



## Strategic Sites Committee agenda supplement

Date: Thursday 1 September 2022

Time: 2.00 pm

Venue: The Oculus, Buckinghamshire Council, Gatehouse Road, Aylesbury  
HP19 8FF

Agenda Item	Time	Page No
<b>4 20/00510/APP - Land West of Moreton Road and Castlemilk, Buckingham, Buckinghamshire</b>		<b>3 - 8</b>

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For further information please contact: Sally Taylor on 01296 531024, email [democracy@buckinghamshire.gov.uk](mailto:democracy@buckinghamshire.gov.uk).

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**SCHEDULE OF UPDATES TO THE REPORT OF THE HEAD OF PLANNING  
GROWTH AND SUSTAINABILITY TO THE STRATEGIC SITES COMMITTEE**

**01/09/2022**

<b>Application No:</b>	<b>20/00510/APP</b>	<b>Item:</b>	<b>4</b>	<b>Page:</b>	<b>5</b>
<b>Site Address:</b> - Land West of Moreton Road and Castlemilk, Buckingham					

Since the publication of the report further representations have been received from Buckingham Town Council and Maids Moreton Parish Council, also further public representations have been received which raise issues relating to transport, biodiversity, flooding, and play space matters many of the matters raised are detailed in Appendix A. Additional matters will be picked up either in this update report or in the presentation. Members will be aware of the majority of the representations as they have been circulated by email prior to the meeting.

The Highways matters, in particular, will be addressed in the presentation.

<b>Update</b>	<b>Reason</b>
To insert " <b><i>by officers acting under delegated authority.</i></b> " at the end of the recommendation which appears at the start of the report and at paragraph 4.241.	For clarity.
References to paragraph 5.200 within paragraphs 4.55 and 4.57 of the report are to be replaced by paragraph <b>4.200</b>	Correction
<p>Insert the following additional paragraphs into section 4.0 within the Officer report:</p> <p><b><i>Agricultural Land &amp; Soils</i></b>  <b><i>VALP: NE7 Best and most versatile agricultural land (BMV)</i></b></p> <p><b><i>VALP policy NE7 states that subject to the development allocations set out in the VALP the Council will seek to protect BMV for the longer term. It seeks to ensure that where BMV is proposed for development, those areas on site should preferably be used as green open space and built structures avoided and that where significant development would result in the loss of BMV consent should not be granted except in certain circumstances.</i></b></p> <p><b><i>Paragraph 175 of the NPPF states that plans should allocate land with the least environmental and amenity value, where consistent with other policies in the Framework and that where significant development of agricultural land is demonstrated to be necessary areas of poorer quality land should be preferred to those of higher quality.</i></b></p>	For clarity and completeness.

<p><b>While it is acknowledged that site comprises grade 2 and 3 agricultural land this policy specifically applies to other agricultural land sites that come forward over the VALP period and not allocated sites. The allocated sites in the VALP have already been subject to the approach in the policy which allows the selection of higher quality agricultural land when there are no otherwise suitable sites of poorer quality. The site complies with both local and a national policy and no objection can be raised to the loss of best and most versatile agricultural land</b></p>	
<p>To insert after paragraph 4.161 of the report:  <b><i>In response to concerns that the design of the LEAP/NEAP would not appear to take into account the needs of teenage girls it is proposed to impose a condition to enable this matter to be further considered in accordance with our duty under the Equalities Act and to agree a layout which takes into account the needs of both teenage boys and girls and achieves a ROSPA score of excellent.</i></b></p> <p>Remove the following drawing no. from condition 2 on page 48 of the report:  <b><i>Playspace Plan 5440.PS.6.OB rev D</i></b></p> <p>Insert new condition on page 53 of the report:  <b><i>21. Notwithstanding the details shown on the Aspect Landscape drawing number 5440.PS.6.OB rev D (Playspace Plan), full details of the layout of the proposed combined LEAP/NEAP area shall be submitted to and agreed in writing by the LPA prior to the occupation of any of the dwellings hereby permitted. The development shall be carried out in accordance with the agreed details prior to the occupation of no more than 50% of the dwellings hereby permitted and shall thereafter be retained as such.</i></b>  <b><i>Reason: To ensure an appropriate layout which takes into consideration the needs of both teenage boys and girls and to comply with policy I2 of the VALP, policy CLH2 of the BNDP, and the guidance set out in the NPPF. For the avoidance of doubt this condition does not preclude any requirements of the s106 agreement in relation to the proposed pump track.</i></b></p>	<p>To respond to concerns raised by late representations.</p>
<p>Alteration to paragraph 4.179 (page 37)  Delete ...and that a Precautionary Method Statement can be secured by the use of a pre-commencement condition and should be replaced by the following:  ...and that a Precautionary Method Statement is secured through condition 12 which references the Ecological Appraisal (Aspect Ecology, dated March 2021) and details the measures required.</p>	<p>Correction</p>
<p>The 6<sup>th</sup> bullet point of paragraph 4.200 (on page 41) which identifies the highways infrastructure measures to be secured through the S106 agreement is to be replaced with the following wording:   Highways:</p>	<p>Clarity and correction</p>

