commencement of development, (other than demolition), details of the parking, manoeuvring and loading/unloading scheme shall be submitted in writing to and approved by the Local Planning Authority. The details shall also include the allocation of parking spaces between individual units and visitors spaces. Thereafter, the approved scheme shall be laid out in accordance with the approved details prior to the occupation of the development, hereby approved, and shall be retained for the life of the development.
Reason: This is a pre-commencement condition to ensure that displaced parking does not occur, in order to minimise danger, obstruction and inconvenience to users of the adjoining highway.
11. Prior to the commencement of any works on the site a Construction Traffic Management Plan detailing the management of construction traffic, (including vehicle types, frequency of visits, expected daily time frames, use of banksman, on-site loading/unloading arrangements and parking of site operatives vehicles) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved management plan.
Reason: This is a pre-commencement condition as development cannot be allowed to take place, which in the opinion of the Highway Authority, could cause danger, obstruction and inconvenience to users of the highway and of the development.
12. A fully detailed landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority before any development, above damp proof course, takes place. The scheme shall include provision for:
*Details of existing trees and planting to be retained, together means of their protection during the construction phase
 - Additional planting to compensate for the loss of some of the existing trees

- Native trees to reflect the rural context of the site
- Details of the future management of the wildflower meadow; the dry pond and the two areas outlined in blue as returning to agriculture. The development shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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

13. 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.

14. 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.

15. Prior to the commencement of development (other than demolition) a scheme to mitigate against any ecological harm which could be caused by the proposals and to enhance the ecological value of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme should be in line with the recommendations in section 6 of the Ecological Appraisal, by Aspect Ecology, dated April 2019, and should be cross referenced with other documentation where appropriate. All works shall then proceed in accordance with the approved scheme with any amendments first agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a net gain in biodiversity.

16. No works other than demolition shall begin until a surface water drainage scheme for the site, based on sustainable drainage principles, 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:

- A demonstration that water quality, ecological and amenity benefits have been considered.
- Infiltration components to be located within the areas of demonstrated viable infiltration.
- Demonstration of all information used to derive the infiltration rates. This includes clear demonstration of the water drop against time.
- Demonstration of a 1m freeboard between the base of the infiltration component and the water table through winter (November to March) groundwater monitoring.
- subject to infiltration be unviable, the applicant shall demonstrate that an alternative means of surface water disposal is practicable.
- 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 shall be safely contained on site.
- Construction of all SuDS and drainage components.

- Drainage layout detailing the connectivity between dwellings and the drainage components, together with storage volumes of all SuDS components.
- Details of how and when the full drainage system will be maintained. This must also include details of who will be responsible for the maintenance.
- Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration of 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 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

17. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing within 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.

18. 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).

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order), no development falling within Classes A and E of Part 1 of Schedule 2 shall be carried out without the prior, express planning permission of the Local Planning Authority.

Reason: In order that the Local Planning Authority can properly consider the effect of any future proposals on the open character and amenity of the Green Belt locality.

20. Each residential unit shall include the electrical wiring to enable a vehicle charging point to be installed in an appropriate location adjacent to that properties parking allocation.

Reason: To enable the owners to make provision of alternative vehicle types and fuels as a response to evidence regarding air quality in the local area.

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 was provided with pre-application advice. The application was acceptable as submitted and no further assistance was required

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 the off-site works will need to be constructed under a Section 184 of the Highways Act legal agreement. This Small Works Agreement must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A minimum period of 3 weeks is required to process the agreement following the receipt by the Highway Authority of a written request. Please contact Transport for Buckinghamshire at the following address for information:

Development Management
Buckinghamshire County Council
6th Floor
County Hall
Walton Street
Aylesbury
Buckinghamshire
HP20 1UY

4 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.