<ul style="list-style-type: none"> <li>▪ Bus stop infrastructure, including a new hard paved area at the northbound bus stop along Moreton Road to the <b>south</b> of the rugby club access, and dropped kerbs / tactile paving;</li> <li>▪ Provision of bus shelters and Real Time Passenger Information (RTPI) systems at the southbound bus stops on Moreton Road (towards Buckingham Town Centre);</li> <li>▪ Combined pedestrian and cycle crossing over Moreton Road close to the existing bus stops at the southern end of Phase 1. This could take the form of a Zebra, or a controlled Toucan crossing;</li> <li>▪ Dropped kerbs / tactile paving at all crossing points along Moreton Road to facilitate safe access to bus stops;</li> <li>▪ A new footway to provide a link between the bus stop adjacent to Bradfield Avenue, and the combined pedestrian and cycle crossing;</li> <li>▪ A new footway linking Phase 2 to the northbound bus stop adjacent to the rugby club car park;</li> <li>▪ A cycle route from the southern end of the existing 'off road' route that currently serves Phase 1, southwards along Moreton Road to the existing mini-roundabout junction at the 'Old Gaol'. This could be in the form of either an 'on road' advisory or signed route;</li> <li>▪ Blue cycle direction signs;</li> <li>▪ Cycle storage (Sheffield stands) at selected locations within the town centre;</li> <li>▪ A pedestrian refuge on Moreton Road within the vicinity of the 'Old Gaol' roundabout;</li> <li>▪ The implementation of the Travel Plan and £1,000 per annum for 5 years for the monitoring of the Travel Plan (£5,000 in total from this site);</li> <li>▪ The introduction of lane markings on the Moreton Road approach to the <b>Market Hill / Moreton Road / High Street</b> (Old Gaol) Roundabout to identify two separate approach lanes; and</li> <li>▪ A financial contribution towards the design and provision of a left-turn filter slip <b>at the A422 Stratford Road / A413 Roundabout and towards the Buckingham Transport Strategy measures listed in Policy T3.</b></li> </ul>	
<p>Updates to the conditions at paragraph 4.242 :</p> <p>3. Prior to the occupation of the development, minimum vehicular visibility splays of 2.4m by 43m shall be provided at the development accesses, and the visibility splays shall be <b>thereafter</b> kept clear from any obstruction between 0.6m and 2.0m above ground level.</p> <p>9. <b>No D</b>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</p>	<p>For clarity, consistency, and completeness.</p>

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 **substantially** completed. The scheme shall also include:

- Discharge rate for the residential area must be limited to 14l/s or less where infiltration as a means of surface water disposal is used to drain impermeable areas.
- Discharge rate for the play area and sports pitches must be limited to 9.1l/s
- Groundwater level monitoring over the winter period (October to March)
- 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. Urban creep allowance set to 10%.
- 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.

Reason: The reason for this pre-~~commencement~~ start condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraphs 167 and 169 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk, and to comply with VALP policies D-BUC043, I4 and I5.

11. Prior to occupation of the dwellings hereby permitted full details of the proposed Solar PV systems to generate 10% **improvement over Building Regulations** of the sites energy requirements shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details prior to the occupation of the dwellings to which the solar PV relates and shall be retained for the **lifetime** of the development.

14. Reason: The reason for this pre-~~commencement~~ start condition is to ensure that satisfactory ecological and environmental details have been agreed prior to construction. It is required to comply with policy NE1 of the VALP and with the requirements of the National Planning Policy Framework, ODPM 05/2006, The Conservation of Habitats and Species Regulations 2010, and the Wildlife and Countryside Act 1981 (as amended).

15. The landscaping scheme hereby approved shall be carried out not later than the first planting season following the first occupation of the dwellings hereby permitted. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or

<p>diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.</p> <p>18. Prior to the commencement of works above slab level full details of a waste and recycling collection strategy shall be submitted and approved in writing by the Local Planning Authority. The approved <del>refuse</del> <b>waste and recycling</b> collection areas shall be provided in accordance with the approved strategy prior to the occupation of the dwellings to which it relates, and the collection areas shall <b>be retained and shall</b> not thereafter be used for any other purpose.</p>	
<p>Insert the following condition:  <b>22. No development shall take place until a programme of archaeological work in accordance with a written scheme of investigation has been submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved scheme.</b>  <b>Reason: To safeguard any archaeological evidence that may be present at the site and to comply with policy BE1 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework.</b></p>	Correction.
<p>Insert further condition to address lighting issues:  <b>23. Notwithstanding the details shown on plan P20-0071_01-B, full details of the lighting scheme for the rugby pitches shall be submitted to and approved in writing before occupation of the 80<sup>th</sup> dwelling and shall thereafter be installed in accordance with the approved details and maintained while required for the lifetime of the development.</b>  <b>Reason: To ensure satisfactory residential amenity and in the interests of biodiversity to ensure light-spill onto retained and newly created habitat is minimised in accordance with good practice guidance to reduce potential impacts on light sensitive bats (and other nocturnal fauna) to comply with BE3 and NE1 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework.</b></p>	Correction

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